COMMISSION ON THE USE OF PUBLICLY OWNED PROPERTIES  
(CUPOP)  
Meeting Minutes  
Monday, January 22, 2024 at 6 pm  
Town Hall Central Meeting Room – 11 Meetinghouse Lane  

Present: CUPOP Members: Nicole Donzello-Chair, Alison Valsamis, David Conelias  
Ex Officio Member: Barbara Hagan-Smith, Conservation Commission member  

1. The meeting was called to order at 6 pm. There was not a meeting quorum.  
2. New CUPOP Members: Brian Bodt and David Conelias were welcomed by Chair Donzello. David Conelias introduced himself, as he was in attendance.  
3. December 12 Special Meeting Minutes: Vote was deferred as there was not a meeting quorum.  
4. Chair Report & Update: Chair Donzello reported on the items below.  
   
In addition to the regular February meeting, a Special CUPOP Meeting will be held in February (date to be determined) so the Commission may take appropriate actions to prepare project recommendations for the BOS by their Regular March Meeting. Chair Donzello thanked Javier Alvies and Lor Ferrante Fernandes for their time while serving as CUPOP members. Additionally, Conservation Commission Member Barbara Hagan-Smith was welcomed to the meeting.  

CUPOP’s review process for Category 3 Publicly Owned Properties without restrictions was summarized noting input from Woodbridge’s residents, boards and commissions, agencies and private organizations are welcome. All positions will be represented and included with CUPOP’s recommendations to the BOS.  

For the Special February CUPOP Meeting (date to be determined), the Woodbridge Land Trust and Trail Master Andy Danzig will be included in the agenda to weigh-in on 31 Enoch Drive.
5. **Public Comment**

Resident Cathy Wick offered public comment relating to 31 Enoch Drive which is one Town of Woodbridge (TOW)-owned property currently under usage review by CUPOP. History and details were shared pertaining to the property’s potential open-space purchase that began in 2014 with sale negotiations abandoned in 2017.

6. **Usage Review of Category 3 Properties without Restriction**

**9 Brookwood Drive (1.83 acres, about 50% wetlands)**

Written input from IWA Chair Robert Blythe relating to this property was received and attached.

**31 Enoch Drive (6.22 acres)**

Former Conservation Commission Chair Jason Morrill explained that the Conservation Commission’s recommendation relating to the proposed sale of 31 Enoch Drive was contingent upon three conditions with the intention to maintain the property as open space:

1. A 50’ wide buffer on the trail.
2. A permanent easement for the trail.
3. Sale proceeds would replenish the Open Space Fund rather than go to the General Fund. (The intention was to acquire new open space if 31 Enoch was to be sold.)

Relating to this property, Jason also noted:
- The original easement in the land records is the gas line and the trail does not cross the gas line or enter the neighboring property.
- Changing the exit point on the downhill side of the trail so that it crossed the corner into Apple Tree Lane (rather than the RWA property) has been discussed.
- There is an effort to make the Greenway Trail System contiguous and the 31 Enoch Drive trail is important to that effort.

Chair Donzello shared new information relating to 31 Enoch Drive which addressed open items from last month’s meeting and highlighted previously discussed points.
- The property does not have any open space restrictions. Restrictions existed only during the period that the TOW was paying down debt for the 1999 property purchase. Restrictions no longer apply because the loan debt was paid off in 2018. (This was confirmed by Tony Genovese following a discussion with Bond Counsel.)
- Original deed restrictions were carried over to the deed when the property was purchased by the TOW.
- The TOW pays into an Association for road maintenance.
- There may be potential interest in the purchase of the property.

Discussion ensued among CUPOP members.
7. **Former Country Club of Woodbridge (CCW) RFP**
   The RFPs relating to the hiring a consultant to assist the TOW to determine the direction to take with the former CCW property were discussed. The RFPs are posted and available to view on the First Selectman’s page of the website.

8. **Category 3 Property Classifications for Usage Review:** Discussion pertaining to 9 Brookwood Drive (1.83 acres, about 50% wetlands) and 31 Enoch Drive (6.22 acres) will continue at the Special February CUPOP Meeting to be scheduled.

9. **Ex Officio Member Reports:**
   Conservation Commission Member Barbara Hagan-Smith reported:
   - The Commission is in the process of reviewing TOW-owned properties.
   - New members were welcomed at their last meeting and co-chairs elected.

10. Next regular meeting is scheduled for Monday, February 26, 2024. A Special Meeting will be scheduled.

11. The meeting was adjourned at 7:20 pm.

Respectfully submitted, **Toni Belenski**
Nicole: We discussed the property at 9 Brookwood Road at the meeting of our Agency on January 17, 2024. Given the zoning setbacks, amount and location of the wetlands shown on the wetlands overlay on the GIS mapping for the property (copy attached) it appears that it would be difficult to fit a structure, well and septic system on the parcel in order to develop it for residential use. Additionally the wetlands overlay on the GIS system may underestimate the actual amount of regulated wetlands on the property which can only be confirmed by a soil scientist's testing of the soils on the property; we typically find that after such examination there are more wetlands soils present than depicted on the DEEP wetlands soils overlay.

If you need anything further on this issue please contact me or Kristine Sullivan.

Bob

Robert W. Blythe, Esq.
MAP DISCLAIMER - NOTICE OF LIABILITY
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Woodbridge and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 150 feet

https://woodbridge.mapxpress.net/ags_map/default.htm?GIS_LINK=3001-230-9