Conservation Commission

Meeting Minutes
October 17, 2019

In attendance: Jason Morrill (Chairman), Leland Torrance, Frank Deleo, Traci Cipriano, Sharon de Kadt, and Susan Dieterlen.

1. The meeting notes for the Conservation Commission meeting of September 19, 2019 were approved. Leland Torrance made the motion to approve and Jason Morrill seconded. The motion passed unanimously.

2. The meeting notes from the Conservation Commission Special Meeting on October 3, 2019 were approved. Leland Torrance made the motion to approve and Jason Morrill seconded. The motion passed unanimously.

3. Insight Development, a land development company, gave a presentation regarding the Woodbridge Country Club property. They are proposing an over-55 community with 120 homes on 60 acres of the 160-acre parcel. The plan includes a clubhouse for members only and they would refurbish the country club pool for residents of the Town of Woodbridge.

The Commission was interested in the attention they were or were not paying to green construction, solar, and other renewable energy options, community gardens, the restriction of pesticides, and creating a green buffer.

Most importantly, the Commission was concerned with the ramifications of the zoning law changes that would be made by creating an overlay zoned area of more dense housing and the possible application of the overlay zoning to other unforeseen development within Woodbridge. The Commission considered if that result were to occur, it would be a serious detriment to the rural nature of Woodbridge and to the open space that so many residents value.

There were townspeople who spoke:
Adrienne Micci Smith, 17 Ansonia Road, expressed concern and was against any overlay zoning option. Paul Herigan, 27 Brook Road was concerned about the change in the zoning regulations and how densely clustered housing would change the nature of Woodbridge. Cathy Wick, 181 Rimmon Road emphasized that this area of development is in a residential zone, vs. a commercial or industrial zone, and that has implications for the rest of Woodbridge, most of which is zoned residential. Maria Kane, 1891 Litchfield Turnpike was concerned about blasting and chemicals that might be used during the site development phase of the project. She thought this could affect water quality for other people's wells in the near, and distant, future.

Members of the Commission decided to hold a special meeting on Wednesday, October 30, 2019 in the Town Hall to further discuss the proposal for the development of the Woodbridge Country Club parcel.
4. Chairman's Business.
The Chairman reminded the commissioners about the Woodbridge Trail Walks at 9:00 and 9:30 this Saturday, October 19, 2019.

The meeting was adjourned at 9:09 p.m. Jason Morrill proposed and Sharon de Kadt seconded. The motion passed unanimously.