

Guidelines for Preserving Open Space in Woodbridge

DRAFT REPORT

Submitted to the Woodbridge Conservation Commission:

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Summary of Report

As part of the Yale School of Forestry and Environmental Studies pilot program of professional and technical services, the Woodbridge Conservation Commission requested assistance from the School in the evaluation and revision of the 1965 Woodbridge Open Space Plan. In accordance with the Commission's request, the 1965 Plan has been critiqued and recommendations for its revision have been made with reference to specific criteria. In addition, information on New Haven Water Company lands, farmlands, and trails systems in Woodbridge has been compiled for the Commission.

The recommendations set forth in the critique of the 1965 Plan are intended to provide direction to the Commission in its drafting of a new Plan. A new format is presented to facilitate the incorporation of additional information recommended for the updated Plan. The format is designed to encourage a logical progression of reasoning leading to an Action Plan which designates specific areas for future preservation.

It is recommended that the Commission formulate its own definition of open space in light of the specific needs identified in Woodbridge. The Commission should utilize the expanded base of natural resource information currently available, possibly through a map overlay system. A systematic analysis of open space needs should also include input from other town boards and the general public. A inventory of existing open space areas has been completed and should be included in the new Plan.

The objectives listed in the 1965 Plan are not comprehensive and should be expanded to include farmland preservation and trails

linkage of open space. Part IV of the objectives should be reworded to include specific recommendations with respect to Water Company lands.

The needs and recommendations of all town residents regarding open space should be identified through use of a town-wide questionnaire. This will ensure that the new Plan reflects the goals of the populace it is meant to serve.

The Commission should encourage consideration by the Town Plan and Zoning Commission of innovative development techniques such as cluster zoning which are more suited to the natural features of certain land areas. In addition, the Commission should develop its own guidelines for action on New Haven Water Company lands in light of a marked reluctance by the Town Plan and Zoning Commission to do so.

Alternative means of Plan implementation aside from fee simple acquisition should be considered by the Commission. The paper by Peter Cooper entitled, "The Town's Potential Role in Acquiring Interests and Rights in New Haven Water Company Land" (6), is a comprehensive study of such alternative approaches. It is recommended that the strategies explained therein be incorporated in the Plan update.

The guidelines presented for incorporation of the New Haven Water Company Lands Study (7) address the need for a level of detail that conforms with the proposed format of the new Plan. The level which has been selected is considered to be the most workable while still retaining the major recommendations of the Study. The classification system includes parcels to be considered for outright acquisition; parcels recommended for acquisition of partial interest;

and parcels to which existing and proposed regulations can be applied.

The problem of farm abandonment prevails in Woodbridge despite application of the special assessment provisions of Public Act 490. The Commission should encourage formation of a regional cooperative among local farmers to alleviate the high costs experienced by small scale farm operations. The purchase of development rights to farm properties should also be considered. The Commission should strive to enhance public awareness of the value of farming and encourage leasing of Town and Water Company properties to Woodbridge farmers.

The methods of achieving an effective trails system in Woodbridge require further examination by the Commission. Landowner reluctance to open his or her land for public use and the possibility of trail fragmentation in future years are two major problems that may frustrate attempts to develop and maintain trails on private land. Five techniques for dealing with these problems have been identified in this study. They range from oral agreements to outright acquisition of fee simple interest in land. The Commission should develop a strategy which includes all five of these methods to allow for flexibility in negotiations with individual landowners.

Eight resource maps have been prepared for the Conservation Commission: 1971 Land Use, Inland Wetlands and Watercourses, Steep Slopes, Erosive Soils, Drainage Basins and Existing Water Service, Flood Hazard Areas, Favorable Aquifers and Existing Sewer Service, and 1978 Open Space. An explanation of each map is provided in Section V of the report.

Due to the time limitations of this project, several needs identified in preliminary meetings with the Conservation could not be addressed. The final section of the report lists areas requiring

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further study or action by the Commission. Some of these areas have been identified as a result of the current project's findings. The Commission may request additional assistance from the Yale pilot program in order to satisfy these remaining information needs.

Introduction

The Woodbridge Open Space Plan, Open Space for Woodbridge, was drafted in 1965 by the Town's Conservation Commission. In only its second year of existence at the time of plan adoption, the Commission viewed its effort in this regard as a means of providing a frame of reference for future natural resource conservation activities in Woodbridge. The Commission's action was also based upon recommendations set forth in Public Act 490 which instruct Conservation Commissions to "conduct researches into the utilization and possible utilization of land areas of the municipality" (5, Sec. 7-131b).

The Woodbridge Conservation Commission has demonstrated a remarkable capacity to respond to the open space needs of the Town. Thirteen years later, the present Conservation Commission is evaluating the 1965 Plan for the dual purpose of updating the basic content of the document and integrating new open space components such as agricultural lands, New Haven Water Company properties, and trails linkage of open space areas. The Commission is seeking to take stock of its past efforts and develop new ways to better assure an optimum level of environmental quality in Woodbridge.

In light of the above goals of the Woodbridge Conservation Commission, this report addresses several of the Commission's information needs. First, the 1965 Open Space Plan is examined and evaluated according to criteria commonly utilized in open space planning at the local government level. Guidelines are presented for use by the Conservation Commission in its revision of the 1965 Plan.

The second section of the report develops a possible framework

for inclusion of New Haven Water Company lands in the new Open Space Plan. The framework is based largely on information contained in a 1974 study of Water Company land carried out by a team of graduate students from the Yale School of Forestry and Environmental Studies (7).

The third section deals with agricultural lands in Woodbridge and presents a current inventory of these lands. It explores the problem of farmland abandonment within the context of State-wide trends and programs developed to meet this problem.

The fourth section examines the trails system in Woodbridge and explores techniques that are sensitive to their future security and maintenance.

The final section contains the resource maps which have been prepared for the Conservation Commission as part of this report. In addition, a map overlay technique is described as a possible method of identifying ecologically sensitive areas in Woodbridge for inclusion in the new open space plan.

The information and recommendations contained in this report present the conclusions of a project undertaken for the Woodbridge Conservation Commission as part of a pilot program of professional and technical services which the Yale School of Forestry and Environmental Studies is conducting for conservation commissions in the Greater New Haven area. A grant made to Yale by the New Haven Foundation assists towns with the cost of studies carried out under the program by graduate students from the School.

This project has been undertaken for academic credit and time constraints imposed by the course's requirements limit the scope of the study. A map overlay analysis could not be completed within the given time allotment. Consequently, recommendations

set forth in the evaluation of the 1965 Plan and the sections dealing with New Haven Water Company lands, farmlands, and trails are treated separately. Integration of these guidelines with the results of a map overlay analysis is left for the Commission to complete. This may prove to be of greater benefit in the long run as the resource maps are intended for continual use by the Commission rather than for a single analysis.

I. Evaluation of the 1965 Woodbridge Open Space Plan

"Factors Considered"

The Introduction to the 1965 Woodbridge Open Space Plan (hereinafter referred to as the "Plan") sets forth two approaches selected by the Conservation Commission to assure maintenance of open space within the Town. The first approach involves designation of specific areas to be purchased outright by the Town or Conservation Trust and thereby preserved as open space. These areas could also be maintained as private land with development restricted through use of conservation or scenic easements.

The second approach considered by the Conservation Commission is the application of the special assessment provisions of Public Act 490 as a means of encouraging private owners to hold their lands in open space use. According to the Act, the planning commission in any municipality may designate areas on a plan of development which it recommends for preservation as open space. Any owner of land included in designated areas may apply for its classification as open space land on the town assessment list.

To avoid the unjustified provision of potential tax benefits to some landholders and not to others, the Conservation Commission decided not to propose that the Town Plan And Zoning Commission adopt areas described in the Open Space Plan as designated open space on the Town Plan of Development. As it is apparent that the Town Assessor has approved applications for special open space assessment without regard to official designation on the Plan of Development, this decision by the Conservation Commission now appears to be unwarranted.

The Conservation Commission identified eight areas having special value as conservation land in Woodbridge. Each of the areas is described in the Plan, and the reasons for acquiring and developing land within these areas are set forth. A map is included to illustrate the location of the eight areas on a town-wide scale. An individual map of each area accompanies the text. Some of the areas such as Milford Meadows and the Old Derby Trail are roughly designated with cross-hatchings while others such as Konold's Pond are more accurately designated using parcel boundaries taken from the Assessor's ownership plat maps. It is recommended that the new Plan include maps using a single method of designation to avoid potential challenges to the unequal treatment of landowners. Some owners may wonder why their properties are specifically designated while other properties are not.

The rationale used by the Commission in arriving at the selection of the eight areas is directly and indirectly revealed through statements scattered throughout the Plan:

Page 1: Our objective in drawing up this plan has been to present a basic outline around which we can develop and build as our experience and finances increase.
(Introduction)

We arrived at the eight areas which we have marked for this type of conservation by discussion followed by field trips and the study of soil maps.
(Index of Specific Areas for Conservation)

Page 3: It is up to us to see that that increase (in population) can be fitted into a pattern which supplies the best use of our land for residence, recreation, and open space in accordance with the provisions set forth in Section 2 of Act 490. (Problems)

Page 6: The purpose of designating these specific areas is to set forth a plan for the acquisition or preservation of conservation land in an orderly manner...The Commission simply hopes to give rational direction to efforts of those individuals and groups who are

interested in maintaining open land in the town.
(Index of Land Desired for Conservation)

In addition to the above statements, the sections dealing with each area include consideration of outstanding natural, aesthetic and historical features of the land along with existing or potential recreational uses. These considerations reflect the use standards for wetlands, stream beds, ravines or steep slopes, ridges, unusual landscape features, neighborhood recreation areas, and water supply watersheds set forth in objectives I and II of the Plan (pp. 2-4).

Without an accumulated base of experience and information, the Woodbridge Conservation Commission formulated in 1965 what it considered to be the best approach to open space preservation in the Town. Aside from the use of general soils maps, the Commission apparently relied on rule-of-thumb reasoning in its selection of the eight areas to be included in the Plan. Its pioneer effort has not been in vain as evidenced by the acquisition of various parcels within and near these areas by the Town, State, and Conservation Trust (see Appendix A).

Pressure for development in Woodbridge is likely to increase the demand for a diminishing amount of undeveloped land. As this trend continues, an even greater burden of proof will be place on the Conservation Commission as it deliberates the fate of a given parcel of land having both open space and development value. For this reason, it is recommended that the following sections be included in the update of the 1965 Plan.

A. Background Information on Town

- 1) Location and Area
- 2) Settlement and History
- 3) Physical Characteristics
 - Topography
 - Soils
 - Vegetation
 - Wildlife
 - Climate and Air Quality
 - Water Resources
- 4) Population Characteristics
- 5) Land Use Patterns
- 6) Transportation Networks
- 7) Water Supply and Sewage Disposal Systems

B. Open Space

- 1) Definition of Open Space
- 2) Purpose of the Open Space Plan
- 3) Town and Agency Participation
- 4) Methodology
- 5) Goals and Objectives
- 6) Inventory of Existing Open Space
- 7) Analysis of Needs

C. Action Plan

Specifying conservation and recreation priorities for the Town on a year-by-year basis within a specified period of time (i.e. five years, ten years)

- 1) Areas or sites to be acquired, controlled, or protected
- 2) Facilities to be developed or rehabilitated
- 3) Programs to be provided
- 4) Operation and maintenance activities
- 5) Strategies for implementation

Through such an arrangement of information, the Plan will be both comprehensive and straightforward. The format lends itself to a logical progression of reasoning leading to the Action Plan which sets forth specific areas for future preservation as open space. By beginning with a general, town-wide consideration and analysis of needs for open space, the Plan would embrace a systems

approach which considers open space as an integral part of the social and economic makeup of the Town. Rather than being a response to "problems", the Plan would emerge as a positive instrument that works alongside of the Town's Plan of Development.

The definition of open space as set forth in the 1965 Plan, is a quote taken from Public Act 490. While it provides a sense of legitimacy to the Plan, overreliance on the Act to express goals and definitions tends to detract from the Plan's role as a working tool drafted specifically for Woodbridge. The Commission may find it more effective to relegate the Act to footnote status and formulate its own definition of open space. It is useful to note that Connecticut Courts have since decided that the basic concept of open space is that the "land be 'open' and not that it be entirely unused, undeveloped, or unimproved" (5, p. 68). The Commission should create an impression of open space as a positive; critical land use which provides a direct service to an urbanizing community such as Woodbridge. The "use" can range from undisturbed wetlands to carefully designed parks and playgrounds.

The purpose of the Plan should be stated in a clear and concise fashion. Since the new Plan is preceded by the 1965 Plan, the Commission should explain how it will differ from the previous Plan and how it is expected to foster a more comprehensive and effective approach to open space preservation.

The methodology employed should reflect the Commission's use of a more complete and comprehensive information base now available. Town, state, and federal studies of the natural systems and land use in Woodbridge offer new and valuable analytical tools not available in 1965. The 208 Water Quality Planning maps, the Yale School of Forestry and Environmental Studies report on the New Haven Water

Company lands in Woodbridge, and the State Comprehensive Outdoor Recreation Plan (3) are some examples of these studies.

This information can be integrated through a systematic analysis of open space needs which identifies environmentally sensitive areas, farmlands, historic sites, scenic areas, and sites suitable for recreational use. Preliminary maps have been prepared for use by the Conservation Commission. As they are all at the same scale, an overlay analysis can be performed. An explanation of this technique is provided in Section V of this report. Once these areas are identified, input from town residents and other town boards can be used to develop priorities in the Action Plan.

In addition to natural resource information and citizen input, the Commission should include consideration of existing open space as a means of determining the direction of future preservation activities. A list of major open space areas in Woodbridge has been compiled for the Commission (see Appendix B). A map showing the locations and boundaries of these areas accompanies this report.

It is recommended that the new Plan be loose-leaf bound for continual updating of information, thus making the Plan current and usable at any future date.

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"Comprehensiveness of the Plan"

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The objectives of the Conservation Commission stated on pages 3-4 of the 1965 Plan are not comprehensive. These objectives should be expanded to include farmland preservation and trails linkage of open space areas. In addition, the new Plan's clarity and usefulness would be enhanced by the inclusion of specific resource maps in this section showing where the specific land types listed in Part I of the objectives are located. These need only be schematic in nature to serve as a visual guide to the distributional pattern of these resources.

In Part III of the objectives, the Commission should recommend that the Town Plan and Zoning Commission amend Chapter II, Section 1 and Chapter V, Section 1 (h) of the Town Subdivision Regulations to include "open spaces, parks, and playgrounds" in place of "open spaces for parks and playgrounds". Recent changes in the Connecticut enabling statute were enacted during the February, 1978 session of the General Assembly (Public Act 78-104, sec. 5). Furthermore, Section 2 of Chapter V of the Subdivision Regulations does not require that such information be included in the Final Subdivision Plan. These changes would allow the Town Plan and Zoning Commission to require the provision of open spaces in subdivisions without the requirement that they be used for parks and playgrounds.

Part IV of the 1965 Plan objectives should be reworded to reflect certain attainable goals. Reference should be made to the specific recommendations regarding Water Company lands that will be integrated in the new Plan. Agriculture should be included among purposes of conservation and recreation in light of the fact that

portions of Town and Water Company lands are leased by farmers for such use. These areas allow marginal farm operations to remain in operation. Loss of this privilege may force these farmers out of business.

"Degree of Involvement"

For a plan to be credible, and conducive^v to implementation, it should have the support of the town which it is meant to serve. Input from various town boards concerned with implementation of the Plan, specifically the Recreation Commission and the Town Plan and Zoning Commission, can be both instructive and beneficial. It is not apparent from conversations with past Conservation Commission members that solicitation of input from other Town Boards was accomplished in the drafting of the 1965 Plan.

In addition, the opinion of town residents should be surveyed and their recommendations incorporated into the Plan. The Garden Club, Lions Club and other private groups in Woodbridge did make contributions to the 1965 Plan. The present Commission should expand this practice to include the entire Town citizenry through use of questionnaires designed to elicit their needs and suggestions. Samples of questionnaires used by Massachusetts towns for this purpose are included in Appendix C.

"Compatibility with Plan of Development"

Zoning was enacted in Woodbridge in 1932, but it was not until 1960 that a Plan of Development was adopted to help guide the growth of the Town. Most of Woodbridge is zoned for large-lot (65,000 ft²) residential uses. Four smaller-lot residential zones are located in the southeastern corner. In this same general area, four industrial and commercial zones are also designated. Sewer and water service is generally limited to the southeastern corner with most of Woodbridge having on-site sewage disposal and wells. Topographic extremes and rocky outcrops in the Town make sewer extension unlikely. The 1974 Review of Plan of Development for Woodbridge discourages expansion of utility service areas "over and above the need to take care of documented public health hazards" (16, p. 58). because of the high cost of sewers. It states:

If it is the desire to implement the original plan objective and to maintain the open space character of the town in the interest of the town as well as the region, it would be important to exercise great care when planning for sewers. (16, p. 58)

While this approach apparently coincides with the desire for open space in Woodbridge, there is a major drawback inherent in adopting a predominantly large-lot system. What results is the encouragement of residential sprawl, a process which may provide for an appearance of open space but at the same time may result in the subdivision of larger areas of land often without regard to natural features. Large lot zoning precludes consideration of housing options that may conform more effectively with land features. As an example, cluster development has been proposed for the New Haven Water Company's Race Brook Parcel in the event that this land is offered for sale (7).

Such an innovation should be encouraged by the Commission as future disposition of Water Company lands occurs in Woodbridge. The higher density development could be made feasible through use of neighborhood sewerage systems. The Commission should be aware of advances being made in this approach (4).

The 1974 Review also considers the impact on the Town if New Haven Water Company lands are offered for sale in future years. The Yale ecological study of these lands, including its recommendations for preservation, are referred to in the Review's discussion. However, the Review circumvents the need for Town action in this regard by stating that these lands would be unsuitable for development anyway due to features such as wetlands and steep slopes. The Review presents only a general overview of the lands involved. Consequently, the Conservation Commission should develop necessary guidelines in the new Open Space Plan and encourage their adoption by the Town Plan and Zoning Commission.

In other areas of concern such as inland wetlands, trails, and West Rock Ridge, the Review generally supports a view that is consistent with the 1965 Plan. In fact, it exceeds the Plan in its treatment of nature trails and bike paths. The recommendations contained in the Review will be discussed in Section IV of this report.

"Feasibility of Means"

The 1965 Plan sets forth a two-pronged approach to open space preservation in Woodbridge: acquisition of full or partial interest in lands; and the maintenance of lands in open space use by private owners through the tax abatement measures of Public Act 490. Town acquisition of the 32.7 acre Bishop Estate West with the help of

funds available through the Bureau of Outdoor Recreation, the 116.5 acre Bishop Estate East through HUD's Open Space Land Grant Program, and outright purchase of the 130 acre Fitzgerald property. illustrate the expectations of the Commission's first approach. Lands acquired by the Conservation Trust further complement Town actions.

The second approach of tax abatement has resulted in the classification of almost 4,000 acres of land in Woodbridge as farm, forest or open space under Public Act 490. The Town Assessor's Office has demonstrated remarkable sensitivity to classification requests for open space. Owners have received approval for parcels without any requirement that they be designated as open space on the Town Plan of Development. As seen in the list of 490 lands in Appendix D, classifications have been as small as one and one half acres.

The Town of Woodbridge has been generous in its purchase of land for temporary or permanent open space use. However, the high costs of land acquisition and its retention as tax exempt property may limit the extent to which this method can be applied in future years. Alternative methods of preservation should be recommended by the Commission with outright acquisition reserved for particularly sensitive natural areas. A thorough discussion of alternative preservation techniques is presented in a September 4, 1974 paper by Peter Cooper (6). It is recommended that the measures presented therein be incorporated in the update of the 1965 Plan.

The Conservation Commission should proceed to identify areas within Woodbridge through an analysis of needs predicated on a defined methodology. The areas thus identified should then be assigned priority rankings and appropriate implementation measures recommended

within the framework of the Action Plan. A town-wide theme such as trails linkage of open space areas would serve to focus attention on certain land areas and, hopefully, stimulate enthusiasm for their preservation.

II. New Haven Water Company Lands

A major portion of the undeveloped land remaining in Woodbridge is owned by the New Haven and the Ansonia-Derby Water Companies. As of 1975, the New Haven Water Company holdings totalled 1,761 acres grouped in large parcels within the northeastern and southern parts of Woodbridge. The Ansonia-Derby Water Company owns 281 acres in the northwestern part of the Town along the Seymour border south of the Woodbridge landfill site.

In 1974, the New Haven Water Company notified the Town of Woodbridge that approximately 746 acres of its holdings might be disposed of in future years. Those lands not acquired by the Town or State would subsequently be placed on the market and thus be available for development.

In light of this move by the New Haven Water Company, the Woodbridge Conservation Commission initiated a field study of Water Company holdings for the purpose of identifying areas having high ecological value. The results of this study, conducted by a team of graduate students from the Yale School of Forestry and Environmental Studies, have been compiled in a report entitled, "An Ecological Evaluation of New Haven Water Company Land in Woodbridge, Connecticut" (7, hereinafter referred to as the "study").

Although the study encompasses all of the existing New Haven Water Company land in Woodbridge, it is recognized that only portions of these lands would be offered to the Town for disposal in future years. The intent of the study was to provide a basis of factual ecological data upon which the Conservation Commission could make informed decisions as to the fate of any given parcel of land.

As recommended in the "critique" section of this report, the

Commission should reword its Objective IV in the 1965 Plan to reflect a more realistic appraisal of New Haven Water Company land by referring to specific tracts rather than broadly recommending that all these lands be preserved as open space. To this end, this report will present a possible framework for inclusion of the Yale study's recommendations in the new Plan.

The New Haven Water Company lands study involves a detailed field inventory of four defined parcel groups: the Race Brook Parcel, the Wepawaug River parcels, the Sperry Falls Parcel, and the Lake Dawson and Lake Watrous Parcels. The inventory for each parcel grouping is broken down by ecologically distinct tracts involving consideration of soils, topography, vegetation, existing conditions, and use potentials. As such, the study exemplifies the type of approach recommended in Part I for the new Open Space Plan. The Commission need not indulge in as great a level of detail as the Yale study. However, the study's ranking of priorities and use of natural resource information should be noted.

The study establishes four classifications reflecting graduated levels of site importance as potential open space:

- 1) Parcel has high value as conservation-open space land and should be acquired outright by the Town, or by a regional or local conservation trust or association.
- 2) The particular parcel involved can be adequately preserved through acquisition of interests in the land, such as development rights or scenic easements.
- 3) Existing or further regulatory mechanisms, such as existing Inland Wetlands Regulations and possible further regulations, and limitation of development on ridge tops or scenic slopes, are suitable for preservation of particular resources.
- 4) Parcel has no significant ecological features and can be developed directly under normal zoning and subdivision controls.

For the purpose of inclusion in the updated Open Space Plan, it is recommended that the results of the Yale study be presented according to the above classifications. This level of detail appears to be a middle ground between the "rule of thumb" rationale of the 1965 Plan and the finer analysis of the Yale study. If the remainder of the updated Plan is also drafted along the lines of this intermediate level, a suitable compromise will be reached which should prove both manageable and defensible in future open space deliberations in Woodbridge.

The various methods available for acquisition of partial interests in the land, along with existing and proposed regulatory mechanisms, have been explored in the report by Peter Cooper referred to in Section I. Such discussion in detail should be included in the "Strategies for Implementation" section of the new Plan to avoid potentially distracting repetition in the text of the Action Plan. A statement could be included in the introduction to the Action Plan which specifies that alternative preservation methods are to be considered in the event that any given method recommended in the Plan proves to be unfeasible.

The following is a summary of the Yale study recommended for inclusion in the Woodbridge Open Space Plan update.

A. Outright acquisition: In the event that the New Haven Water Company offers any or all of the following parcels for sale, the Town, or a qualified private conservation association or educational institution as the case may be, should acquire title to:

1) Race Brook Parcel

a) Red maple swamp (approx. 8 acres) and stream / See

tract 7 on Race Brook Parcel map7.

This area is presently undisturbed. Forest cover is dominated by red maple with other typical swamp species such as spice bush, skunk cabbage, and various sedges in the understory. It is valuable as a flood storage area, reducing the severity of floods in downstream areas. Although it is protected as an inland wetland under Public Act 155, measures should be taken to acquire and preserve this site as a natural open space area.

b) Upland forest with steep slopes (approx. 9 acres) /See tract 8 on the Race Brook Parcel map7.

Abundant and diverse wildlife are supported by a mature hardwood forest which occupies this area. Dominant tree species are red oak, chestnut oak, black birch, tulip poplar and ash. The site has been free of the influence of fire and grazing in recent history, accounting for the development of rich vegetation and soil.

Both of these areas are situated adjacent to the Yale Natural Preserve and, as such, constitute a logical and valuable extension of the Preserve. Yale University should be encouraged to acquire these areas in the event of their disposal by the Water Company. Purchase by the Town or Conservation Trust may be necessary if Yale does not choose to do so.

2) Wepawaug River Parcel

a) Mature red maple swamp and wetland meadow (approx. 26 acres) /See tract 2 on the Wepawaug Parcel map7.

This area has inherent value primarily as a natural wetland area with potential for light recreational use. As such, although it is protected as an inland wetland under Public Act 155, it should be acquired to make it available to Town residents. Access over adjoining land should be obtained..

A mature wetland forest composed mainly of red maple, elm, and black gum occupies the low areas while windthrow mounds support upland hardwoods. The meadow is covered with goldenrod, grasses, and numerous other herbaceous species plus hardwood saplings invading from the adjoining swamp.

The site is located over a potential source of groundwater. As an important link in the hydrologic cycle, the wetland serves to enhance aquifer recharge and water purification.

3) Lake Dawson and Lake Watrous Parcels

a) Bottomlands below Lake Dawson Dam (approx. 13 acres)

/See Lake Dawson and Lake Watrous Parcels map/.

This tract is adjacent to the Town's Bishop Estate East property, and its acquisition would enhance the scenic character of the valley. Its use for hay farming and pasture could then be maintained by lease arrangements with local farmers. Use of the land for non-intensive recreation is also possible.

4) Sperry Falls Parcel

a) Hemlock-hardwood forest (two areas totalling about

80 acres) /See tract 1 on the Sperry Falls Parcel map/.

The area is characterized by forest vegetation consisting of pure stands of hemlock, red oak, beech, black birch, and yellow birch. These forest types generally occur along the steep slopes surrounding Glen Dam Reservoir and the Sargent River.

Most of the forest type lies within areas designated by the Water Company as land under intensive utility control making it unlikely that the Company will dispose of this land. If it does so, the Town should acquire these areas for watershed protection and light recreational use.

- b) Alluvial Wetlands (two locations totalling approx. 90 acres)
/See tract 2 on Sperry Falls Parcel map/.

These wetlands and their adjoining uplands have formed on fine sand and silt deposited in temporary lakes created by melting glacier. A larger area overlies a mantle of alluvium, three feet or less thick, which was deposited directly over bedrock. The wetlands support typical red maple swamp vegetation species. Hardwoods such as tulip poplar, white ash, and red oak are also present and indicate that these areas may be slightly better drained than most swamps. Erosional hummocks give rise to drier spots which support single trees and sprout clumps of sugar maple, black oak, red oak, and tulip poplar. Basswood, sassafras, and spruce are also found growing on these drier hummocks.

The better drained areas on glacial till support forests dominated by sugar maple and flowering dogwood growing on soil rich in organic matter. This forest type grades into a midslope hardwoods type. The slopes along the Sargent

River support oaks and hickories typical of drier sites and a young larch-white pine plantation.

The distinctive geology and vegetation of these areas makes them highly valuable as natural open spaces. They should be so preserved if offered for sale to supplement their protection as inland wetlands under Public Act 155. Light recreation is possible within certain areas of the tracts designated.

- B. Water Company parcels recommended for acquisition of partial interests including conservation easements, scenic easements, and purchase of development rights.

- 1) Racebrook Parcel

- a) Open fields and shrubland between Race Brook and Race Brook Road (approx. 16 acres) /See tract 1 on Race Brook Parcel map/.

While relatively uninteresting as open space and not level enough for most heavy recreation, this area is ideally suited for agriculture as evidenced by its past use for hayfields. In light of the Commission's concern over loss of agricultural land in Woodbridge, this area could be made available for present and future farmers through the purchase of development rights.

- 2) The Sperry Falls and Lakes Dawson and Watrous Parcels constitute a valuable scenic resource of the Region which should be protected as a scenic district from inappropriate intrusion by structures and land clearing activities on and off Water Company lands.

The Lake Dawson and Lake Watrous Parcels lie within the boundaries of the West Rock Ridge Conservation Area established under Special Act 75-80. Under this Act the State is allowed first option to acquire any land offered for sale within the Conservation Area.

Local acquisition and regulatory activity are further options available for preservation of the scenic value of Lake Dawson and Lake Watrous Parcels as well as the Sperry Falls Parcel. If none of these methods are adequate to achieve and maintain such scenic preservation then supplemental acquisition of scenic easements by the State, the Town, or by appropriate conservation organizations should be undertaken. In particular, the bottomlands within the Lake Dawson and Lake Watrous Parcels [see Lake Dawson and Lake Watrous map], and the ridgetop areas within the Sperry Falls Parcel [see tract 4 on the Sperry Falls Parcel map], should be preserved through use of scenic easements.

C. Regulation of lands sold by the New Haven Water Company but not acquired by the Town or by conservation groups.

Wetlands regulation under Public Act 155 should be applied to the following tracts:

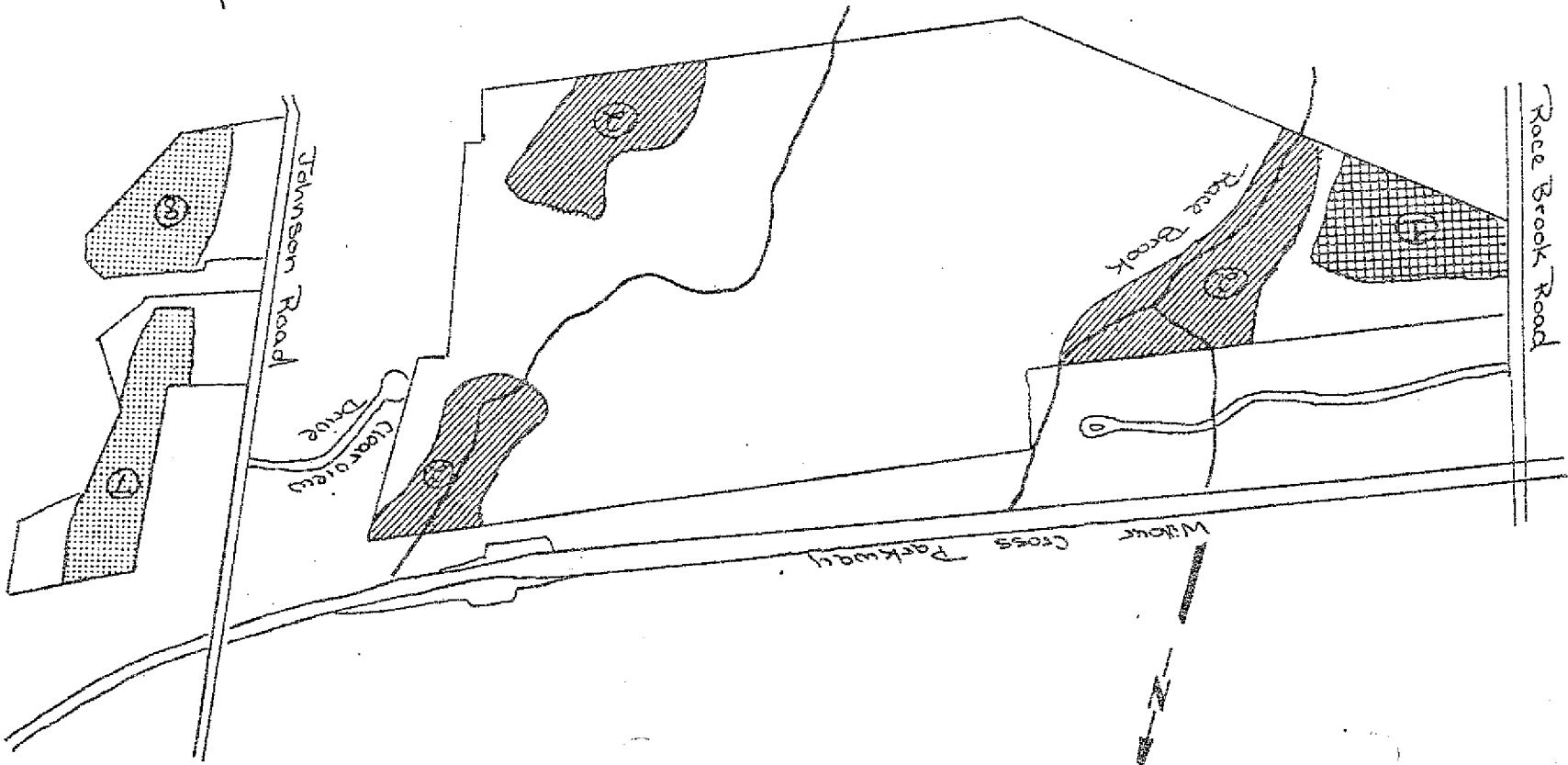
- 1) Race Brook Parcel
 - a) Red maple swamps (three locations totalling approx. 28 acres) [See tract 2 on Race Brook Parcel map].
- 2) Wepawaug Parcel
 - a) Scattered red maple swamps (three locations totalling approx. 26 acres) [See tract 5 on Wepawaug Parcel map].
- 3) Sperry Falls Parcel
 - a) Red maple swamps (two major areas totalling approx. 40 acres) [See tract 3 on Sperry Falls Parcel map].

If the Race Brook parcel between Race Brook Road and Johnson Road is not retained by the New Haven Water Company for watershed purposes, then the Town should propose modifications to its existing zoning regulations to permit cluster development on this site in a way which will best preserve the site's conservation value.

Subdivision regulations should be revised to allow the Town Plan and Zoning Commission to require developers to reserve a certain percentage of subdivision land for "open spaces, parks, and playgrounds" (Public Act 78-104, sec. 5). Attention should be given to natural areas within the subdivisions, such as streams and smaller wetlands, and present and future trails. The latter purpose is noted in the 1974 Review of the Town Plan of Development which states that the Town Plan and Zoning Commission "can incorporate proposed trail locations and protect the same when approving subdivision proposals" (16, p. 59).

Continuing protection of the water supply should be assured by strict adherence to the technical requirements of the State Health Code. The use of any land sold by the Water Company should be carefully evaluated in light of these requirements.

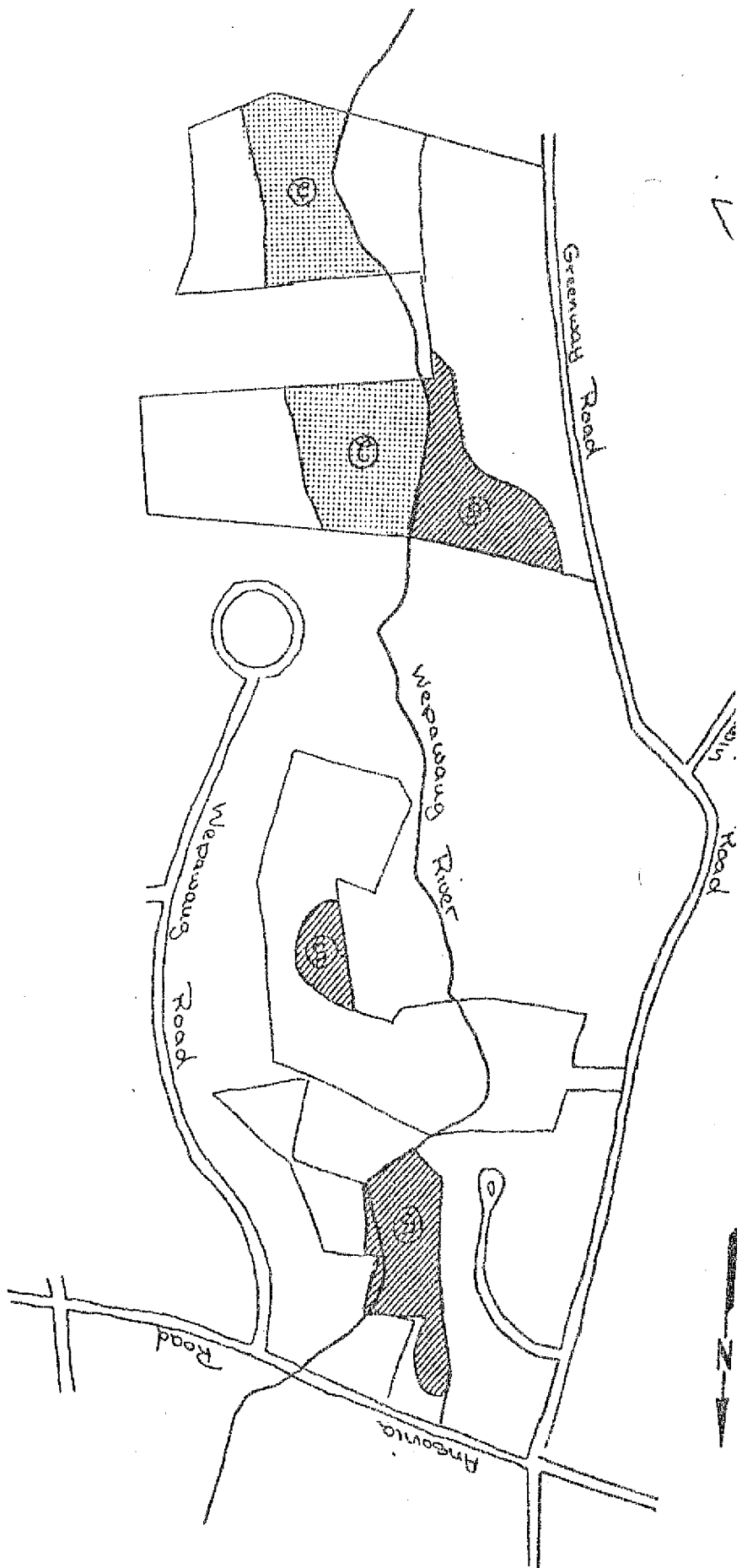
Race Brook Parcel



Legend

- Acquisition of fee simple interest
- Acquisition of partial interest
- Regulation
- Open fields and shrubland
- Red maple swamps
- Red maple swamp
- Upland forest

Wepawaug Parcel



Legend

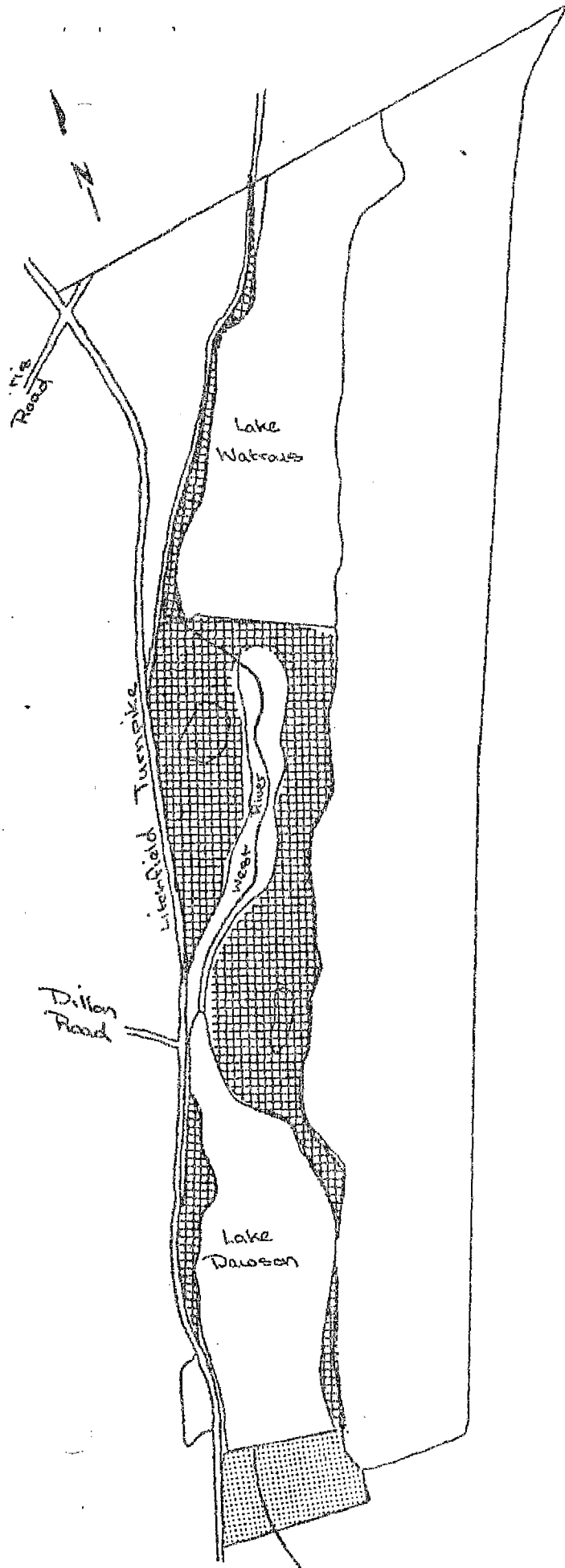
- ① Acquisition of fee-simple interest
- ② Regulation
- ③ Mature red maple swamp and wetland meadow
- ④ Scattered red maple swamps

Lake Dawson and Lake Watrous Parcels

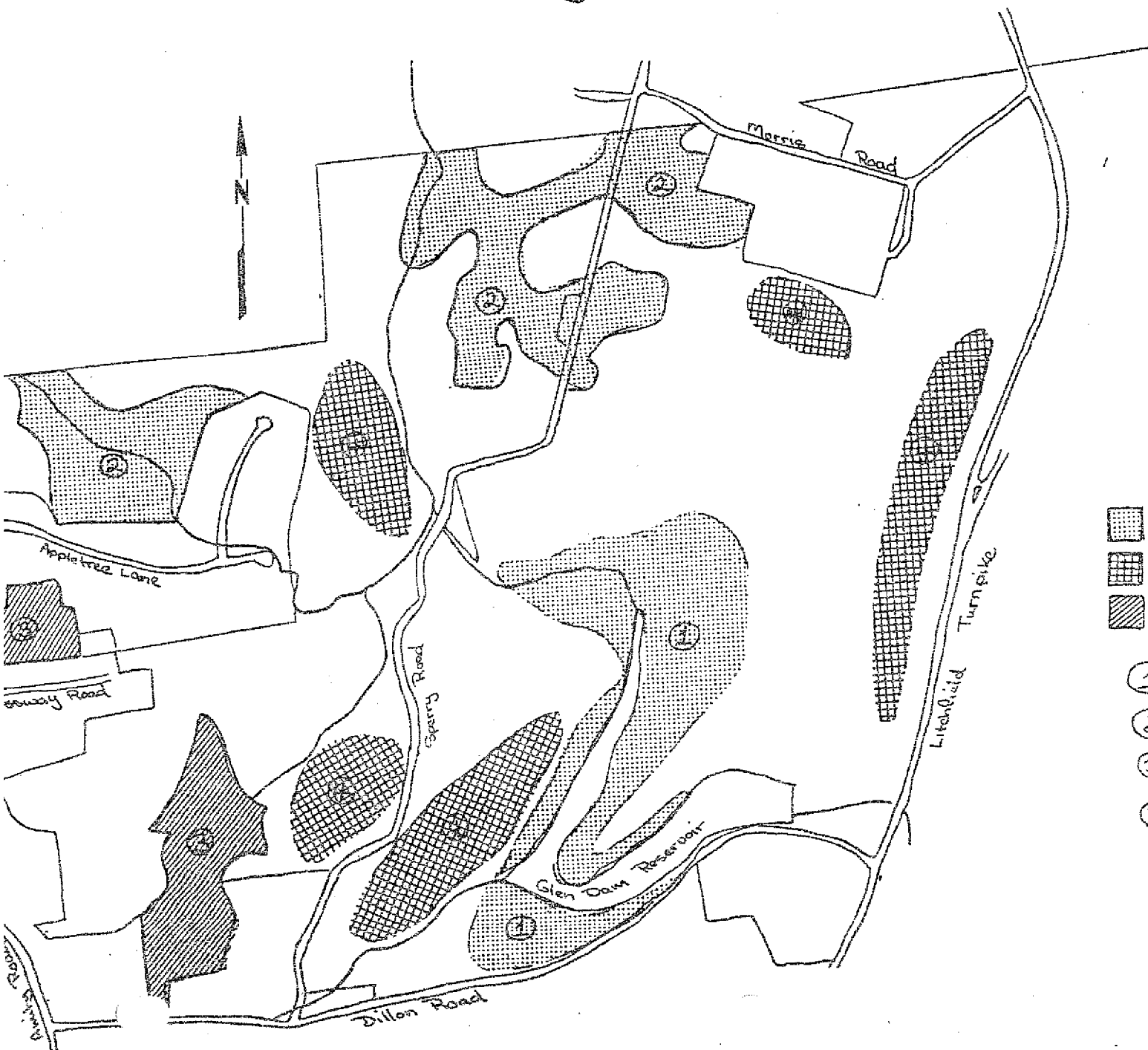
Legend

 Bottomlands below Lake Dawson Dam - acquisition of fee simple interest

 Remainder of bottomlands to be preserved through use of scenic easements



Sperry Falls Parcel



Legend

-  Acquisition of fee simple interest
-  Acquisition of partial interest
-  Regulation

- ① Hemlock-hardwood forest
- ② Alluvial wetlands
- ③ Red maple swamps
- ④ Ridgetop-wetland complex

III. Farmlands in Woodbridge

From the mid-1600's to late 1800's, Woodbridge was primarily a farm community. Statistics available from 1845 give evidence that farming was still the major source of income for town residents at that time. Indian corn, hay, fruit, wheat, rye, barley, oats, potatoes, and "'other esculents'" were grown on Woodbridge farms. Sheep and cattle grazing was extensive (13).

Farming in Woodbridge is now reduced to a few marginal operations scattered throughout the town. They are virtually enclosed and isolated as small units by residential development. This situation is not unique to Woodbridge and reflects a process which has occurred in towns throughout Connecticut. Total farmland acreage in the state has decreased by more than 60% since 1950 and by almost 80% since 1850 (10). In New Haven County, only 9% of the area was farmland in 1975 with 27 farms sold between the years 1972 and 1975 (10).

The rapidly rising population level in Connecticut, along with a diversification of occupations and interests of this population, have resulted in a move away from farming as a major industry in the state. Concurrently, rising land values caused by development of large areas for residential, commercial, and industrial uses, have caused the abandonment of many farmlands to these uses. Farmers belong to a profession characterized by low returns on capital and rising operational costs. It is therefore understandable that many farmers will be tempted to sell out when confronted with attractive offers for their land. Smaller operations such as those in Woodbridge are generally the first to succumb to these pressures. Their size

57

precludes an attainment of scale needed to reduce already high operational costs. This is supported by the fact that the mean farm size in Connecticut almost doubled between 1940 and 1969 (10).

farmlands An inventory of Woodbridge farmlands was conducted as part of this study. The results, shown in Table 1, reveal that the mean farm size in Woodbridge (excluding the "flats" market gardens) is only about 35 acres. One of the farms listed (William Hitchcock's on Center Road) has been sold to a buyer in Italy. It is not known whether its use as farmland will be perpetuated by the new owner. The Zeider farm is in the process of being sold. The Massaro farm is owned by two bachelor brothers with no apparent heirs. Thus it is likely this farm will remain in operation only as long as the Massaros (now in their 50's) choose to do so. The Shepherd farm is the largest in Woodbridge. Mr. Shepherd supplements his operation by leasing land from the Town and the New Haven Water Company. The "flats" farmers consist of a group of Italian families who have held onto their land over the years despite the fact that the area is zoned for industrial development.

Most of the farms in Woodbridge are under Public Act 490 classification in the Town Assessor's records. The Act defines farmland as "any tract or tracts of land, including woodland and wasteland, constituting a farm unit" (5). It goes on to specify general guidelines for use by assessors in classifying properties as farmland.

In determining whether such land is farm land, such assessor shall take into account, among other things, the acreage of such land, the portion thereof in actual use for farming or agricultural operations, the productivity of such land, the gross income derived therefrom, the nature and value of the equipment used in connection therewith, and the extent to which the tracts comprising such land are contiguous. (5, sec 107c)

Table 1: Farmlands in Woodbridge

Cla Pub	ified Under Act 490	Map#	Owner	Acres
X			1. Clark, Theodore R. 993 Race Brook Road	16.0
X			2. Davis, Joseph and Sarah 248 Ansonia Road (Sold)	32.0
X			3. DiGennaro, Anna, 75 Beecher Road	36.0
			4. Fellows, Edward 145 Beecher Road	10.3
			5. Hitchcock, Robert F. 901 Baldwin Road	10.9 (West of road) 26.7 (East of road)
			6. Hitchcock, William and Helen K. 48 Center Road (Sold)	49.13
X			7. Hubbell, Herbert, 424 Amity Road	41.5
X			8. Kozak, Peter 154 Ford Road	10.42
			9. Luciani, Robert Johnson Road (Leased from Water Company?)	~ 4.0
X			10. Massaro, John B. 41 Ford Road	71.5
X			11. Shepherd, Jr., Edythe and Fred Litchfield Turnpike	77.0
X			12. Sirowich, Helen K. 11 Ford Road	19.7
X			13. Todd, Chrystal H. and Eliza 164 Newton Road	33.0
X			14. Zeider, Irving and Sylvia 118 Newton Road	25.3
X			15. "Flats" Farmers DeGennaro, et. al. Salvatore 245 Amity Road	7.1

Table 1 (continued)

Classified Under Public Act 490	Owner	Acres
X	DeLucia, Salvatore 291 Amity	4.12
X	Mastromarino, Anthony and Rose 5 South Bradley Road	13.5
X	Pepe, Sabata Maria Fonte 275 Old Amity Road	5.0
X	Perrotti, et. al., Antonio 1760 Litchfield Turnpike	8.7
X	Perrotti, et. al., Frank 1722 Litchfield Turnpike	5.0
X	Perrotti, Giovanni 225 Amity Road	5.7
X	Perrotti, et. al., Katherine 110 Bradley Road	3.2

As the relatively small farm acreages seen in Table 1 would indicate, the Town Assessor has been generous in the treatment of farmland classifications. However, the success of special tax treatment in assuring perpetuation of farming in Woodbridge is marginal and, at best, has only slowed the rate of farm abandonment. Rates of annual appreciation of land and the value of the land for development tend to diminish the impact of the conveyance tax penalty in a decision to develop. In addition, the availability of young people willing to carry on the work of present farmers in future years is uncertain. The low returns from small scale farm operations tend to discourage most potential farmers.

Alternative approaches to preservation of farmland are the encouragement of regional cooperatives among local farmers and the purchase of development rights to farm property. The first method would serve to lower operational costs. The second would better ensure long-term preservation of farmlands by lowering the purchase value of the land. This would allow more young farmers to enter the profession. A State appropriation of \$5 million is currently available for development right purchases. However, it is uncertain whether any of the farms in Woodbridge would qualify for state purchase.

As this less-than-optimistic analysis would indicate, the best the Commission can do is to inform the Town of the value of farming, solicit its views on the subject (in the proposed questionnaire), and include farmlands in the new Open Space Plan as a special subsection in the Inventory Section. The Commission might also encourage the continuation of Town and Water Company policy with respect to leasing of lands to farmers.

IV. Trails

Trails can serve many purposes. They are used for organized hiking, walking for pleasure, jogging and running, nature study, snowshoeing, cross-country skiing, or simply reliving the history of a region. They satisfy a wide array of human needs for solitude, sociability, aesthetic enjoyment, and appreciation of culture and history. They stimulate curiosity, excitement, and self-improvement.

Existing trails in Woodbridge can be classified in three categories: trails within the Alice Newton Street Memorial Park, West Rock State Park, and the Town-owned Fitzgerald property and Bishop Estate East; the trails maintained on Conservation Trust properties; and trails passing through private land. This third category of trails is of present concern to the Conservation Trust and the Conservation Commission in light of their shared goal of connecting open space parcels in Woodbridge by a comprehensive trails system. Currently, trails exist on private land only under verbal agreements with owners. This loose arrangement, it is feared, will not assure the continued existence of the trails as lands are sold and developed. Even if the land sold is not subdivided, there is no guarantee that the new owner will allow trails to remain.

Water Company lands present another problem. While trails may be permitted under Public Act 73-522, there is the possibility that trail continuity will be lost in the event that various parcels are sold to private developers. Future owners may object to trails passing through their properties and thus frustrate efforts to assure the permanence of a carefully planned trail system.

The 1974 Review of the Town Plan of Development recommends that a trail system be implemented in Woodbridge:

It is suggested that this activity (trails) be further encouraged to provide a town-wide network of inter-connecting trails which could be used as leisurely nature walks with as little interruption as possible from automobile traffic. (16, p. 59)

As stated in Section I of this report, the Review suggests that these trails be considered by the Town Plan and Zoning Commission when approving plans for subdivisions. The Review does not, however, address the problem of maintaining trails on privately-owned lands.

Between the extremes of oral agreement and outright acquisition of fee simple interest in land, there are three middle-ground methods available for trail corridor protection on private land: the easement, the lease, and the license.

The easement is the most durable of the three non-possessory interests in land. While it may be limited to a specified period of time, an easement granted in perpetuity is the most desirable from the standpoint of future trail protection. Donors of easements in perpetuity qualify for Federal Income Tax deductions making this approach more attractive to the landowner. The easement is not revocable with the exception of reverter clauses that may be included to qualify its termination. It is recorded in public records of title and is binding upon all future owners.

The lease may be more acceptable than easements in situations where landowners are unwilling to allow their properties to be encumbered by deed restrictions. A lease is a terminable arrangement and provides for payment of an agreed-upon fee. A written arrangement can be drafted to satisfy the wishes of both the lessor and the lessee. While a lease does not guarantee long-term maintenance of a trail system, it offers greater assurance of this over the short-term than does an oral agreement.

The license is the most limited of the three devices as it is

revocable by either party to the agreement. The license is legally non-binding and landowners can terminate this arrangement without fear of litigation.

All of the five methods, ranging from oral agreement to outright acquisition of fee simple interest in land, can be applied to specific landowner situations. Care must be taken to assure that every owner is aware of all the options in order to avoid ill-feelings arising from unequal treatment among neighboring landowners.

The Commission should anticipate owner concerns before attempting negotiation. An obvious first consideration is the attitude of any given owner toward the opening of his or her land to use by the general public. Even if a landowner is receptive to the idea of a trail system, there are three major concerns that he or she may have regarding trails: maintenance of future options for use of property in and near tracts designated for the trail, liability for hiker injury, and, litter and vandalism.

It is often the case that a linear trail would bisect a person's property thereby severely restricting future use of the entire property, particularly when easements in perpetuity or fee simple interest in the trail property are acquired. In such cases, it would be better to obtain a more temporary agreement with the owner. The trail could also be rerouted to follow the property boundary thus avoiding bisection.

Landowners will also be concerned with the threat of liability for injuries sustained by persons using their properties. Trails open to public use theoretically invite use. As trail users would consequently be considered invitees rather than trespassers, landowners are obligated to warn users of hazards existing on their properties. Recent court cases have upheld this theory (9, p. 178). Connecticut

State law exempts landowners who open their properties to public use from liability unless it is demonstrated that "wilful or malicious failure to guard against a dangerous condition, use, structure or activity" existed at the time of user injury (Conn. General Statutes 52-557g and h). However, no appreciable amount of case law exists at this time to clarify landowner and user responsibilities under the law.

Vandalism, littering and physical deterioration of the land are legitimate concerns which the Commission or Conservation Trust must address before approaching a landowner. They should be able to demonstrate how trails will be maintained and policed once they are constructed on an owner's land. Fulfillment of these responsibilities can be a time-consuming and expensive proposition.

As a final suggestion regarding the trails system in Woodbridge, the Commission should incorporate trails linkage as a unifying theme in the Open Space Plan. A rough base map showing existing and proposed trails has been prepared for use by the Commission. A field survey will be necessary to check the accuracy of the map and to establish the best routes for proposed trails. The cost of clearing and maintaining these trails should be considered to avoid recommendations that are overly ambitious and potentially unsupportable.

V. Resource Maps for Overlay Analysis

The following maps have been prepared for the Woodbridge Conservation Commission using a common base of 1" = 1000'.

- 1) Land use . Traced from a map prepared by the Town Planner, this map shows land use in Woodbridge as of 1971. Open space areas and farmlands have been updated to 1978.
- 2) Inland Wetlands and Watercourses. The map was prepared from field surveys and a base map of SCS soils (1" = 1000'). Mrs. Janet Riley has examined the map and has made revisions according to her personal knowledge as a member of the Inland Wetlands Commission in Woodbridge.
- 3) Steep Slopes. This map was prepared using an SCS detailed soils map. In delineating slopes 15% or greater, attention was given to soil areas with "D" designations (greater than 15%) and to the topographic information prepared by the U.S. Geological Survey.
- 4) Erosive Soils. As with the map showing steep slopes, this map was prepared on an SCS detailed soils map using a list of highly erosive soils compiled by the SCS. In Woodbridge these soils are:

<u>Map #</u>	<u>Description</u>
8	Rock outcrop-Hollis complex (slopes 15% and extremely rocky)
17C	Charleton-Hollis fine sandy loams (3-15% slopes)
17LC	Charleton-Hollis fine sandy loams (3-15% slopes)
17LD	Hollis-Charleton fine sandy loams (15-35% slopes)

<u>Map #</u>	<u>Description</u>
17MC	Hollis-Rock outcrop complex (3-15% slopes)
17MD	Hollis-Rock outcrop complex (15-35% slopes)
31MC	Woodbridge extremely stony fine sandy loam (3-15% slopes)
32C	Charleton fine sandy loam (8-15% slopes)
32D	Charleton fine sandy loam (15-25% slopes)
32XC	Charleton very stony fine sandy loam (8-15% slopes)
35C	Paxton fine sandy loam (8-15% slopes)
35D	Paxton fine sandy loam (15-25% slopes)
35XC	Paxton very stony fine sandy loam (8-15% slopes)
38MC	Wethersfield extremely stony loams (3-15% slopes)
38MD	Wethersfield extremely stony loams (15-35% slopes)
41MC	Sutton extremely stony fine sandy loams (3-15% slopes)
69C	Agawam fine sandy loam (8-15% slopes)
94LD	Holyoke-Cheshire complex (15-35% slopes)
94MD	Holyoke-Rock Outcrop complex (15-35% slopes)

5) Drainage Basins and Existing Water Service. Information for this map was taken from 208 Water Quality Planning maps prepared by the South Central Connecticut Regional Planning Agency. Water service areas were obtained from water service maps of the New Haven Water Company. Drainage basins of third order magnitude (15-25 sq. mi.) were identified using a model map published by the DEP Natural Resources Center (1:125,000 scale).

6) Flood Hazard Boundaries. The information for this map was also taken from the 208 Water Quality Planning maps. Original flood boundary delineations come from HUD maps depicting the extent of flooding in a projected 100 year storm.

7) Favorable Aquifers and Existing Sewer Service. The information used for this map came from the 208 Water Quality Planning maps. Existing sewer areas were taken from DEP Existing Sewer maps dated 1975 and were updated using information from the Town Engineer. Favorable aquifers were taken from a map published by the U.S. Geological Survey in 1978. Favorable aquifers are defined as "'known or inferred coarse-grained and layered (coarse-over-fine and fine-over-coarse) stratified drift deposits having a water saturated thickness of ten feet or greater. These areas are known or inferred to be capable of yielding moderate to very large amounts of water (50 to 2,000 gallons per minute) to individual wells'" (8, p. 4).

8) Open Space 1978. Information for this map was acquired from numerous sources. Trails information was provided through interviews with Rev. George Milne, President of the Woodbridge Conservation Trust, Inc.; Mr. Donald Rowland, Boy Scout leader; Mrs. Christine Donaldson, member of the Woodbridge Conservation Commission; and Mr. Andrew Howard, graduate student, Yale School of Forestry and Environmental Studies. References 1 and 2 were also used.

Farmlands information was obtained from Mrs. Olive LeRoy and records of the Tax Assessor.

Open space information was provided by Mrs. Susannah K. Scully of the Woodbridge Publicly Owned Properties Commission and by Mr. Richard S. Pyszkowski, the Woodbridge Town Assessor.

The boundaries and location of each of the parcels shown on the map are approximate and are intended to illustrate only relative size and distribution of open space and farm areas.

All of the above maps should be used with the knowledge that they are not completely accurate. However, this fact does not diminish their usefulness for planning purposes. As they are all at the same scale, the maps can be overlayed on each other. Specific areas can then be identified which have two or more environmentally-significant attributes.

For example, an area which the overlay analysis shows as having wetlands, erosive soils, and within a residential area might receive more consideration for preservation as open space. Areas falling along future trail passages might be examined for soil limitations for such use. Proposed subdivision locations can be located and the resources existing in those areas examined readily.

VI. Suggested Future Action by the Conservation Commission

Only a few of the Conservation Commission's original information needs could be addressed within the scope of the present study. In addition to those areas previously omitted, the recommendations of this report point out several new areas requiring further action by the Commission. In recognition of these needs, a plan for future action is presented below. Major needs are briefly stated and are assigned priority rankings. For the purpose of completing some or all of the proposed studies, it is hoped that the Commission will consider continued participation in the program of professional and technical services conducted by the Yale School of Forestry and Environmental Studies.

- 1) *questionnaire* Should the Conservation Commission decide to adopt the recommended format for the new open space plan, its first major task will be to prepare an open space questionnaire for town-wide distribution. Background information on the Town will also have to be researched and compiled for inclusion in the Plan. Additional maps may be needed for the map overlay analysis. These may include: significant historic and natural areas, proposed trail systems, designated wetlands, surficial geology, and 1978 land use.
- 2) *trails* Results from the open space survey will need to be analyzed and integrated with the map overlay methodology. Once sites are selected for future open space, field studies should be conducted on these areas. Field study of proposed trails

is also recommended in order to determine the most desirable routes.

- 3) The Commission should investigate the possibility of forming a regional farm cooperative and determine whether or not this action would benefit Woodbridge farmers. The Commission should remain informed of the progress being made at the State level in the implementation of the farmland development rights legislation. State Representative Dorothy McCluskey should be contacted by the Commission and her opinion requested as to the possible application of this law in Woodbridge.
- 4) As soon as all relevant information is collected and studies completed, the Commission should then proceed to develop an Action Plan as the final step in completion of the new Open Space Plan.

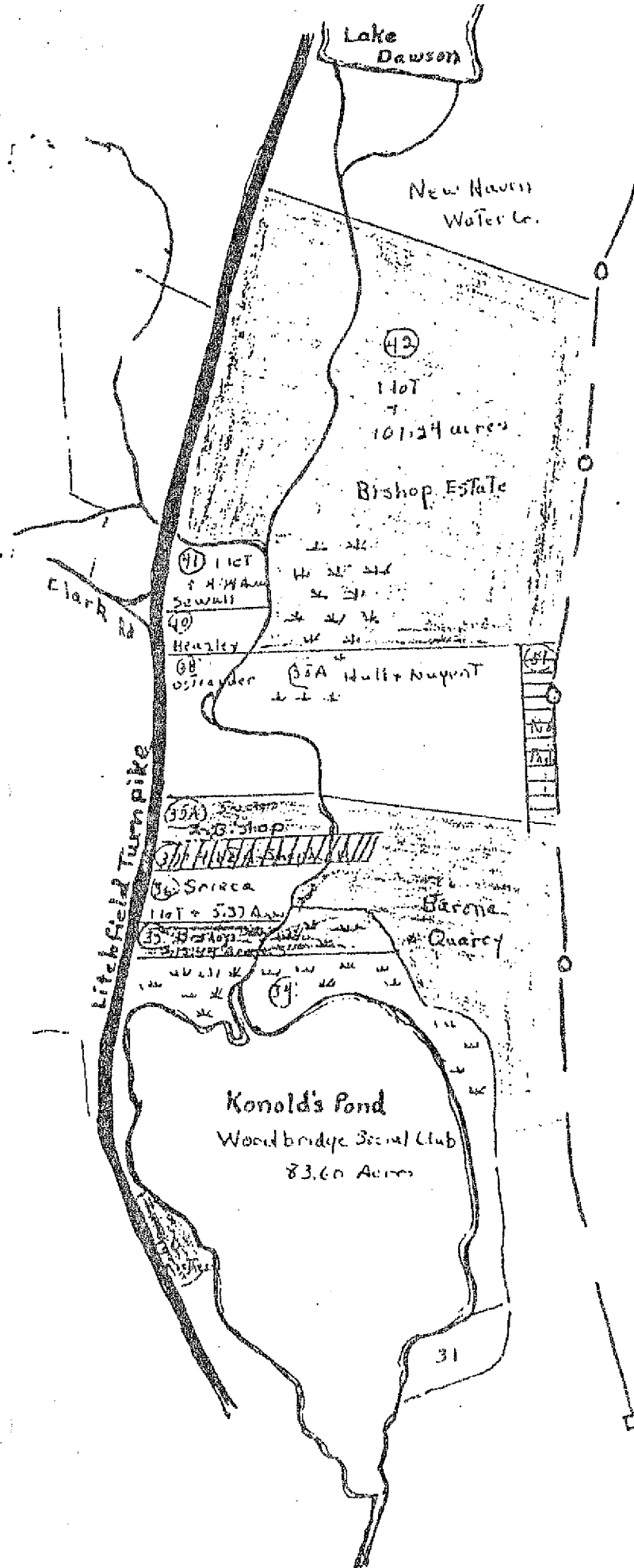
References

1. Burt, Michael. The Woodbridge Historic Trail. Boy Scout project Woodbridge, Connecticut, 1976-1977.
2. Connecticut Forest and Park Association, Inc. Connecticut Walk Book. Publication No. 36-0. East Hartford, Connecticut, 1978.
3. Connecticut, State of, Department of Environmental Protection. Comprehensive Outdoor Recreation Plan. Hartford, Connecticut, December, 1974.
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5. Connecticut, State of. General Statutes Revised to 1977. Vol. I: Sec. 7-131 and Vol. III: Sec. 12-107 (Public Act 490, 1963).
6. Cooper, Peter B. The Town's Potential Role in Acquiring Partial Interests and Rights in New Haven Water Company Land. Unpublished paper, September 4, 1974.
7. Kohlstaat, Thomas S., Kathryn S. Stockwell, and Mark J. Bagdon. An Ecological Evaluation of New Haven Water Company Land in Woodbridge, Connecticut. Report submitted to the Woodbridge Conservation Commission, July, 1974.
8. O'Hayre, Erin. 208 Water Quality Planning Program Map Overlay Guide. Memorandum from the Regional Planning Agency of South Central Connecticut. New Haven, Connecticut, 1978.
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11. USDA, Soil Conservation Service. Technical Guide for Soils. Employee manual for in-house use.
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13. Woodbridge, Town of, Bicentennial Commission. A History of Woodbridge. Woodbridge, Connecticut, 1976.
14. Woodbridge, Town of. Inland Wetlands and Water Courses Regulations. Established April 2, 1974. Filed with Town Clerk April 4, 1974.
15. Woodbridge, Town of, Conservation Commission. Open Space for Woodbridge. Woodbridge, Connecticut, April, 1965.
16. Woodbridge, Town of, Plan and Zoning Commission. Review of Plan of Development. Woodbridge, Connecticut, 1974.
17. Woodbridge, Town of, Plan and Zoning Commission. Subdivision Regulations. Effective date of most recent amendment: March 16, 1977.
18. Woodbridge, Town of, Plan and Zoning Commission. Zoning Regulations. Effective date of most recent amendment: May 10, 1977.

Appendix A: . Acquired Areas Recommended
for Preservation in the 1965 Open Space Plan



I

Konold's pond Litchfield Turnpike

Multiple purpose use

Recreation

Wild Life Sanctuary

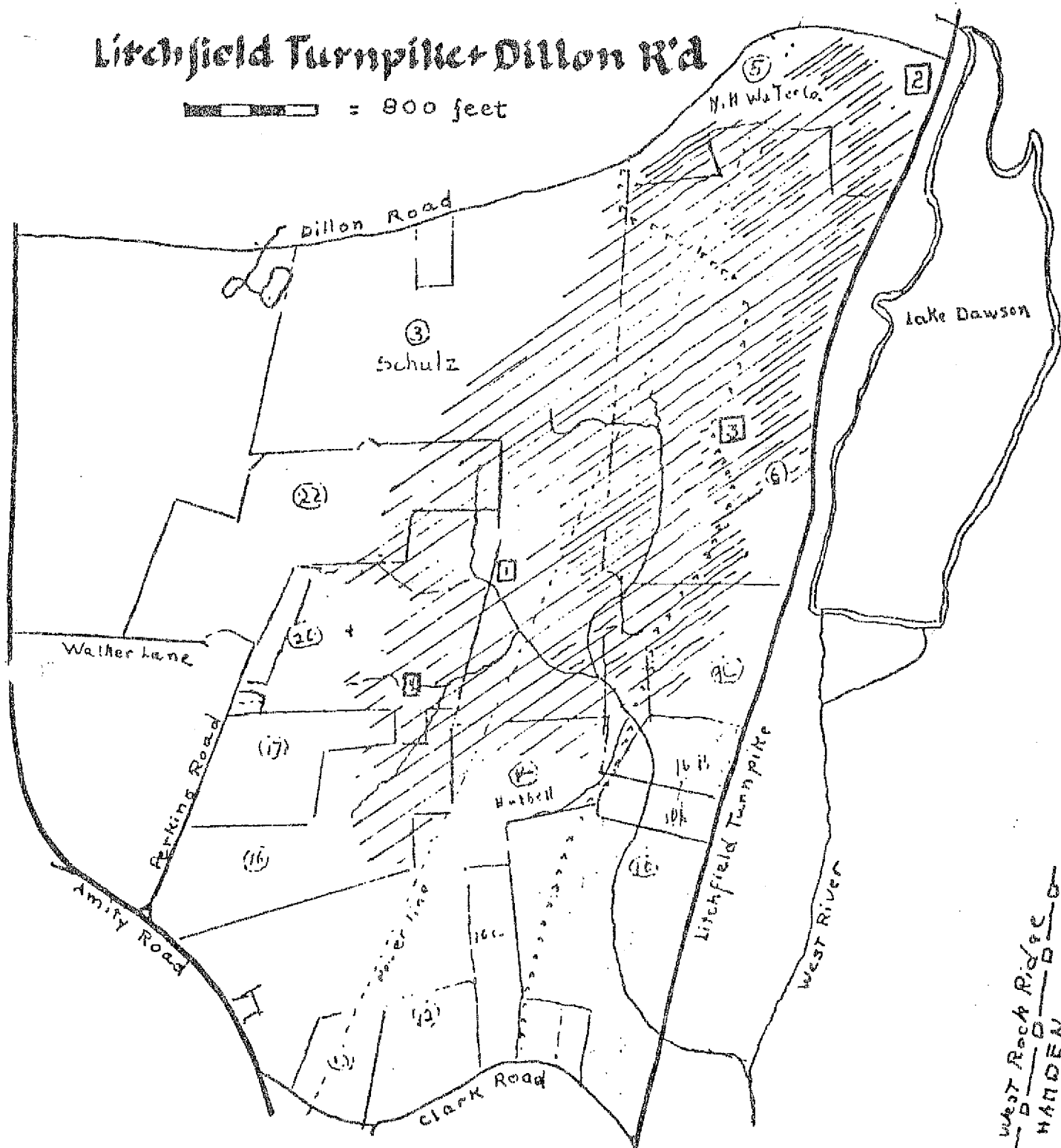
Flood Control

1 inch = 800 feet

-  Town Property
Bishop Estate East
-  Conservation Trust
Property
-  State Property
West Rock, State Rock
-  City of New Haven
Property
West Rock

Litchfield Turnpike + Dillon Rd

1 inch = 800 feet



Area desirable for conservation

Blue Arrow Trail

Steep slopes and views

Boy Scout Camp

Town Property - Bishop Estate West

Old Cement Kiln

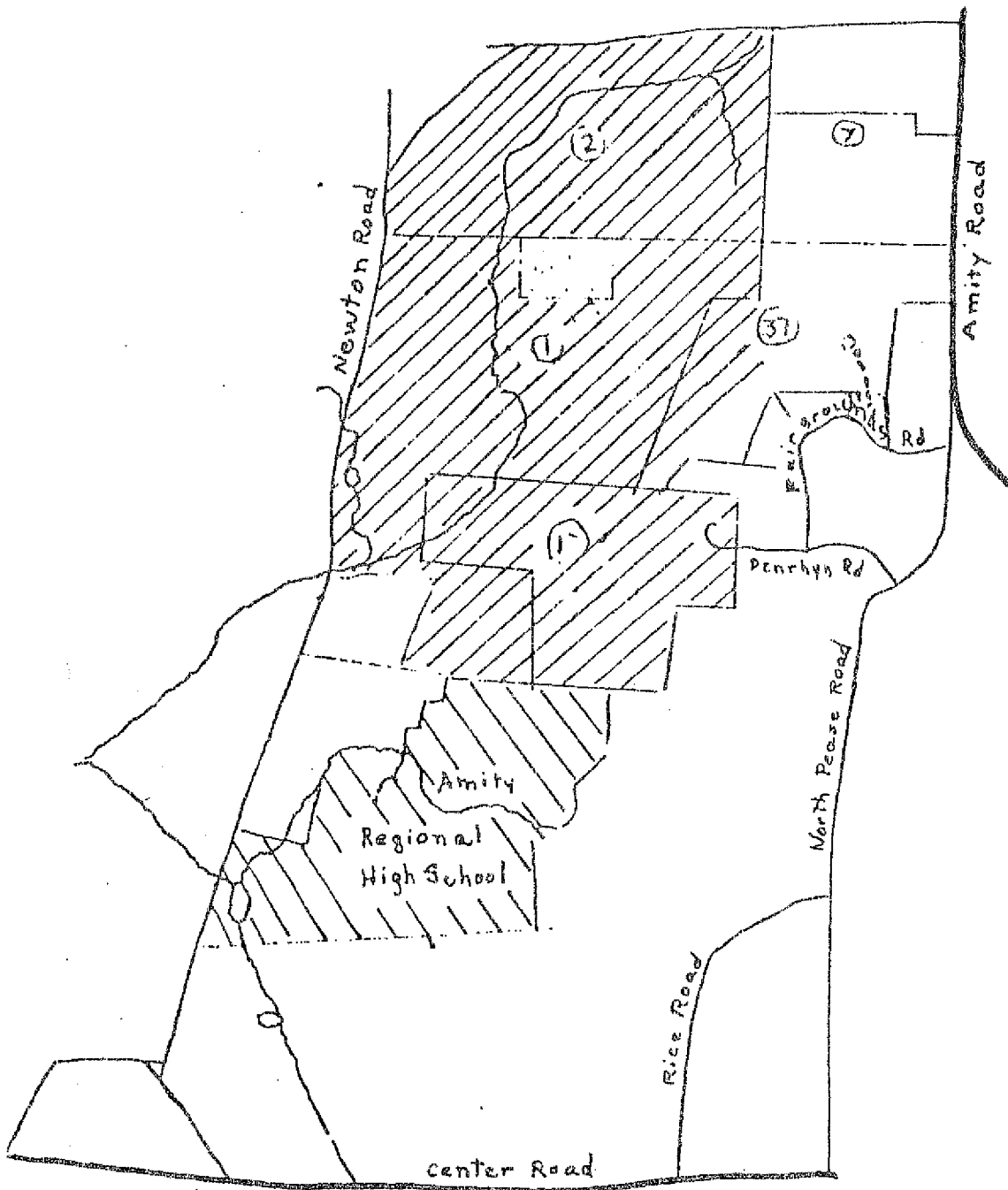
Old Cement Quarry

Quartz Schist

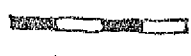
West Rock Ridge
HARDEN

III

Burnt Swamp to Amity High School



 Desirable as undeveloped area

 : 800 feet

IV

Milford Meadows

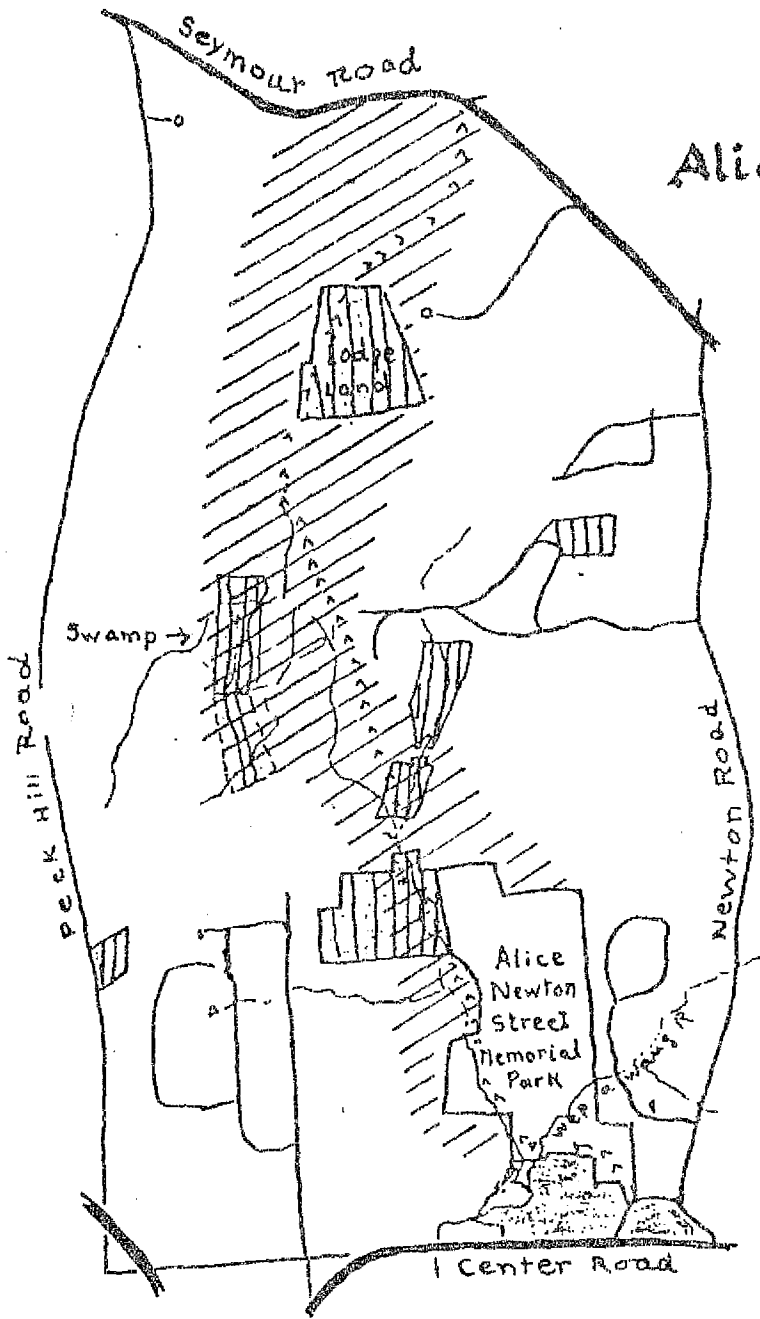
from

Alice Newton Street

Memorial Park

to

Seymour Road



2000 feet

<<< Naugatuck Trail

Town Property

Conservation Trust Property

V

Meiss property Rimmon and Ford Roads

Approximately eleven
acres available

East

Peck
Mill Rd

North

Ford Road

⑤ Meiss

Apples

Beech
grove

Hickories

Ever
greens

Ever
greens

Gravel
Bed

Large
POT Hole

Oak
Tree

POT
Hole

Slope up

Field

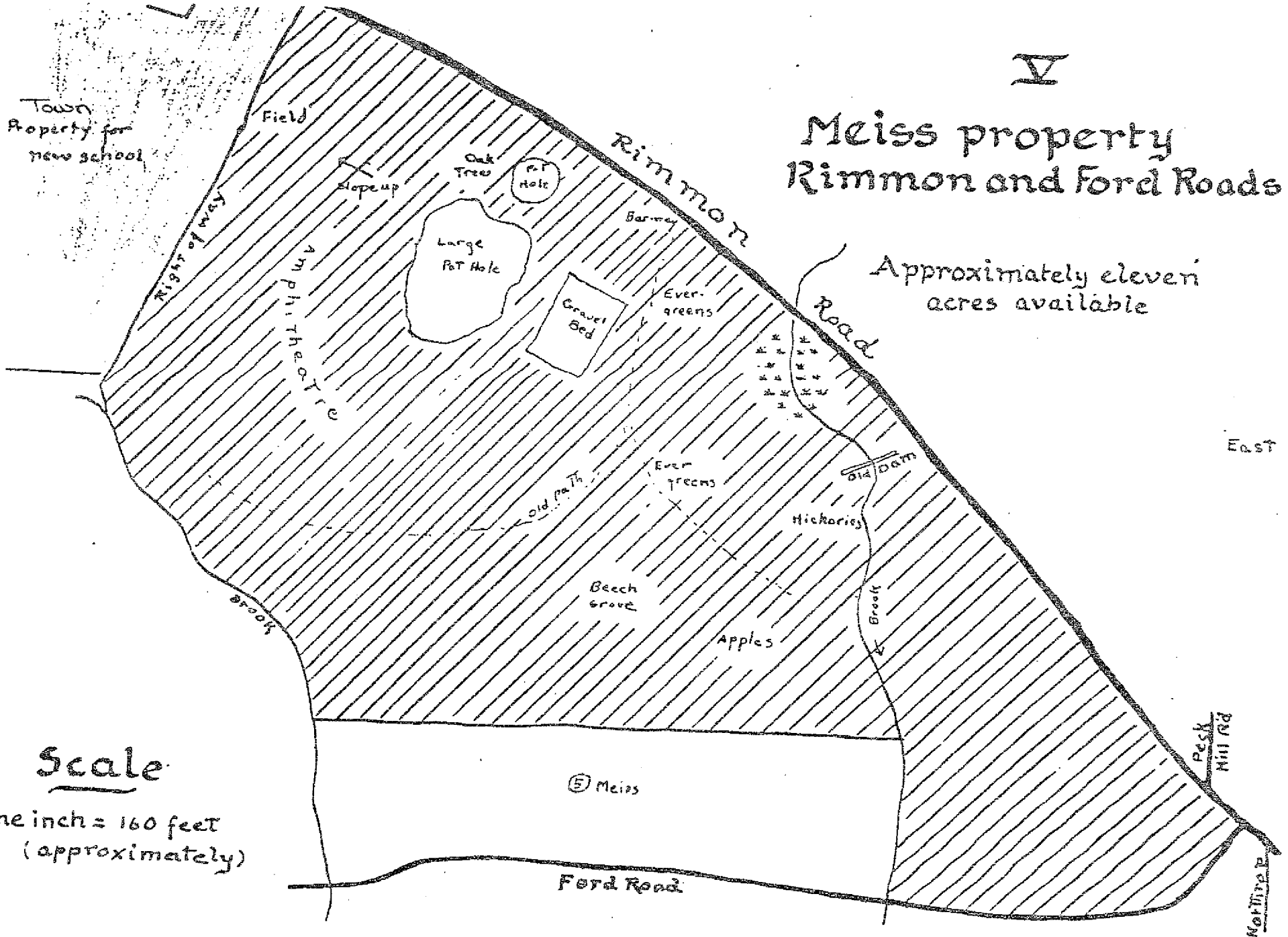
Amphitheatre

Right of way

Town
Property for
new school

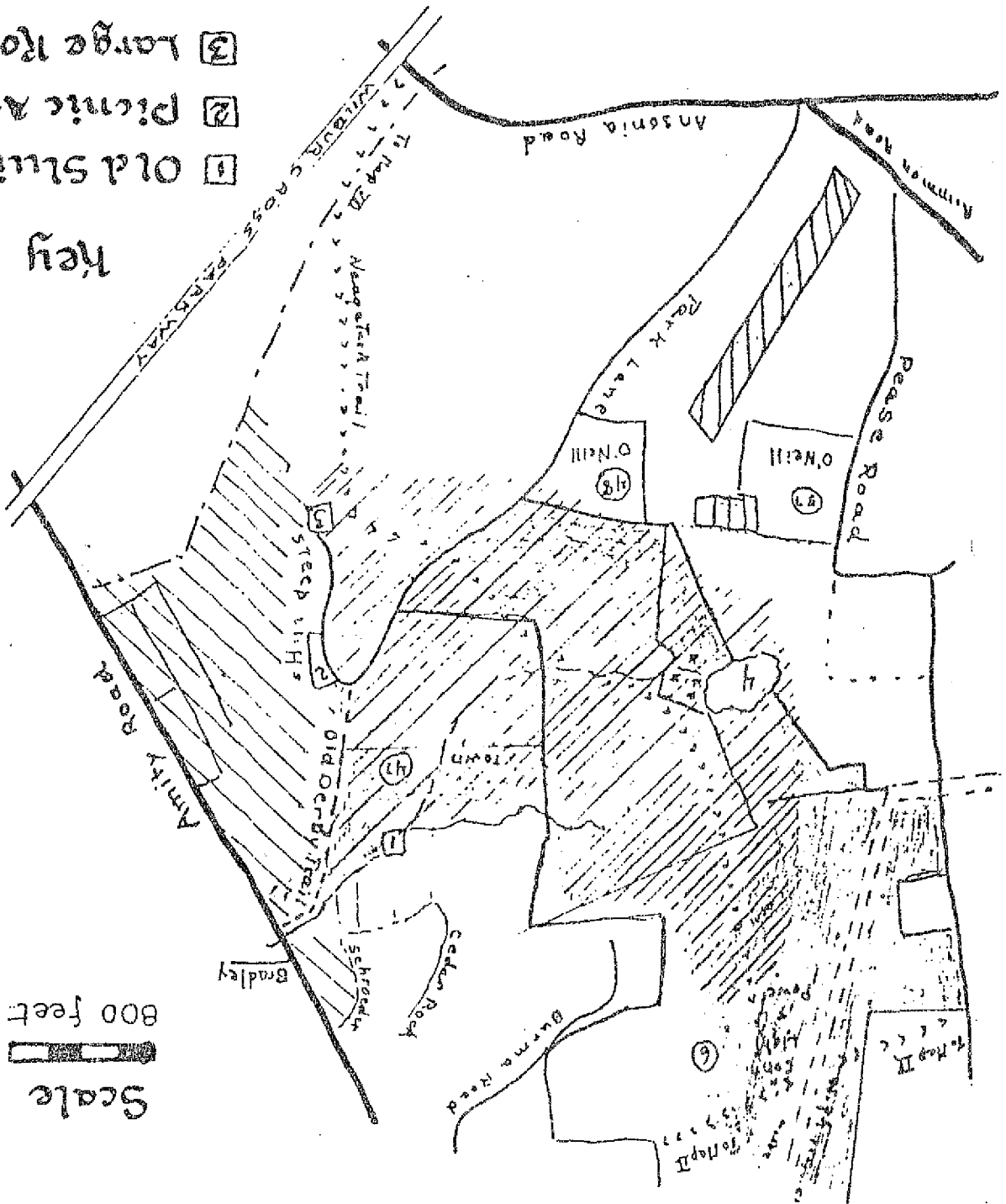
Scale

One inch = 160 feet
(approximately)



Old Derby Trail Area

VI



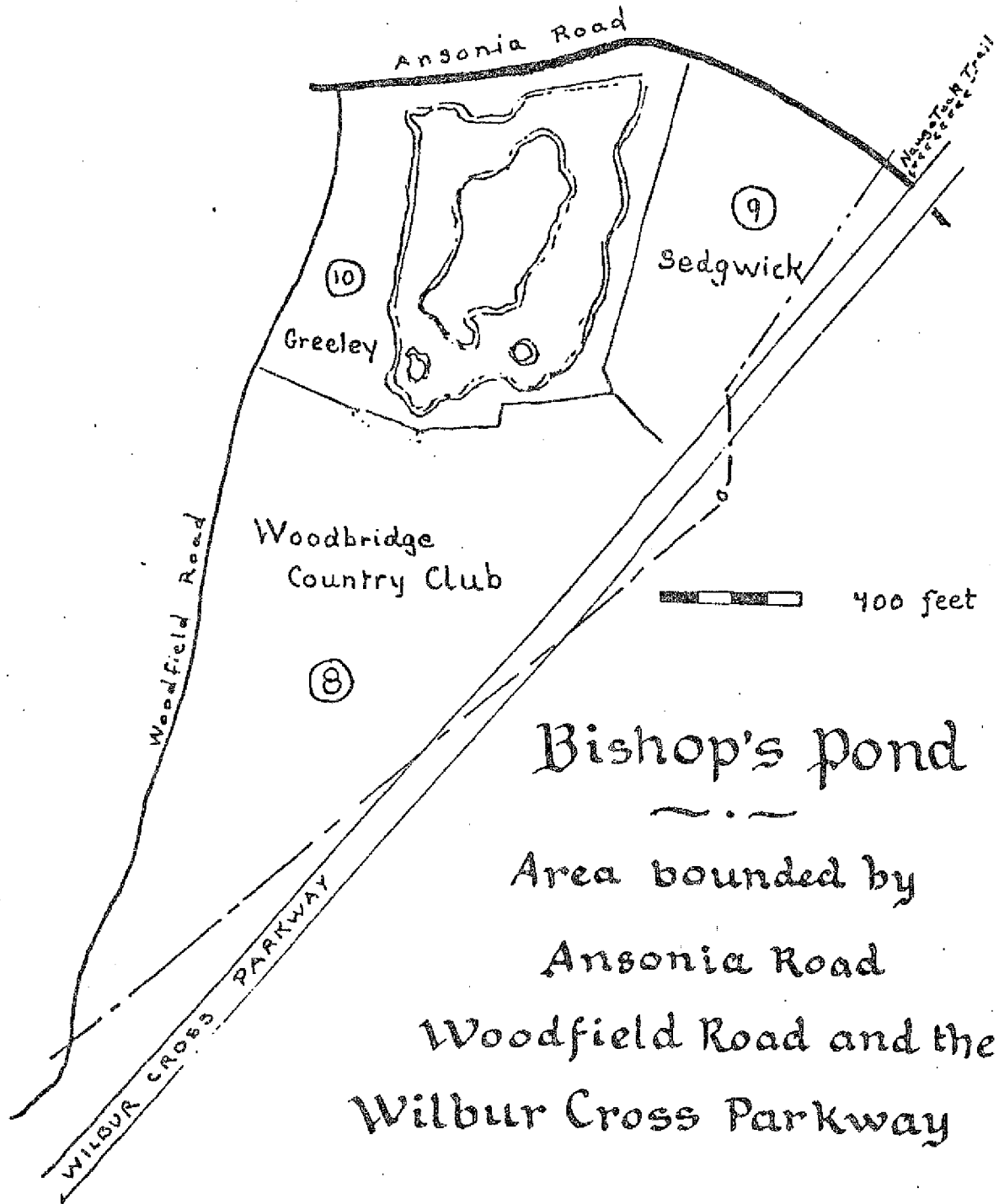
Scale
800 feet

- 1 Old Sluice
- 2 Picnic Area
- 3 Large Rock
- 4 Small Lake

General Business District
Land desired for Conservation

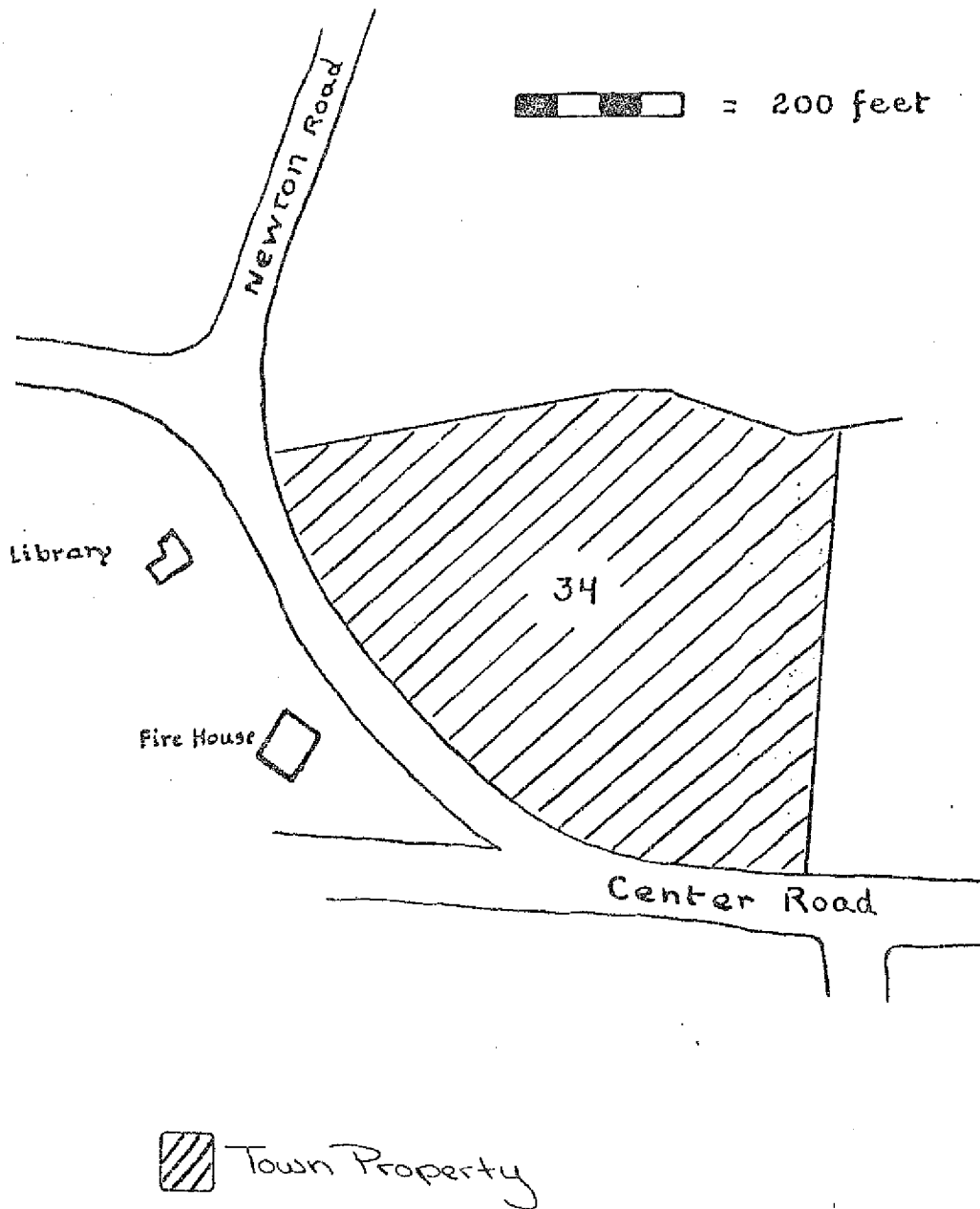
- United Illuminating Co. Property
- Town Property
- Conservation Trust Property

VII



VIII

Newton Road at Center



Appendix B: Major Open Space Parcels in Woodbridge

<u>Map#</u>	<u>Location</u>	<u>Ownership</u>	<u>Acreage</u>
	Landfill and open space area	Town	60.53
2	Fitzgerald Property	Town	130.00
3	Town Hall	Town	7.67
4	Old Derby Trail	Town	15.00
5	Meiss Property	Town	16.50
6	Hoffman Property	Town	5.90
7	Bishop Estate East	Town	116.50
8	Bishop Estate West	Town	32.71

Parks and Playgrounds

9	Alice Newton St. Memorial Park	Private	93.94 2.94
10	Center Field	Town	6.00
11	West River Field	Town	5.00
12	Rice Property 149 Center Street	Town	6.00
13	Sperry and Hickox Park	Town	5.88
14	West Rock Ridge State Park	State	
	Ridge		49.85
	1857 Litchfield		14.00
	1871 Litchfield		5.02
	Barrone Quarry		?
	Computaro Property		2.20
15	West Rock Park	City of New Haven	8.50 24.90

Conservation Trust Properties

6	Downey		4.51
7	Pond at 55 Peck Hill		1.19
8	Lodge Land		27.10

Conservation Trust Properties (continued)

<u>p #</u>	<u>Location</u>	<u>Ownership</u>	<u>Acreage</u>
19	Pond at 35 Indian Trail		3.06
20	Hogan and Cleft Rock Land		18.88
21	Haight Land		11.91
22	Shepherd Land		4.68
23	Forest Glen Drive		.30
24	Forest Trail		4.89
25	Lewis		2.00
26	McGuire Lot		1.50
27	Land South of Milford Meadows		?
Schools			
28	Former Center School	Town	3.16
29	Beecher School	Town	17.50
30	B'nai Jacob School	Private	22.66
31	Amity Regional High School	Regional	5.00
Churches			
32	First Congregational Church		2.50
33	The Church of the New Assumption		19.23
34	Trinity Evangelical Free Church		4.00
Assorted Others			
35	New Haven Water Company (all under P.A. 490)		
	1045 Johnson Road		79.0
	30 Sperry Road		117.7
	2010 Litchfield		23.0
	72 Dillon		3.4
	615 Amity		199.3
	Sperry and Morris		432.0

Assorted Others (continued)

<u>Map #</u>	<u>Location</u>	<u>Ownership</u>	<u>Acreage</u>
	New Haven Water Co. (continued)		
	1970 Litchfield		1.6
	2097 Litchfield		43.2
	5 Morris Road		18.5
	1955 Litchfield		577.3
36	Natural Preserve	Yale University	20.00
37	Golf Course (under 490)	Woodbridge Country Club	137.50
38	Golf Course (under 490)	Oak Lane Country Club	82.8
39	Golf Course Par 3 (under 490)	Oak Lane Country Club	88.3
40	Power Lines	Connecticut Light and Power	131.02
	72 Rimmon Road		1.5
	405 Amity Road		8.27
	45 Clark Road		7.00
41	United Illuminating Company		
	33 Krum		4.60
	44 Park Lane (under 490)		50.80
42	Ansonia-Derby Water Company (under 490)		281.0

Appendix C: Sample Open Space Questionnaires



HANOVER CONSERVATION COMMISSION

HANOVER, MASSACHUSETTS 02339

IMPORTANT! THIS SURVEY WILL BE PICKED UP BY A BOY SCOUT ABOUT ONE WEEK AFTER YOU RECEIVE IT. OR YOU MAY PLACE IT AT THE "BOOK DROP" AT THE CURTIS LIBRARY. THANK YOU!

Dear Resident: The Town of Hanover is preparing an Open Space and Recreation Plan under the auspices of the Hanover Conservation Commission with the cooperation of the Planning Board and the Recreation Committee in order to qualify for State and Federal Funding on future projects.

It is essential that you participate in this survey so that we may effectively determine the Town's needs and desires. We thank you for your time and welcome any suggestions you feel may be helpful.

1. In what area of the Town do you live?

2. What ages are your family members?

3. Is there Conservation Commission Land in your neighborhood?

If yes, what is its primary use?

- ☐ Water supply protection
- ☐ Open space protection
- ☐ Wildlife habitat
- ☐ Other:

b. Do you use this land?

4. Is there some land in your area or any where else in Town that you feel deserves protection? If so, list location and reason:

5. How do you think Conservation Land should be used?

- ☐ Kept in its natural state
- ☐ Nature trails & quiet recreation
- ☐ Parks and active recreation
- ☐ Farming and/or forestry
- ☐ Other:

6. Which of these outdoor activities would you like to see developed?

- ☐ Bicycle & horse trails
- ☐ Picnic areas
- ☐ Outdoor classrooms
- ☐ Fishing
- ☐ Town Forest
- ☐ Other:
- ☐ Golf
- ☐ Jogging areas
- ☐ Hunting
- ☐ Boating
- ☐ Hiking
- ☐ Town Swimming

7. List here any recreational facilities you would like to see added to the Town other than existing tennis courts, baseball fields, basketball courts and open playing fields:

Instructions for Questions 8 through 24:

If you agree with the statement, circle "A". If you disagree, circle "D".

8. In some cases, an individual's use of his land should be limited for the benefit of the whole Town. A D

9. Protection of the Town's water supply should be a prime function of zoning. A D

10. Zoning should be based on the Town's resources and their limitations. A D

11. The Town should permit only a limited number of new homes each year. A D

12. Hanover needs a youth center. A D

13. Keeping our "Rural" character is extremely important. A D

14. We should have Housing for the Elderly. A D

15. Hanover should have some apartments and/or condominiums. A D

16. Hanover should have Cluster Zoning. A D

17. Business should be confined to a specific area or areas. A D

18. All new streets should have sidewalks on one or both sides. A D

19. There is still plenty of room in Town for new subdivisions. A D

20. I feel that new development is destroying the Town's rural character. A D

21. I would vote for a slight tax increase to pay for regular bus service to the new Braintree "T" station. A D

22. The Town needs a full-time, qualified Town Manager. A D

23. The Planning Board and Conservation Commission should be encouraged to purchase conservation and/or recreational lands for the Town with State and Federal funding. A D

(Continued on other side)

OPEN SPACE SURVEY

Dear Resident,

The Town of Wingham is evaluating its Open Space and Recreation holdings under the auspices of the Conservation and Recreation Land Acquisition Study Committee in order to qualify for State and Federal funding in future projects.

It is essential that you participate in this survey so that we may effectively determine your needs and desires. Please complete the survey and add any suggestions that you feel will be of assistance.

PLEASE DO NOT ANSWER MORE THAN 1 SURVEY
(In all questions, please answer for yourself and/or others in your family.)

I. Background

STREET ADDRESS: _____

WHAT NEIGHBORHOOD DO YOU LIVE IN? _____

OF FAMILY MEMBERS: _____ EACH MEMBERS REC. PREFERENCES:

- a) _____ under 5 yrs. _____
b) _____ 5-12 yrs. _____
c) _____ 12-18 yrs. _____
d) _____ over 18 yrs. _____
e) _____ over 55 yrs. _____

AMOUNT OF LAND OWNED:

- a) Less than 1 acre _____ c) 3-10 acres _____
b) 1 to 3 acres _____ d) Over 10 acres _____

HOW OFTEN DO YOU SPEND YOUR TIME IN OUTDOOR ACTIVITIES?

Every day _____ Every weekend _____ Once a month _____
Occasionally during the year _____ Other _____

HOW DO YOU SPEND THIS TIME?

Nature walks _____ Hiking _____ Camping _____ Golf _____
Bicycling _____ Boating _____ Fishing _____ Tennis _____
Hunting _____ Bird Watching _____ Picnicking _____
Snow-mobiling _____ Other _____

DO YOU DO THESE AS A GROUP OR INDIVIDUALLY?

(Check any that apply)

Family Unit _____ School _____
Mother/Children _____ Scouts _____
Father/Children _____ Camps _____
Age Group _____ Other _____
Church _____ Individual _____
Club _____

II. Conservation

IS THERE CONSERVATION LAND IN YOUR NEIGHBORHOOD? YES _____ NO _____

WHAT IS ITS PRIMARY FUNCTION?

Water supply protection _____ Wildlife habitat _____
Rare ecosystem protection _____ Protection of open space _____
Other _____

IS IT READILY ACCESSIBLE? YES _____ NO _____

DO YOU USE THE LAND? YES _____ NO _____ BECAUSE _____

HOW OFTEN DO YOU USE IT?

Once a day _____ Once a week _____ Once a month _____
Occasionally _____ Never _____

HOW DO YOU WANT IT MAINTAINED?

Natural growth only _____ Landscaped _____

Selective cutting _____ Other _____

IS THERE A PARTICULAR PIECE OF LAND IN YOUR NEIGHBORHOOD
OR IN ANOTHER PART OF TOWN THAT DESERVES PROTECTION?

Location/Reasons _____

ARE THERE ANY CONSERVATION LANDS WITH POTENTIAL USES NOT
CURRENTLY REALIZED? _____

III. Recreation

IS THERE RECREATION LAND IN YOUR NEIGHBORHOOD? YES _____ NO _____

IS IT READILY ACCESSIBLE? YES _____ NO _____ (BECAUSE) _____

WHAT FACILITIES ARE NOW AVAILABLE?

Tennis courts _____ Baseball fields _____

Basketball Courts _____ Open playing fields _____

Other _____

HOW OFTEN DO YOU USE THEM?

Daily _____ Weekly _____ Monthly _____ Never _____

ARE THE FACILITIES ADEQUATE? YES _____ NO _____

WHAT FACILITIES AND/OR PROGRAMS WOULD YOU LIKE TO SEE ADDED?

IS MAINTENANCE A PROBLEM? YES _____ NO _____

IF YES, IN WHAT FORM? _____

SOLUTIONS: _____

DO YOU USE RECREATION LANDS OUTSIDE YOUR NEIGHBORHOOD?

YES _____ NO _____ FOR WHAT ACTIVITIES _____

HOW FAR AWAY ARE THEY? _____ IN/OUT OF TOWN? _____

IV. General Questions

DO YOU VISIT CONSERVATION/RECREATION LANDS THAT ARE NOT
TOWN OWNED? YES _____ NO _____

WHAT SPECIAL ASPECTS DO THEY OFFER? _____

IS WAMPATUCK STATE PARK ONE OF THEM? YES _____ NO _____

ARE YOU A MEMBER OF A PRIVATE CLUB OR ORGANIZATION WHICH
OFFERS RECREATIONAL FACILITIES? YES _____ NO _____

WHAT FACILITIES DOES IT OFFER NOT AVAILABLE ON TOWN OWNED
LANDS?

Golf course _____ Yacht facilities _____

Other _____

DO YOU HAVE ANY SPECIAL NEEDS WHICH PRESENT FACILITIES

DO NOT TAKE INTO ACCOUNT? _____

WHO DO YOU THINK SHOULD BE RESPONSIBLE FOR MAINTENANCE OF
CONSERVATION/RECREATION LANDS?

Conservation Commission _____ Recreation Commission _____

Private contracted groups _____ Volunteer groups _____

Other _____

REMARKS:

IF YOU CAN NOT RETURN IMMEDIATELY,
PLEASE RETURN TO THE CONSERVATION COMMISSION OFFICE IN TOWN HALL,
OR TO THE LIBRARY, AS SOON AS POSSIBLE. THANK YOU.

Appendix D: List of Landowners Qualifying for
Public Act 490 Tax Abatement in Woodbridge

NER	RECORD	PROP	LOCATION	ACQ DEED	ACREAGE
338	Kelsey, George & Helen	334	Rimmon Rd	v65 p450-6/1/59	29.96
582	Kleeman, James A. & Joan S.	181	Seymour Rd	v98 p411-5/25/72	5.48
620	Knowlton, George H.	Baldwin Rd East	v40 p190-4/8/35	4.6	
746	Kozak, Peter	154	Ford Road	v61 p438-7/11/57	10.42
914	Kusterer, Grace V.	46	Old Barnabas	v62 p274-10/14/57	3.50
350	Lawrence, Roberta		Walker Lane	v46 p295-2/5/46	24.4
770	Lewars, Ken B & Marian H	193	Scymour Road	v89 p51-8/5/68	1.5
850	L'Hommedieu, Alice B.	181	Rimmon Rd	v70 p29-4/21/61	3.5
100	Lockyer, Cliff & Dorothy M	14	Apple Tree La	v50 p209-8/22/49	3.2
330	Luberg, Arthur	291	Rimmon Rd	v102 p200-7/10/73	4.5
600	Luther, Michael	128	Northrop Rd	v73 p560-1/25/63	4.4
590	Massaro, John B. etal	41	Ford Rd	v43 p181-4/16/59	71.5
640	Mastromarino, Anthony & Rose	5	S Bradley Rd	v46 p277-9/2/42	13.5
410	Marlow, Robert etal	Round Hill Rd	v103 p56-8/23/73	98.0	
830	McAvinney, W. Leo etal	1163	Racebrook Rd	v90 p397-1/23/69	76.9
980	McKiernan, Sarah S.	1952	Litchfield	v32 p468-3/14/24	6.2
130	Meiss, Jean H.	180	Ford Rd	v42 p321-2/11/37	31.7
020	Nangle, Katharine R.	17	Perkins Rd	v50 p521-7/10/50	8.6
130	New Haven Water Co.	1045	Johnson Rd	v94 p685-1/21/71	79.0
140	New Haven Water Co.	30	Sperry Road	v76 p23-1/16/64	117.7
		2010	Litchfield		23.0
		72	Dillon Road		3.4
		615	Amity Road		199.3
150	New Haven Water Co.	Sperry & Morris	v76 p63-1/28/64	432.0	
160	New Haven Water Co.	1970	Litchfield	v76 p23-1/16/64	1.6
		2097	Litchfield		43.2
		5	Morris Rd		18.5
170	New Haven Water Co.	1955	Litchfield		577.3
190	Newman, Richard & Lottie M.	1172	Racebrook	v72 p22-4/9/64	20.2
355	Nugent, Arthur J.	1875	Litchfield	v77 p287-8/27/64	28.2
510	Oaklane Cty Club	1072	Racebrook Rd	v73 p511-1/10/63	82.8
300	Peck, James B.	1141	Racebrook	v43 p71-10/5/43	11.0
340	Peck, Stuart etal	47	Newton Rd	v84 p443-1/18/67	4.5
420	Pepe, Sabata Maria Fonte	275	Old Amity Rd	v85 p364-5/15/67	5.0 *
510	Perrotti, Antonio etal	1760	Litchfield	v87 p231-12/11/67	8.7 *
650	Perrotti, Frank etal	1710	Litchfield	v94 p313-10/21/70	6.0 *
660	Perrotti, Frank etal	1722	Litchfield	v94 p313-10/21/70	5.0 *
710	Perrotti, Katherine etal	110	Bradley Rd	v93 p312-6/2/70	3.2 *
680	Perrotti, Giovanni	225	Amity Rd	v87 p232-12/11/67	5.7 *
940	Pierson, Leonard	650	Amity Road	v41 p484-5/1/34	4.2
445	Putnam, Ruth & Baldwin Theo	27	Overhill Rd	v109 p204-11/18/75	8.0
450	Putnam, Ruth	21	Milan Road	v61 p123-4/23/51	4.2
207	Relihan, Thomas & Dorothy	928	Baldwin Rd	v91 p225-6/3/69	5.1
196	Reiss, Albert J. Jr & Emma H.	45	Center Rd	v160 p556-2/5/73	5.1
450	Robinson, Franklin & Gloria	272	Rimmon Rd	v54 p221-9/24/53	2.7
702	Rowland, Don & Louise B.	177	Newton Rd	v77 p555-10/13/64	4.0
837	Russell, Estelle L.U.	236	Newton Rd	v43 p501-8/27/62	41.0
		368	Newton Rd		4.5
927	Ryker, Don W. & Ruth T.	45	Hunting Hill	v63 p410-6/11/58	2.7
130	Samuelson, Lilli	245	Newton Rd	v68 p413-8/2/60	4.5
320	Savino, Louise	128	Ford Rd	v97 p173-11/12/71	4.3
380	Scavone, Angelina & Chas C.	883	Baldwin Rd	v87 p394-1/29/68	3.5
580	Scholz, William	1160	Racebrook	v40 p182-11/30/74	2.1
220	Shepherd, Edythe H.		Litchfield Tpke	v43 p215-10/23/51	5.8
230	Shepherd, Edythe & Fred Jr.		Litchfield Tpke	v85 p59-3/22/67	77.0 *
160	Silverstein, Alicia	44	Dillon Road	v94 p226-9/30/70	4.5
340	Sirowich, Helen K.	11	Ford Road	v82 p305-5/6/66	19.7 *
790	Smith, Woodruff, R. Est	116	Northrop Rd	v67 p172-12/14/59	17.1
110	Spielvogel, Sam & Rosalind	1899	Litchfield	v86 p329-8/31/67	5.0
266	Todd, Chrystal H. & Eliza	164	Newton Road	v43 p242-7/21/53	33.0 *
40	United Illuminating Co.	44	Park Lane	v84 p282-12/1/66	50.84
50	Velleca, Samuel A Jr. & Janet	84	Beecher Rd	v76 p560-6/29/64	13.5
88	Vlock, Jay I & Laurel	101	Ansonia Rd	v109 p390-1/5/76	1.6
				v109 p242-1/8/76	2.05

- 3 -

OWNER OF RECORD	PROP LOCATION	ACQ DEED	ACREAGE
7760 Vernon, Chas I & Katherine	Amity Road	v102 p438-7/24/73	3.0
8072 Wallace, Estate of Helen	172 Peck Hill Rd	v40 p579-3/2/44	24.3
8088 Wallace, Estate of Helen	211 Peck Hill Rd	v40 p579-3/2/44	271.8
8104 Wallace, Estate of Helen	230 Peck Hill Rd		66.5
8312 Weir, James & Margery B.	27 Brook Road	v92 p99-9/30/69	2.5
8408 Wentworth, David K & Evalene	1215 Racebrook Rd	v92 p377-12/15/69	9.7
8448 White, Isadore Est & Eva O	9 Tallwood Rd	v57 p422-11/7/55	4.0
8728 Winters, H. David & Jean B.	124 Center Rd	v80 p177-8/15/65	2.9
8760 Wolff, Emanuel C. & Eliz	10 Sperry Rd	v88 p527-7/1/68	2.7
8824 Woodbridge Cty Club Inc	50 Woodfield Rd	v87 p3-10/25/67	137.5
8281 Yucker, Robert	20 Robin Rd	v66 p138-7/20/59	13.5
8240 Yucker, Anna	254 Seymour Rd	v89 p373-9/20/69	5.5
8630 Zeider, Irving & Sylvia	118 Newton Rd	v96 p245-3/4/55	25.3

3994.74

New on 1977 Grand List

compiling the list above, I have included those who have applied for classification is year and previous years. The list above does not show an expiration of liability but in all cases it would be 10 years from acquisition date under present law.

hereby certify the above list to be accurate as far as I can determine at this time.

Received for record Dec. 2, 1977
at 10h 45m a.m. and recorded by:

Polly P. Schuf
Ass't Town Clerk

Richard S. Pyszowski
Richard S. Pyszowski
Assessor
TOWN OF WOODBRIDGE

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L
JAN 1978

Joan Cress

CERTIFICATION UNDER SECTION 6-PA #152

-1977 local

TO: TOWN CLERK - TOWN OF WOODBRIDGE

OCTOBER 1, 1977

In accordance with certificate under Section 6-PA #152 the following updated list is submitted for the Grand List of 1977. I trust it may be of assistance in determining when and whether transfer taxes are payable. Acquisition dates and deed references are shown, as it seems to me these would be the determining factor under Act #152 rather than the date of classification. If original classification dates become necessary they can be found for farm and forest applications in the 1971 file of such applications in my office.

410	Alexiades, Alexander & Mary J.	14 Seymour Rd	v96	p117-6/25/71	12.1
740	Ansonia Derby Water Co	357 Rimmon Rd	v46	p369-5/28/43	281.0
1280	Baldwin C. (Oaklane Cty Club)	Racebrook Road	v73	p505-1/10/63	88.3
1290	Baldwin, Clarence etal	1020 Racebrook Rd	v10	p289-12/14/72	53.0
1320	Baldwin, Malcolm W.	1015 Racebrook Rd	v76	p181-2/26/64	7.1
1340	Bamber, Frederick B. & Jean E	18 Perkins Rd	v86	p393-9/11/67	2.1
1530	Bassett, Vivienne E.	821 Fountain St	v80	p531-10/20/65	3.35
2380	Blakeslee, Martha G.	514 Amity Rd	v51	p413-9/5/51	9.5
2490	Blum, Mary K. & Fred Jr.	234 Seymour Rd	v43	p128-4/22/46	10.0
3070	Brown, Henry S. & Hilda T.	1834 Litchfield Tpw	v54	p11-7/1/53	3.5
3392	Bussmann, Anne Marie	493 Amity Rd	v101	p442-5/7/73	6.5
550	Cahow, E. Elton & Joy C.	194 Rimmon Rd	v88	p351-6/5/68	2.5
4560	Calabresi, Guido	639 Amity Rd	v43	p494-5/9/62	23.0
5290	Chatfield, Elizabeth J.	34 N Pease Rd	v81	p310-12/30/65	1.39
5535	Clark, Gordon H.	100 Newton Rd	v58	p377-4/24/56	36.0
5610	Clark, Theodore R.	993 Racebrook Rd	v40	p315-2/18/38	16.0
5690	Cliffton, Eugene E. & Genia N.	578 Amity Rd	v50	p190-8/4/49	8.25
5840	Colberg, Virginia	15 Hickory Rd	v101	p412-5/2/73	3.3
5850	Colby, Mary T.	232 Newton Rd	v44	p103-12/6/38	10.75
5960	Connor, Gervasi J. & Marian	140 Rimmon Rd	v53	p18-10/16/52	6.0
6010	Cooper, James Wayne	21 Clark Rd	v41	p268-8/20/32	8.4
6170	Costello, David H.	25 Center Rd	v49	p4-1/8/47	3.32
7460	Davis, Joseph & Sarah	248 Ansonia Rd	v56	p449-5/19/55	32.0
7700	DeGennaro, Salvatore etal	245 Amity Road	v43	p519-5/10/63	7.1
7820	DeLucia, Salvatore	291 Amity Rd	v50	p389-3/14/50	4.12
7740	DeGaudio, Dorothy	18 Rimmon Rd	v90	p225-12/30/68	4.5
7743	DeLizio, John Jr.	69 Acorn Hill Rd	v112	p604-8/12/77	7.5
8050	Deutsch, Barbara W.	18 Pleasant Hl	v94	p103-9/2/70	4.85
8210	DiGennaro, Anna etal	75 Beecher Rd	v62	p398-11/20/51	36.0
8450	Doob, Leonard W.	6 Clark Rd	v47	p218-9/18/45	4.5
8420	Donaldson, Christine H.	11 Clark Rd	v87	p125-11/27/67	2.5
8580	Duff, Raymond S. & G. Joyce	259 Newton Rd	v76	p1-1/7/64	2.0
9142	Elston, Dorothea K.	16 Cleft Rock	v55	p235-7/6/54	6.19
9387	Farrel, Franklin III	149 Northrop Rd	v50	p136-6/21/49	12.5
9912	Frechette, Eugene J. Jr	17 Brook Rd	v63	p495-6/30/58	16.5
9570	Giordano, Frank J.	115 Newton Rd	v47	p445-7/24/46	2.25
1020	Gordon, Robert C. & Arden C.	999 Racebrook Rd	v82	p134-4/4/66	1.38
11130	Grauer, Elizabeth A.	62 Forest Glen	v110	p336-7/20/76	1.54
12120	Haight, Gordon S. & Mary N	145 Peck Hill Rd	v40	p527-12/17/42	105.0
12670	Hiscock, Emily Dickinson	67 Newton Rd	v58	p377-4/24/56	54.75
12850	Hitchcock, Robert F.	901 Newton Rd	v50	p537-7/18/50	11.5
12860	Hitchcock, Wm & Helen K.	48 Center Rd	v43	p570-9/2/64	4.91
12955	Holman, Robert R. & Sandra J.	215 Seymour Rd	v103	p193-9/6/73	5.8
13150	Hubbell, Herb & Katherine M.	400 Amity Rd	v49	p23-3/1/47	22.0
13170	Hubbell, Herbert etal	424 Amity Rd	v43	p529-8/26/63	41.5
14330	Ives, Milton B. & Cornelia H.	1 Perkins Rd	v57	p95-7/20/55	25.0
14520	Jacobs, Max D. & Ruth K.	34 Rimmon Rd	v50	p493-6/12/50	3.5
14750	Johnson, Kathleen Yvonne	46 Acorn Hill	v63	p321-5/15/58	7.64

* Forwarded