COMMISSION ON THE USE OF PUBLICLY OWNED PROPERTIES  
(CUPOP)  
Meeting Minutes  
6:30 pm - Monday, October 21, 2019  
Town Hall - Central Meeting Room

Present: CUPOP Members: Lor Ferrante Fernandes - Chair & Ad Hoc Sustainability Committee Member, Patti McKeon - Secretary, Leslie Lyons, Nancy Polk and Nicole Donzello;  
Insite Development Group: Brian St. Pierre and Justin Burke;  
Wernert Construction Management: Evan Burchell

1. Meeting was called to order at 6:30 pm.

2. **Former Country Club of Woodbridge (CCW) Property**: Chair Lor Ferrante Fernandes noted the need to move the Insite/Wernert presentation to the first order of business. Leslie Lyons motioned; Nancy Polk seconded; all in favor.

   The Insite/Wernert team introduced themselves and Brian St. Pierre summarized the development proposal for a 55+ active adult community consisting of 120 free-standing units on about 60 acres of the former CCW property. It was noted that the remaining acres would continue to be held by the Town for use by residents including the pool and pool house which would be rebuilt by the Insite/Wernert team as a part of the proposal. Proposal highlights may be viewed on their website at woodvalleyestates.com. Following the presentation, the Insite/Wernert team addressed a variety of questions from CUPOP members.

3. **Public Comments**: Multiple concerns pertaining to the development of the former CCW property were expressed. Woodbridge residents who offered public comment include: Adrienne Micci-Smith, 17 Ansonia Road; Martha German, 1170 Johnson Road; Dr. Michael Broderick, 5 Old Still Road; Cheryl Lipson, 35 Brookwood Drive; Paul Harrigan, 18 Deer Run Road; Tim Chegwidden, 4 Woodfield Road; and David Lober, 35 Wepawaug Road.

4. **Minutes**: CUPOP Meeting Minutes from September 16 were approved. Patti McKeon motioned; Nicole Donzello seconded; all in favor.

5. **CUPOP 2020 Meeting Schedule**: The proposed schedule was reviewed and approved. Leslie Lyons motioned; Nicole Donzello seconded; all in favor.
6. **Meeting Feedback & Upcoming Workshop:**
   - September 25 FOI Meeting was attended by Patti McKeon who reported the session was informative. A Notice of Meetings handout from the presentation was given to CUPOP members for reference.
   - The next CUPOP meeting will be an Invasive Species Workshop to be held at the Town Library on November 18, 6-7:45 pm. Commission members were requested to post or hand-out fliers to promote the workshop. Possible topics for future workshops will be discussed at the December meeting.
   - The December CUPOP Meeting will be held Monday, December 16 at 6:30 in the Central Meeting Room at Town Hall.

7. **Liaison Update:** It was noted that the new liaisons will be Jason Morrill from the Conservation Commission and Robert Klee from TPZ.

8. **Japanese Barberry Ordinance Recommendation:** Nicole Donzello reported that CT statutes exist that prohibit the sale of Japanese Barberry. Nicole will draft an ordinance recommendation for members to review at the December CUPOP meeting.

9. **Potential for Grass Ordinance:** Based on her review of blight, Nicole Donzello noted that tall grass could be viewed as blight if it creates a safety hazard. The Ordinance Committee is reviewing this topic. (A November Ordinance Committee Meeting date will be scheduled.)

10. **Dog Park Update:** Nicole Donzello reported that the Woodbridge Dog Park Cooperative had its 2nd Annual Meeting. It was noted that $54,000 of the $60,000 needed for the first phases of the project has been raised and a Lease Agreement was agreed upon. The Cooperative is paying to have the current ice rink removed and is waiting on fence bids.

11. **Plan of Conservation and Development – 2015:** Discussion is planned for the December CUPOP meeting.

12. **Other Updates:** Patti McKeon attended the Tree Planting Ceremony celebrating the Arborist Law Centennial at the Fitzgerald property on Sat., Oct. 19, where Richard Lewis of Woodbridge Estate planted a white oak tree. It was reported that the event was interesting and informative.

13. The meeting was adjourned at 7:40 pm. Nancy Polk motioned; Patti McKeon seconded; all in favor.

Respectfully submitted: **Toni Belenski**