



**COMMISSION ON THE USE OF PUBLICLY OWNED PROPERTIES
(CUPOP)**

Special Meeting Minutes

Thursday, February 5, 2026 at 6 pm

**Woodbridge Town Library Meeting Room
10 Newton Road, Woodbridge CT**

Present: CUPOP Members: Nicole Donzello-Chair, Patti McKeon, Patrick Lynch, David Conelias, Arin Goldberg

1. Chair Donzello called the meeting to order at 6:01 pm.

2. **December 15, 2025 Minutes**

Motion: Patti McKeon motioned to adopt the December 15 Meeting Minutes. Patrick Lynch seconded. All in favor. Motion unanimously passed.

Vote: Yes - Nicole Donzello, Patrick Lynch, Patti McKeon, David Conelias, Arin Goldberg

3. **CUPOP Chair Report**

Chair Donzello noted upcoming events including:

-February 18: Inland Wetland Meeting @ 7:30 pm.

-February 24: **Neighbor to Neighbor Meeting with First Selectman Mica Cardozo** in the Library Meeting Room at 6:30 pm.

-February 26: **Board/Commission/Committee Training** in The Center at 6:30 pm.

-February 27: **Woodbridge Stories Live Event** in The Center at 6:30 pm.

-April 25: **Earth Day Event**

CTDOT Public Meetings took place for the **Heroes Tunnel Project** and **Exit 46, Route 15 Improvement Project**. While meetings were promoted on the homepage of the Town website, project details may be found on the CTDOT website.

A TPZ subcommittee will be created with focus to amend the 2025 POCD with potential additions.

4. **Public Comment:** No public comment.

5. **Ex Officio Reports** (Conservation Commission & TPZ): Ex Officio members not present.

6. Property Review:

Forest Road Properties – “theater properties” & 41 Pease Road

Deferred to next meeting.

312 Rimmon Road

Nicole Donzello recapped previous discussion regarding this 16.5-acre parcel with minimal wetland. Multi-use purpose was discussed among members with mention that the property is part of a public watershed. Chair Donzello noted that Housing provided positive input to designate the parcel as multi-use. The Conservation Commission had not yet responded.

Motion: Chair Donzello motioned to recommend to the Board of Selectman to change the property to multi-use for opportunity housing and trail expansion. Arin Goldberg seconded. Discussions ensued. Motion passed.

Vote: Yes - Nicole Donzello, Patrick Lynch, Patti McKeon, Arin Goldberg
No - David Conelias

805 & 809 Fountain Street

David Conelias summarized his findings related to the two small parcels that together total .11 acres. Discussion ensued.

Motion: David Conelias motioned for **no change** to property use for either parcel. Chair Donzello seconded. All in Favor. Motion unanimously passed.

Vote: Yes - Nicole Donzello, Patrick Lynch, Patti McKeon, Arin Goldberg,
David Conelias

143 Peck Hill Road

David Conelias provided information about this parcel noting it was about 8 acres with no deed restrictions. More information will be gathered for the next meeting.

7 Newton Road

David Conelias noted that the 1.95-acre parcel was wetlands. Discussion followed.

Motion: David Conelias motioned for **no change** to property use. Chair Donzello seconded. All in Favor. Motion unanimously passed.

Vote: Yes - Nicole Donzello, Patrick Lynch, Patti McKeon, Arin Goldberg,
David Conelias

95 Center Road

David Conelias noted that the parcel was 1.15 acres. He intends to research further and will report at the next meeting.

153 Center Road

David Conelias summarized his findings on the 1.56 parcel. Discussion followed.

Motion: David Conelias motioned for **no change** to property use.

Chair Donzello seconded. All in Favor. Motion unanimously passed.

Vote: Yes - Nicole Donzello, Patrick Lynch, Patti McKeon, Arin Goldberg, David Conelias

7. Pease Park

Chair Donzello noted that State Senator Jorge Cabrera expressed interest in this project. While the project plan with estimates have already been put together, the information will be reviewed in order to provide details to the Senator.

8. Feasibility Study of Town-Owned Property for Affordable Housing & CUPOP's Potential Role in the HB-8002 Growth Plan

Chair Donzello reported a new growth plan should be coming out of the Housing Commission's work. CUPOP will provide a supporting role to town boards & commissions regarding details on town-owned property that may be considered for opportunity housing.

9. Acorn Hill Lights Update

Patti McKeon noted that she had an initial meeting with another person who is also involved with this project. More details will follow.

10. Other Business

For next meeting, properties from this evening's meeting that require further discussion will be addressed. Also, time will be allocated for CUPOP members to review the CCW Report.

11. Next Meeting: Monday, February 23, 2026 at 6 pm.

12. On a non-debatable motion made by Patti McKeon and seconded by Patrick Lynch, the meeting was adjourned at 7:28 pm.

Respectfully submitted: *Toni Belenski*