

# Property Use Designations & Protection Types

A standard list of Property Use Designations & Protection Types



*To be Approved by the Woodbridge Conservation Commission*

## Purpose & Origin of Property Use Designations & Protection Types

Property Use Designations and related Protection Types are a classification system that is intended to be used by town entities across the Town of Woodbridge in the classification of Open Space, whether town owned or not; property in consideration of acquisition/preservation by the Town or other town entities; or property, whether Open Space or not, whose future consideration of acquisition/preservation would fulfill a Plan of Conservation and Development goal.

This classification system has been developed by the Woodbridge Conservation Commission (CC) in concert with its mission to “recommend to the Board of Selectmen the preservation, development, and conservation of natural resources ... within the Town of Woodbridge”. More immediately it has been developed to fulfill an action designated for the Conservation Commission in the 2018 Plan of Conservation and Development (POCD) and in fulfillment of one of the CC’s 2021 Goals.

Additionally, this classification system was reviewed by the Publicly Owned Property Commission, the Woodbridge Land Trust (WLT), and other individuals within the Town of Woodbridge.

Well understood Open Space Designations & Protection Types can facilitate clear, meaningful conversations as to how a property is intended to be used, how it is currently being used, and how it might be used in the future - and whether current use is protected. This document defines the *Property Use Designations* and *Property Protection Types* that will be used across Woodbridge’s entities and with the public to facilitate property use discussions.

The use of open space can change over time. Or, the use may be fixed by legal restrictions or protections. Therefore, a list of *Protection Types* is defined and is expected to be used in concert with the Use Designations. (It is recognized that the specifics of the restrictions or protection can vary. It is expected that those specifics will be detailed, as necessary, for each property within the documents in which the Protection Type classifications are used.)

It is also understood that one property may have multiple Space Use Designations, and that there is a time context to the designations - there may be a current use and a future/planning use. The multiplicity of uses and the time dimension will need to be accommodated in the tools in which these classifications are used.

This list is not meant to be a comprehensive list for all possible property uses and protections, but rather is designed to be specific to Woodbridge’s current usages and current need of such a classification as understood by the parties who contributed to it. It aims to incorporate broad categories of usage - Passive Recreation - rather than specific or specialized activities - Community Gardens. It is expected that the listing will change as additional property uses & protections become important.

## Applications of Property Use Designations & Protection Types

Once adopted, the Conservation Commission anticipates that the Use Designations & Protection Types will be used for the following purposes:

- As a common language to provide information to town officials, town entities, and to the public
- In the Conservation Commission's Property Evaluation Tool, being developed in response to a POCD action, and to be used both to make recommendation to the BOS and to facilitate parcel acquisition priorities
- In the Town's Open Space Plan and In the Town's upcoming POCD
- By other town entities, especially CUPOP and land protection organizations within town and as applicable to their work
- To identify gaps in protection for key land parcels

The Open Space Use Designation & Protection Types are intended to be used for planning and discussion purposes; they will be applied with due diligence in a manner which is consistent with known facts about a property. However, their existence in a planning document is not a substitute for the underlying legal property documents, nor do they represent a commitment, legal nor otherwise, by the Town of Woodbridge or other entities mentioned herein to the current or future property use represented in their application. All properties remain subject to the ordinances, regulations, zoning, and actions of duly authorized Boards and commissions and to the underlying property documents. This notice shall be included in all documents which employ these designations.

# Listing of Property Use Designations & Protection Types

## Property Use Designations

AHU - Affordable Housing Use  
ALU - Agriculture Land Use  
ARU - Active Recreation Use  
CTU - Communication Tower Use  
EHU - Ecological/Biological Habitat Use  
HSU - Historic Site Use  
MFU - Multi Family Use  
NDU - Not Defined Use  
NPU - None Permitted Use  
PDU - Private Development Use  
PRU - Passive Recreation Use  
PHU - Public Health Use  
SAU - Scenic Aesthetics Use  
SEU - Sustainable Energy Use  
TDU - Town Development Use

## Property Protection Types

ECP - Electric Company Protection  
GAP - Grants-In-Aid Protection  
GCP - Grant of Conservation Protection  
GDP - Town Designation Protection  
LDP - Land Deed Protection  
LTP - Woodbridge Land Trust Protection  
OTP - Other Protection  
PAP - Public Act 63-490 Protection  
TOP - Town Ordinance Protection – **needs assessment if the town does, or can, do this?**  
WCP - Water Company Protection  
WPP - Woodbridge Park Association Protection

## Property Use Designation Descriptions

- AHU - Affordable Housing Use - Used for, or has the apparent characteristics that would make the property suitable for Affordable Housing or property that could be made suitable to Affordable Housing
- ALU - Agriculture Land Use - Property designated for any number of agricultural uses
- ARU - Active Recreation Use - Property designated for formal, outdoor recreational activities that typically require higher levels of alteration and maintenance of the land, or motorized activities. Structures to support recreational activities are not unexpected
- CTU - Communication Tower Use - Property which has the apparent characteristics that would make the property suitable for a communication tower
- EHU - Ecological/Biological Habitat Use - Property which contains important wildlife species/habitats, Inland Wetlands, water protection areas, or is buffer land for those areas
- HSU - Historic Site Use - Property contains complete or partial remnants of historic interest, or has historical significance to the town.
- MFU - Multi-Family Use - Used for, or has the apparent characteristics that make it suitable for multi-family housing - typically access to utility services - or could be made suitable for Multi-Family Housing
- NDU - No Defined Use - No designated use defined; typically expected for smaller, isolated parcels of land
- NPU - None Permitted Use - Raw Land which is protected as open space and restricted from even passive recreational use
- PDU - Private Development Use - Housing or Commercial Property
- PRU - Passive Recreation Use- Property designated for recreational activities that typically require lower levels of alteration to and maintenance of the land. Motorized activities are typically not allowed. Signage and primitive shelter structures are not unexpected
- PHU - Public Health Use- Property designated as important to public health or is buffer land to those areas
- SAU - Scenic Aesthetics Use - Property designated to remain unchanged as it is essential to the preservation of the natural systems and rural characteristics of the community
- SEU - Sustainable Energy Use - Property designated for Sustainable Energy equipment
- TFU - Town Function Use - Property used by the town in the conduct of its business.

## Property Protection Type Descriptions

- ECP - Electric Company Protection - Protection under Electric Company rights. May or may be subject to change
- GAP - Grants-In-Aid Protection - Protected under the terms of the states Grant-In-Aid or related program
- GCP - Grant of Conservation Easement Protection - This protection is granted for the contribution of a qualified real property interest to a qualified organization exclusively for conservation purposes. The conservation purpose must be protected in perpetuity. Typically, this would be recorded on the land deed as filed with the town clerk
- GDP - Government Designation Protection - Town or State protection. For town property, a designated use by a town agency or by Board of Selectmen approval, but not written into Town Ordinances, and therefore mutable. Protection of this type should be explained in the comments in any application of these protection codes. For state property, protection under any state regulations
- LDP - Land Deed Protection - Protection found within Land deeds as filed with the town clerk
- LTP - Woodbridge Land Trust Protection - Protection under the auspices and intentions of the Woodbridge Land Trust. Land held by the Woodbridge Land Trust may or may not be restricted for use or sale by the underlying gift or purchase instrument
- NEP - No Existing Protection - No legal or institutional protection known
- OTP - Other Protection - Protection not falling within this list and which should be explained in the comments in any application of these protection codes.
- PAP - Public Act 63-490 Protection - Connecticut's Public Act 63-490 provides protection for Farm Land, Forest Land, or Open Space upon application and approval
- TOP - Town Ordinance Protection - Protection under a town ordinance
- WPP - Woodbridge Park Association Protection - Protection under the auspices and intentions of the Woodbridge Park Association. Property held by the Woodbridge Park Association may or may not be restricted for use or sale by the underlying gift or purchase instrument
- WCP - Water Company Protection - Water company protection for land classified as Class I or II. By law, class I and II water company land is protected and preserved to safeguard the state's water resources. Current law severely restricts transactions involving class I and limits transactions for class II land. These are lands located closest to water supply sources and require a Department of Public Health (DPH) permit to transfer or change their use.