

The Woodbridge Greenway

v 2022 – 1.1

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Woodbridge Conservation Commission

Adopted November 17th, 2022

THE WOODBRIDGE GREENWAY

One of the ongoing goals of the Woodbridge Conservation Commission, as expressed in successive *Open Space Plans*, has been the assembling of parcels of the town's open space and public lands into connected greenways.

A greenway is intended to provide linkages between open lands in ways that link people with their open space, either through waterways or through existing, or new pathways. Some greenways cannot accommodate visitors, but allow the movement of wildlife and provide other ecological benefits.

A successful greenway is established through a partnership between land trusts, conservation groups, utilities, private land owners / organizations, municipal departments, and state agencies. We have had such an ongoing partnership in Woodbridge. The Conservation Commission has worked through the years with many agencies to develop a successful greenway.

Woodbridge's 12-mile Greenway was recognized by the state of Connecticut in 2002. It was initially described, section by section, in the 2000 Open Space Plan. This description narrated the location of the Woodbridge Greenway through the town's Open Space and identified land parcels that needed to be secured through conservation easements, development rights, or fee simple interest, in order to establish or maintain linkages between the parcels of Open Space. Securing and protecting parcels remains an ongoing endeavor of the Conservation Commission.

Additionally, the Woodbridge Greenway was depicted in a map entitled "Map of Woodbridge Open Spaces and Greenways prepared for the Woodbridge Conservation Commission and Woodbridge Land Trust by Ronald M. Hedberg, 1996," and updated April 1, 1999.

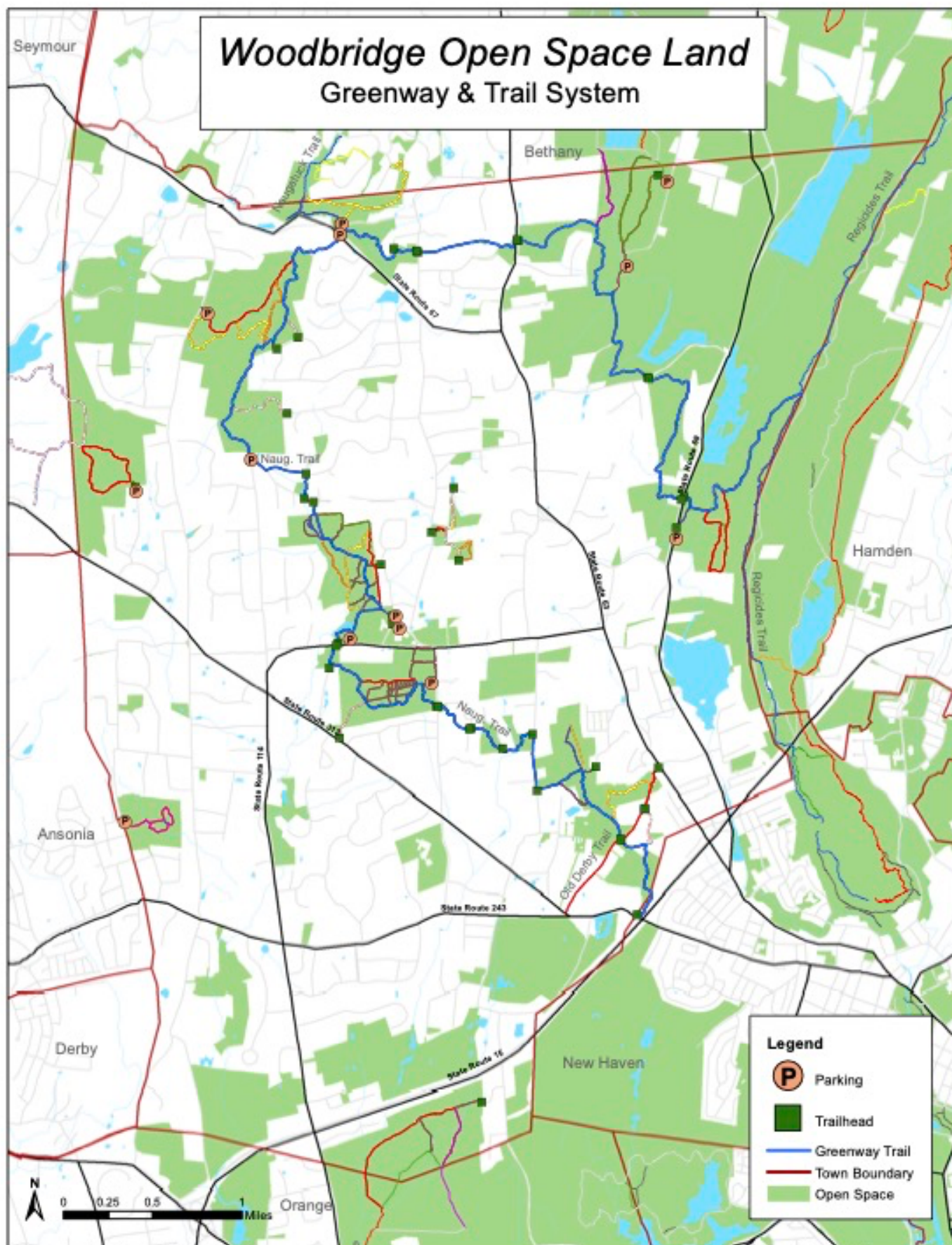
Woodbridge's Greenway is remarkable not only for its length and variety, but also because it serves as the central linkage in a regional greenway system connecting New Haven, Hamden, Bethany, Seymour, Ansonia, and Derby. Expanding connections to the open space of surrounding towns remains an objective of the Woodbridge Greenway plan.

Going forward, expansion of the Woodbridge Greenway will bring a greater ability to reach important places in town by walking or biking rather than by the use of motorized vehicle. The expansion proposed in this document has an eye towards reducing Woodbridge's overall environmental impact by preserving and connecting more open space and by increasing walkability. Its hoped increase use of these paths will become the Woodbridge Way.

The Greenway can also serve to link the townspeople to its past by providing easier access to the town's historic sites. Much of the Greenway follows the historic native American Naugatuck trail. Artifacts of Woodbridge's early history (mills, house foundations etc.) can also be found along the Greenway.

Expansion of the Greenway cannot happen without the support of the townspeople and close collaboration with landowners whose property our greenway crosses. The Woodbridge Conservation Commission will work diligently to achieve this collaboration.

As the Greenway expands, more access points will be created and a higher percentage of the town's residents will be able to easily enjoy these open spaces and reap their benefits. Stewarding the Woodbridge Greenway plan, and planning for the evolution for the Greenway, has been an integral part of Woodbridge's Open Space plan over the past few decades and will continue to be so in the decades to come.



Open Space Land owned by Avangrid, Eversource, Regional Water Authority, Private Landowners, State of CT, Town of Woodbridge, Woodbridge Land Trust, & Woodbridge Park Association

Created by SCRCOG, November 2022
Data Sources: SCRCOG Open Space Inventory (2018); SCRCOG Regional Recreational Trails

Guide to this Document

This document is a description of the Woodbridge Greenway & plan for its evolution. The description is quite detailed and it is recognized that most people will use the existing Greenway section maps to guide their walks. These are available on the town website at: <https://www.woodbridgect.org/209/Trail-Maps>. The detailed sections contained below provide some history and points of interest for each section, and will provide valuable context for those who take the time to read them. For those who take care of and safeguard the Greenway, it is essential.

The remainder of this document is divided into five parts.

- 1) Categorization of Property Protection Types
- 2) Description of the Woodbridge Greenway, broken into sections
- 3) Connection of the Greenway to neighboring towns
- 4) Proposed Greenway Expansion Areas
- 5) Open items, actions & questions

The Greenway descriptions in parts 2 & 4 are broken into numbered sections for ease of reference. The 12 miles of state recognized Greenway paths may be walked as a circuit or, perhaps more typically, in sections. Each section description contains points of interest along with connectivity and protection concerns.

Also, within each section:

Section Begin/End Public Access: lists public access at either end of a section.
Other Public Access lists other roads or paths that intersect with the section.

Following each section description is a grid that contains a list of the land parcels that comprise the greenway path through that section. Details include:

- Each property's address
- The property owner
- Protection Type, per #1 above
- Property notes, e.g., the historic Common Name used for the property
- A list of open questions/items about that section.

Note on Protection types in the grid: Properties with the least protection are highlighted in red. Properties with minimal protection that bear watching are highlighted in orange.

The Woodbridge Greenway is a town resource that is not static and needs the ongoing input of town residents. Suggestions for the Greenway can be forwarded to the Conservation Commission via town hall. Issues regarding the conditions of the pathways through the Greenway can be addressed to: trailmaster@woodbridgect.org.

This document is part of the Woodbridge Open Space plan and is meant to be included, along with that document in the town's Plan of Conservation & Development. Updates to this document will be ongoing.

Property Protection Types

The purpose of identifying and including protection types is to clearly identify which land parcels that comprise the Greenway are at risk of development or sale. While a parcel of land may not be currently developed and available for use by the public, that parcel may not be permanently protected. These temporarily preserved parcels may rightfully be called “Open Land”. Where the path of the Greenway is comprised of Open Space that is not protected, there remains a risk to the continuity of the Greenway, and therefore protection rights need to be secured. The Protection Types below are listed from the most protected to the least, or not protected.

Protected: Land that is subject to restrictions that limit the use and transfer of property to permanently maintain its status for conservation or recreation. This protection may take the form of a Town park dedication; ownership by a state or federal agency whose purpose includes open space conservation, such as the CT Department of Energy and Environmental Protection (DEEP); a legal deed restriction or conservation easement that requires the parcel to remain in perpetuity as open space, recreational area, a park, or agricultural use in perpetuity, regardless of ownership; or ownership by a non-profit conservation organization or Land Trust, whose stated purpose is to preserve the parcel in perpetuity.

Grants-In-Aid: When federal or state funding is used to acquire properties, restrictions may be placed on the future use or sale of said properties. Exact terms of the grant for each property must be examined on a property-by-property basis, but typically the open space land grants from the state of Connecticut provide for Conservation and Recreation restrictions. For the purpose of this document, because of these restrictions, a *Grants-In-Aid* designation means the property has permanent protection and is essentially protected Open Space.

RWA Protected: Land that is designated as Class I and/or Class II Water Authority property by the Connecticut Department of Public Health under CGS 25-32. Class I land is protected by a blanket prohibition on sale or lease, while Class II land is protected by a review process: any sale, lease, or change in use must be approved by the state Commissioner of Public Health, and both the state and towns have a right of first refusal for any land put up for sale. Both land classes are designated as protected open space under Connecticut’s Green Plan and subject to significant legal barriers to development. Access is generally by permit only.

Utility Managed: Land that is Utility owned and is typically used for High Tension Power Lines. The local power companies have programs to allow resident access to these properties when proper agreements are in place. This land is unlikely to be sold or further developed.

RWA Managed: Land that is designated as Class III Water Authority property, which is subject to weaker development restrictions than Class I or Class II Water Authority land. Class III land is land outside the watershed and more than 150 feet from a reservoir or stream that feeds it. All water company land (whether private or publicly owned) falls under the three-tier classification system. Additional provisions regulate transfers of any unimproved land owned by a private water company. The law gives the state, municipalities, and land conservation organizations first refusal rights with regard to such land. The Department of Public Utility Control (DPUC) is responsible for allocating, between shareholders and ratepayers, the proceeds of such transactions. This allocation must favor the preservation of open space. This land is not permanently protected from sale or development. Access is generally by permit only.

Town Managed: Land that is town owned. The land may be vacant and without a designated current use, or the land may have a current designated or non-designated use by the town or by the populace. These parcels are not permanently protected from sale or development. Town land with a sale value of \$50 thousand or .15% of the town budget is subject to a town referendum before sale.

PA 490: Open space that is designated as forest, pasture, or farmland under Public Act 490. The land is subject to tax incentives that prohibit new development, but the landowner may elect to repeal the designation, allowing development, and therefore this land is not permanently protected from sale or development.

None: Open space that is privately or town owned with the unencumbered right to pursue development of the land. This land is not protected from sale or development.

Description of the Woodbridge Greenway

Darling House to West Rock Ridge State Park, Baldwin Drive, & Regicide Trail (Section #1)

- ⇒ This section is 1.3 miles one way and is steep in parts
- ⇒ This path gives access to the State of Connecticut's West Rock State Park, the Regicides Trail, & a set of extensive trails in Hamden.
- ⇒ Extraordinary views of New Haven, Woodbridge, and Bethany available from the top of the Ridge
- ⇒ The Town owned Thomas Darling House (1907 Litchfield Turnpike) was built in 1772 and is a historic museum and farm managed by the Amity & Woodbridge Historical Society
- ⇒ Permission from South Central Regional Water Authority (SCRWA) and the State Public Health Department has been obtained and the trail is in place

[Link to Map on Town Website](#)

Section Begin/End Access: 1907 Litchfield Turnpike (Parking); Baldwin Drive & Regicide Trail Intersection (No Vehicle Access)

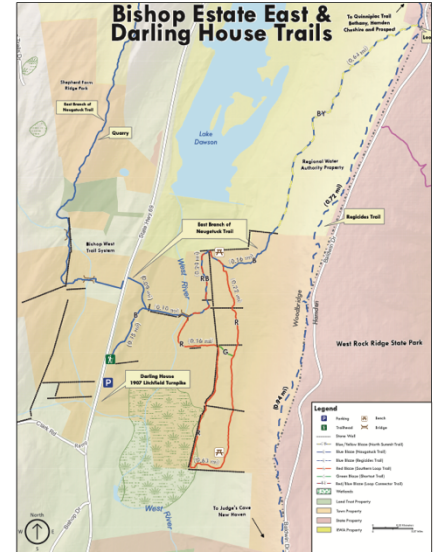
Other Public Access:

Constituent Properties

| Address | Owner | Protection | Notes |
|--------------------------|-------|---------------|----------------------------|
| 1907 Litchfield Turnpike | Town | Grants-In-Aid | Darling House |
| 1955 Litchfield Turnpike | RWA | RWA Protected | |
| 2075 Litchfield Turnpike | State | Protected | West Rock Ridge State Park |

Open Items/Questions

⇒



Darling House to Dillon Road (Section #2)

- ⇒ This section is 1.5 miles one-way; Moderate Terrain
- ⇒ Views to the east of West Rock Ridge State Park
- ⇒ The 152 acres Bishop Estate (1910 Litchfield Turnpike) has fields, meadows and a working farm
- ⇒ Historic beehive kiln with two hand dug quarry holes
- ⇒ The purchase of fee simple, conservation easements, or development rights is needed for the Schulz property (20 Blue Trail Drive). Preservation & protection of the Shepherd Farm Shepherd's Farm (1990 Litchfield Tpke) is also needed to maintain the rural character of the area.

[Link to Map on Town Website](#)

Section Begin/End Access: 1907 Litchfield Turnpike (Parking); 72 or 100 Dillon Road (Limited Parking)

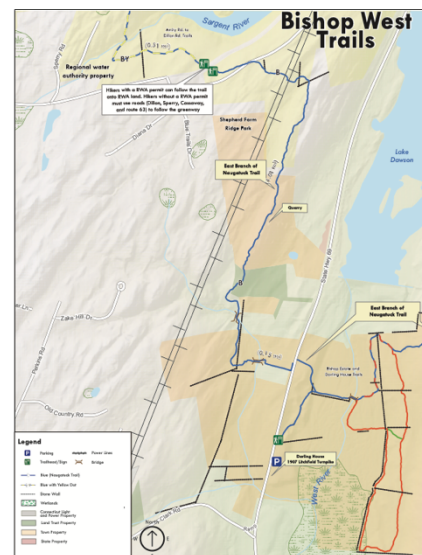
Other Public Access:

Constituent Properties

| <u>Address</u> | <u>Owner</u> | <u>Protection</u> | <u>Notes</u> |
|--------------------------|--------------|-------------------|--|
| 1907 Litchfield Turnpike | Town | Grants-In-Aid | Darling House |
| 1910 Litchfield Turnpike | Town | Grants-In-Aid | Bishop Estate/Camp Whiting |
| 52 Cow Path Lane | Town | Town Managed | Civitello Property |
| 20 Blue Trail Drive | Diana Schulz | None | Schultz Property |
| 1952 Litchfield Turnpike | Town | Protected | McKiernan Property; Conservation Restriction held by WLT |
| 1954 Litchfield Turnpike | WLT | Protected | |
| 1966 Litchfield Turnpike | Town | Grants-In-Aid | Shepard Farm |
| 72 / 100 Dillon Road | RWA | RWA Protected | |

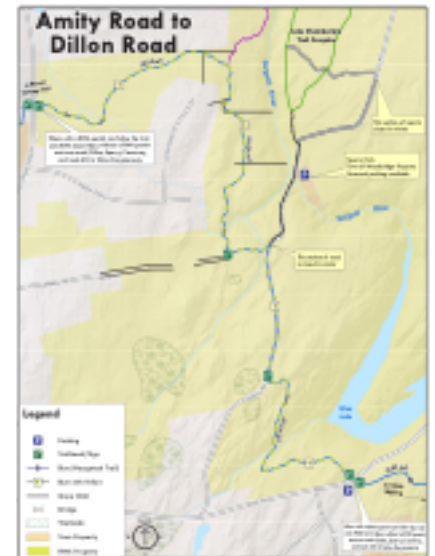
Open Items/Questions

⇒



Dillon Road to Amity Road/Round Hill (Section #3)

- ⇒ This section is 1.9 miles one-way
- ⇒ The Town owned 6-acre Sperry Park (81 Sperry Road) and waterfall can be reached by continuing straight for .2 miles on rural Sperry Road (from where the trail leaves this road and turns into the woods) and entering the parking area on a sharp turn to the right.
- ⇒ The Greenway Trail now also connects to the SCRWA network of recreational use trails around Lake Chamberlain accessed near the intersection of Morris Road, and Sperry Road
- ⇒ Permission has been obtained from SCRWA and the State Public Health Department and the trail now is in place through the SCRWA lands
- ⇒ Historic Town-owned old Cassway Road section is used as part of the trail



[Link to Map on Town Website](#)

Section Begin/End Access: 72 or 100 Dillon Road (Limited Parking); 615 Amity Road (No Parking)

Other Public Access:

Constituent Properties

| <u>Address</u> | <u>Owner</u> | <u>Protection</u> | <u>Notes</u> |
|--------------------------|--------------|-------------------|--------------|
| 2060 Litchfield Turnpike | RWA | RWA Protected | |
| 615 Amity Road | RWA | RWA Protected | |

Open Items/Questions

⇒

Amity Road/Round Hill to Seymour Road / Bladens River (Section #4)

- ⇒ This section is 1.23 miles one-way
- ⇒ On the top: the Trail runs through a small Town owned open space parcel (25 Enoch Drive) affording remarkable views to the east and west from the highest point in Woodbridge
- ⇒ The 6.2 acre Round Hill Lot #10 (31 Enoch Drive) has been purchased by the Town to provide parking for safe and ready access to the Greenway Trail and also to extend the contiguous open space area on the eastern side of Round Hill
- ⇒ Installation of a simple off-road dirt parking area is now needed at the end of Round Hill Lane where it terminates at the town property at 31 Enoch Drive. This could be an access point for residents of Spring Drive, Rollin Road, Enoch Drive, and Spring Valley Road.
- ⇒ On western side: an existing public pedestrian easement over the underground pipeline right of way is in place
- ⇒ The former Russell Estate (236 Newton Road) contains an extraordinary trail and boardwalk that threads its way through diverse wetlands of the Bladens River watershed; Upon the acquisition of this 41-acre parcel from the Russell family, the town named it the Peter M. Hunting Memorial.
- ⇒ The historic ruins of mills from the early Industrial Revolution along the Bladens River affords opportunity for educational field trips
- ⇒ Bladens River Area Open Space: Contiguous property to the Town owned 41-acre Bladens River tract (236 Newton Road) and the adjoining 3.5-acre Kingsbury parcel (23 Sanford Road) should be added when possible.



[Link to Map on Town Website](#)

Section Begin/End Access: 39 Round Hill Road (No Parking; street parking on nearby Apple Tree Lane; 21 Enoch Drive; Across from 124 Seymour Road (Pullover Parking)

Other Public Access: Very limited street parking at 245 Newton Road

Constituent Properties

| <u>Address</u> | <u>Owner</u> | <u>Protection</u> | <u>Notes</u> |
|--------------------|---------------------|-------------------|---------------|
| 39 Round Hill Road | Kathleen Latronica | Protected | Easement? |
| 25 Enoch Drive | Town | Town Managed | |
| 23 Enoch Drive | Susan Antinozzi | Protected | Easement? |
| 21 Enoch Drive | Adam & Marcia Mecca | Protected | Easement? |
| 236 Newton Road | Town | Protected | Russel Estate |
| | | | |

Open Items/Questions

⇒

Seymour Road to North Racebrook Road (Section #5)

- ⇒ This section is 1.66 miles one-way
- ⇒ This section is part of the historic Naugatuck Trail
- ⇒ Woodbridge Land Trust owns the historic and untouched Lodge property (15 Coachman Lane), where two of the Regicide judges camped 350 years ago to evade the British
- ⇒ On April 4, 2000, the town of Woodbridge purchased the 200-acre parcel of land which constituted a portion of the estate of Helen, M. Clark Wallace. The Wepawaug River begins on the 200-acre Wallace Estate in a complex of wetlands and vernal pools and eventually drains into the Wepawaug Reservoir, a public drinking water supply managed by the Regional Water Authority. To assist with maintaining the quality of water in the Reservoir, the RWA made a contribution of \$650,000 toward the Town's purchase of the property in exchange for a conservation easement over the land. On February 8, residents of Woodbridge voted unanimously at a Town Meeting to acquire the Wallace Estate for 4.4 million. This purchase price was offset by the \$650,000 contribution made by the Regional Water Authority. In addition, the Department of Environmental Protection granted \$450,000 to the Town of Woodbridge for the purchase.
- ⇒ The Wallace Estate is now known as the Elderslie Preserve. The Wallace family requested that the property honor their family's origins in the historic town of Elderslie, Scotland, near Glasgow. The Mayor of Elderslie came to Woodbridge for the dedication of the preserve. Elderslie is known as the birthplace of William Wallace, hero of the Scottish people.
- ⇒ The Woodbridge Land Trust owns Milford Meadows (131 Peck Hill Road) parcel
- ⇒ The Wallace property (150 North Racebrook Road) protects important wetlands and includes an old dam



[Link to Map on Town Website](#)

Section Begin/End Access: Across from 124 Seymour Road (Parking); 150 North Racebrook Road (Parking)

Other Public Access: 15 Coachman Lane - White Access Trail (Street Parking); or intersection of Dickenson & Coachman - Black Access Trail (Street Parking); At end of Orchard Road past #81; 211 Peck Hill Road (Parking lot at Elderslie Preserve), access via Elderslie trails); 44 Indian Trail (Parking)

Constituent Properties

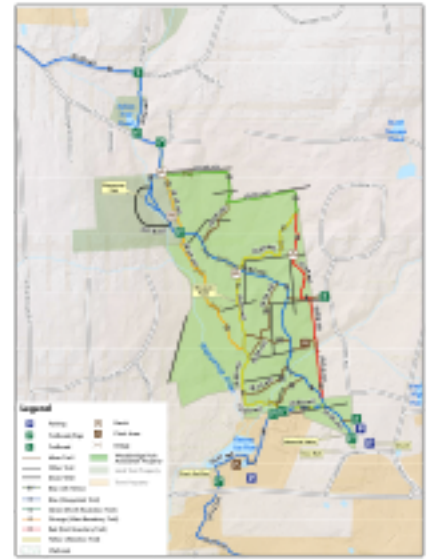
| <u>Address</u> | <u>Owner</u> | <u>Protection</u> | <u>Notes</u> |
|----------------------|----------------|-------------------|--|
| 124 Seymour Road | Margit Madison | None | |
| 211 Peck Hill Road | Town | Grants-In-Aid | Elderslie Preserve; Wallace Estate |
| 15 Coachman Lane | WLT | Protected | Lodge Estate |
| 211 Peck Hill Road | Town | Grants-In-Aid | Elderslie Preserve |
| 131 Peck Hill Road | WLT | Protected | Milford Meadows |
| 150 N Racebrook Road | Town | Protected | Wallace Estate; Conservation Restriction held by WLT |

Open Items/Questions

⇒

North Racebrook Road to Beecher Road (Section #6)

- ⇒ This section is 1.9 miles one-way
- ⇒ This section is part of the historic Naugatuck Trail
- ⇒ The Woodbridge Land Trust owns the Wepawaug Falls property, with its beautiful run of river through a valley of rock ledges
- ⇒ The Woodbridge Park Association maintains the nearly 100-acre Alice Newton Street Memorial Park and its extensive network of trails
- ⇒ The Greenway Trail links the town's 9-acre Rice Pond property (153 Center Road) to Alice Newton Street Memorial Park
- ⇒ From the Amity & Woodbridge Historical Society, "Rice's Pond was on Center Road right next to Center Field. The pond was actually a part of the Wepawaug River. It was rather long and wide at the east end, narrower at the west end. It was behind Mrs. Rice's School in the 1940's, 1950's and early 1960's. One can only see Mrs. Rice's chimney and fireplace from Center Road today as the home itself is no longer there. Because it was part of the river, it was rather deep in some locations, perhaps three or four feet. Free skating was prominent in the narrow west part. Hockey was played at the wider east end."
- ⇒ The dam at Rice's Pond should be repaired in order to reestablish the pond for bird watching and ice skating adjacent to the pavilion and cookout area.
- ⇒ The town's 133-acre Fitzgerald-Property (112-126 Beecher Road) has existing trails, open space, and Community Gardens, all of which should be protected in perpetuity
- ⇒ The figure eight trail around cornfield installed for walking and jogging is a huge success. A dog park was a recent addition which is financially supported and maintained by residents.
- ⇒ Linkage to Town's 6-acre Hoffman parcel (5 Newton Road) and the adjoining Woodbridge Land Trust McLoughlin Parcel (99 Center Road) would provide potential for further linkage to the grounds of Amity Regional High School



[Link to Map on Town Website](#) connecting to [Link to Map on Town Website](#)

Section Begin/End Access: 150 North Racebrook Road (Parking); 153 Center Road (Nearby Parking at Playground)

Other Public Access: 44 Indian Trail (Street Parking); Multiple trails in Alice Newton Street Memorial Park

Constituent Properties

| Address | Owner | Protection | Notes |
|----------------------|-------|--------------|--|
| 150 N Racebrook Road | Town | Protected | Wallace Estate; Conservation Restriction held by WLT |
| 44 Indian Trail Road | WLT | Protected | |
| 7 Meetinghouse Lane | WPA | Protected | Alice Newton Street Memorial Park |
| 151 Center Road | Town | Town Managed | Playground |
| 153 Center Road | Town | Town Managed | Rice Property |
| 100 Center Road | Town | Town Managed | Fitzgerald Property |

Open Items/Questions

Beecher Road to Park Lane (Section #7)

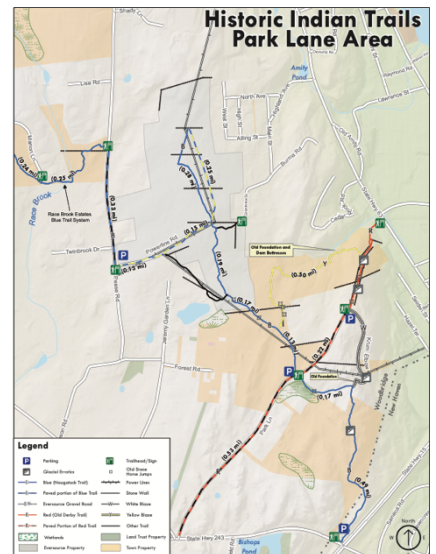
- ⇒ This section is 1.85 miles one-way
- ⇒ This section is part of the historic Naugatuck Trail
- ⇒ A Right of way from the dead end of Woodside Drive into the Alegi parcel (52 Center Road) along the eastern boundary of Arnold farm property (127 Beecher Road), or through the western side of 35 Woodside Drive should be acquired
- ⇒ The Town owns the 33.5-acre Priest parcel (29 Park Lane) between Park Lane and Fountain Street containing the Greenway; commanding views of West Rock, New Haven, and Long Island Sound are available from this parcel, which also contains one of Connecticut's largest glacial erratic boulders
- ⇒ The road walk on Pease Road is particularly dangerous. Relocation of the trail as it exits 110 Pease Road and enters Eversource property 1/3 mile down the road at 81 Pease Road would minimize the road walk.
- ⇒ A number of trails crisscross the Eversource property at 81 Pease Road.



[Link to Map on Town Website](#) connecting to [Link to Map on Town Website](#)

Section Begin/End Access: Beecher Road near 2 Woodside Drive (Street Parking); 44 Park Lane (Street Parking)

Other Public Access: 110 Pease Rd (Limited Street Parking); At the southern end of Marion Lane; Multiple trails on the CL&P Property



Constituent Properties

| Address | Owner | Protection | Notes |
|-----------------------|------------------|-----------------|---|
| 2 Woodside Drive | Town | Protected | Racebrook Estates subdivision; Conservation Restriction held by WLT |
| 20 Marion Lane | Town | Protected | Racebrook Estates subdivision; Conservation Restriction held by WLT |
| 110 Pease Road | Town | Protected | Racebrook Estates subdivision; Conservation Restriction held by WLT |
| Pease Road (115-->81) | Town | Town Road | Road Walk |
| 81 Pease Road | CT Light & Power | CL&P Protection | Trail entrance should be relocated west to shorten road walk |
| 44 Park Lane | Town | Town Managed | Old UI Property |

Open Items/Questions

⇒

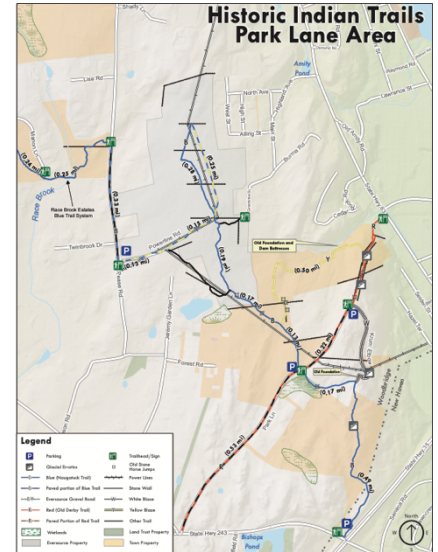
Park Lane to Fountain Street / Wilbur Cross Pkwy overpass (Section #8)

- ⇒ This section is .66 miles one-way with some moderate terrain
- ⇒ This section is part of the historic Naugatuck Trail
- ⇒ The Town owns the 33.5-acre Priest parcel (29 Park Lane) between Park Lane and Fountain Street containing the Greenway; commanding views of West Rock, New Haven, and Long Island Sound are available from this parcel, which also contains one of Connecticut's largest glacial erratic boulders
- ⇒ A number of trails crisscross the Eversource property at 81 Pease Road.
- ⇒ The Yale Nature preserve with @3 miles of trails is just past the underpass of the Wilbur Cross Pkwy heading towards New Haven.
- ⇒ The glacial erratic in this section on the 29 Park Lane parcel is one of Connecticut's largest

[Link to Map on Town Website](#)

Section Begin/End Access: 44 Park Lane (Street Parking); 809 Fountain Street (Limited Parking)

Other Public Access: Various trails on Eversource property



Constituent Properties

| <u>Address</u> | <u>Owner</u> | <u>Protection</u> | <u>Notes</u> |
|---------------------|--------------|-------------------|---|
| 44 Park Lane | Town | Town Managed | Old UI Property |
| 57 Park Lane | PLH LLC | None | Solar Farm; Need town to sign Land Use Agreement |
| 53 Park Lane | WLT | Protected | |
| 29 Park Lane | Town | Protected | Priest Property; Conservation Restriction held by WLT |
| 809 Fountain Street | Town | Town Managed | |

Open Items/Questions

⇒

Connections to Open Space in Neighboring Towns

The towns bordering Woodbridge offer many opportunities to reap the benefits of Open Space. Beyond connections directly from the Woodbridge Greenway mentioned in the Greenway description above, there are other paths through isolated green spaces in town which lead to green spaces in neighboring towns.

- Ansonia: The end of Debby Lane off of Ford Road leads to Schriber Park, the Ansonia Nature Center, and the Naugatuck State Forest Quillinan Reservoir Block.
- Bethany: The Naugatuck Trail continues from the Seymour Road parking lot and crosses Sanford Road and shortly enters the Bethany Farms trail system, which begins in Woodbridge. It consists of 72 acres of land in Woodbridge and Bethany, and has multiple trails.
- Hamden: The Woodbridge Greenway trail leading to the top of West Rock Ridge State Parks leads to the Regicides trail and in turn to a number of trails in Hamden.
- New Haven: The terminus of the Woodbridge Greenway on Fountain Street is proximate to the Yale Nature preserve with @3 miles of trails, which is just past the underpass of the Wilbur Cross Pkwy heading towards New Haven.
- New Haven: A walk under the Wilbur Cross Parkway along Litchfield Tpke and turning left on to Ramsdell Street leads to the West River Greenway Trail, maintained by the West River coalition. Walking east towards long Island sounds leads to various preserves in the city of New Haven. Walking west passes the site of a recently removed dam and terminates in the woods in land held by the former New Haven Land Trust. It is hoped this path can be extended to Pond Lily Ave and thence under the Wilbur Cross Parkway, removing a long section of road walk to reach New Haven parks.
- Seymour: A path from the end of Hemlock Hollow Road off of Rimmon Road -> Rimmon Hill Road leads to Birmingham Utility Land and a set of trails in Seymour that cross Regional Water Company property.

Proposed Expansion of The Woodbridge Greenway

A Pathway to the Future

Woodbridge Conservation Commission

2022

Overview of Greenway Expansion Areas

An expansion of the Woodbridge Greenway would seek to achieve a number of objectives for town residents. Beyond the conservation and environmental impacts enumerated earlier in this document, the Conservation Commission recognizes that the Woodbridge Greenway can serve to help meet the town goals pertaining to building a connected community, as described in the Plan of Conservation & Development, and, by providing walking paths to major town locations, reducing traffic and promoting healthy lifestyles. These locations include the Library, Town Hall, Alice Newton Street Memorial Park, the High School, the Fitzgerald Fields, the Alegi property playground & soccer fields, Center Road playground & ball fields, the JCC, & the Business District.

The Greenway can also provide access to the town's historic sites. The WCC plans to work with the Amity & Woodbridge Historical Society to add additional historical points of interest and links to online information about them.

Areas of Expansion are enumerated by roman numerals and described in detail. Where possible, a map is included for each area with overlaid colored line segments that represent an approximate path.

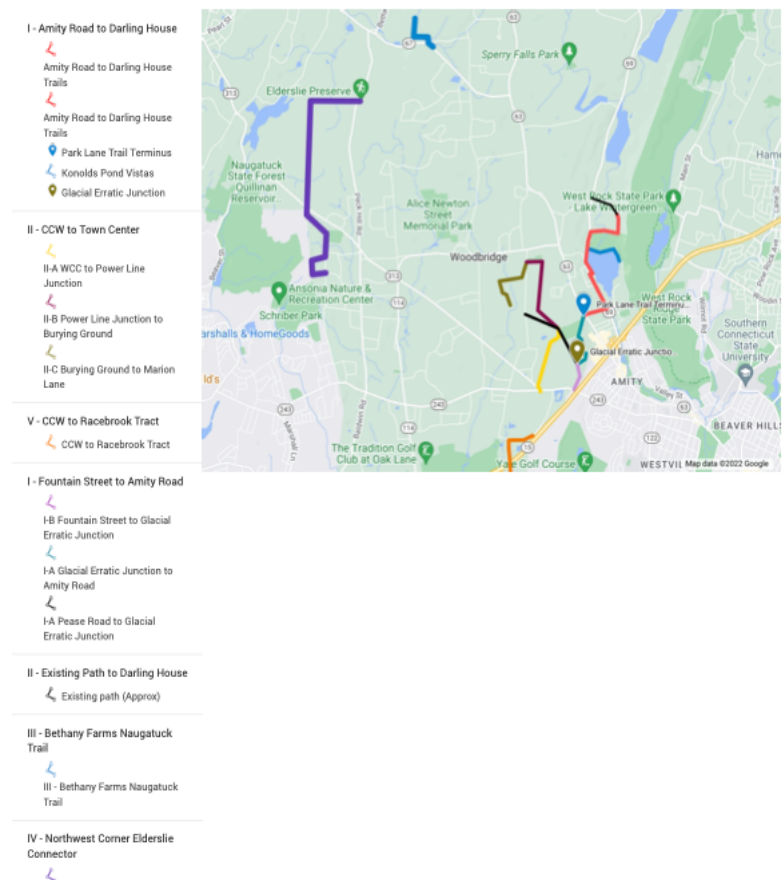
The proposed expansion areas are:

- I - Complete the Greenway circuit, passing through the business district
- II - CCW to Alegi fields, Fitzgerald property, & Town Center
- III - Seymour Road to Bethany Farms
- IV - Northwest Corner Walk / Elderslie Access
- V - CCW to Racebrook Tract
- VI - Power Line Trails
- VII - Expansion in the Southwestern section of town

Greenway Expansion

7/30/22, 4:36 PM

Greenway Expansion



<https://www.google.com/maps/d/print?hl=en&mid=tjdfBo8OY8IMMDqx...3.066655&ll=41.377691%2C-72.944088&cid=mp&cv=AMQFisto3Kik.en> Page 1 of 2

Each proposed section will become part of the official Greenway proper once a continuous path is ascertained, safety of pedestrians considered, the pathway marked, & maps are updated or created. Partially implemented sections will be open to the public when possible.

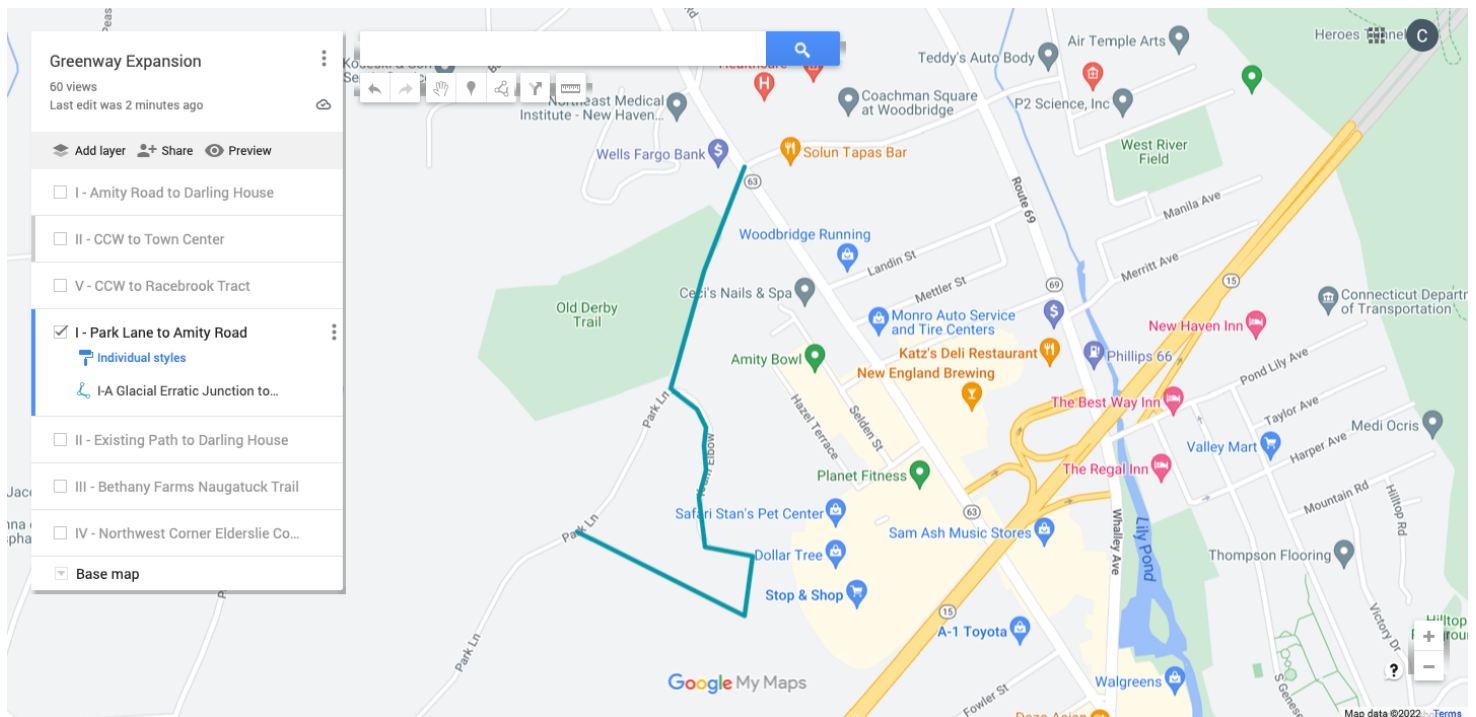
Expansion by Area

I - Complete the Greenway circuit, passing through the business district

Expansion to complete a circuit route around town would be accomplished by creating Sections #9 & 10, to complete the circuit hike as described below

I-A: Park Lane to Amity Road (Section #9)

- ⇒ This section is about .4 miles one way
- ⇒ Need to protect trailhead of the Derby Trail at 260 Amity Road near the intersection of Bradley Road



Section Begin/End Access: 53 Park Lane (Street Parking); 260 Amity Road (Parking at nearby businesses)

Other Public Access: The dead end of Park Lane (Limited Parking)

Constituent Properties

| <u>Address</u> | <u>Owner</u> | <u>Protection</u> | <u>Notes</u> |
|-----------------------|---------------------|-------------------|---|
| 57 Park Lane | PLH LLC | None | Solar Farm; Need town to sign Land Use Agreement; Trail relocation needed |
| 61 Park Lane | United Illuminating | Utility Managed | |
| Krum Elbow Paper Road | Town | Town Managed | |
| 80 Park Lane | Town | Town Managed | Nardo Property |
| 260 Amity Road | HWA REALTY LLC | None | Need Easement to parking lot and to be built stairs to Amity Road |

Open Items/Questions

⇒ Easement for 260 Amity Road / HWA Realty to get access to Amity Road

Pre-requisites to Usability

⇒ Land use agreement needs to be signed by town for 57 Park Lane

⇒ Trail relocation work on 57 Park Lane

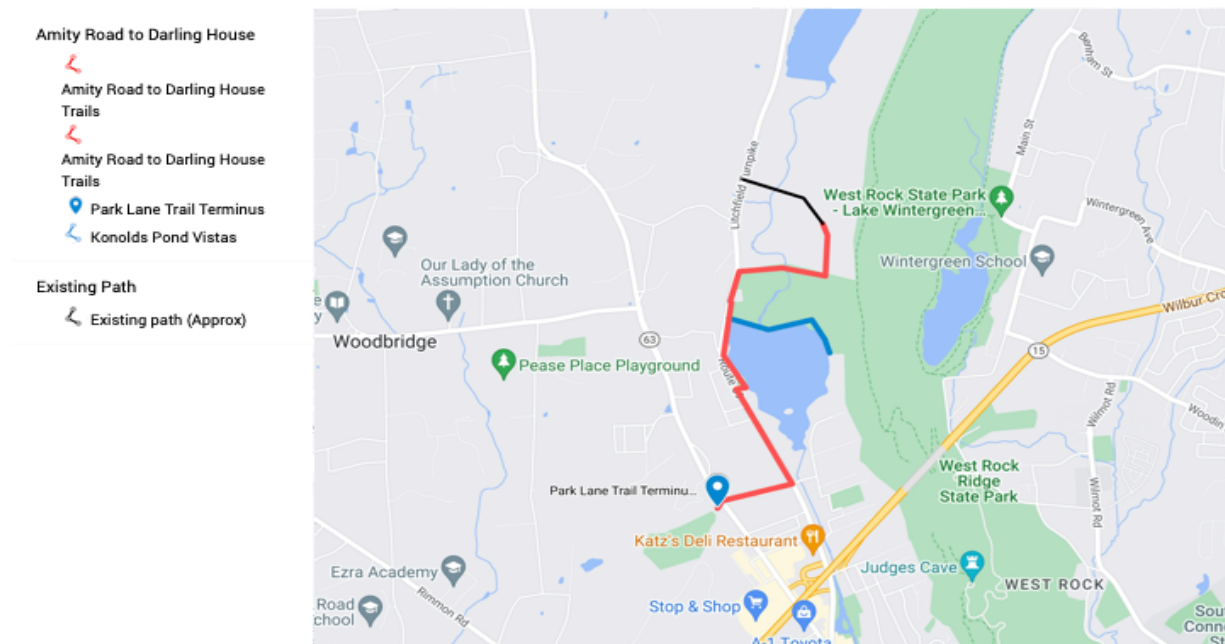
I-B: Amity Road to Darling House (Section #10)

- ⇒ This section is 1.8 miles one-way
- ⇒ Much of this section is not in place or is a road walk on Bradley Road and Litchfield Turnpike, but is needed to complete the Woodbridge Greenway. While Bradley Road is quieter, Litchfield Tpke is busy with fast moving cars. Walking inside the guardrails on the state right of way may be possible, but some attention by the state to flatten the grade may be necessary. Where the town or the state own land, getting off the road will be possible.
- ⇒ Future developments surrounding the potential dredging of Konold's Pond could change the routing for this section, putting more of it on woodland paths or closer to the pond.
- ⇒ An eventual goal would be a path circling the entirety of the pond a restoration of recreational activities.
- ⇒ In addition to the Greenway path outlined below, a path off of the proposed Greenway trail through state land at 1861 Litchfield Tpke going around the north side of the pond to the terminus of the state land on the east side of the pond could provide residents with a recreational walk with number of viewpoints. A small parking lot on the state land would be ideal and a handicap accessible path is possible.
- ⇒ The Connecticut recognized West River Greenway will co-exist with this section as it passes along the West River Watershed
- ⇒ A connector path to the section from the New Haven West River Greenway path is possible if the Open Space is obtained along the West River at 10-14 Merritt Ave

Greenway Expansion

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Greenway Expansion



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Section Begin/End Public Access: 260 Amity Road (Parking at nearby businesses)

Secondary Access Points: Numerous along road segments; 1907 Litchfield Tpke

Constituent Properties

| <u>Address</u> | <u>Owner</u> | <u>Protection</u> | <u>Notes</u> |
|---------------------------|---------------------|-------------------|---|
| 260 Amity Road | HWA REALTY LLC | None | Need Easement to parking lot and strip leading to needed stairs to Amity Road |
| 45-135 Bradley Road | Town Road | Protected | Some Sidewalks |
| 1719-1799 Litchfield Tpke | State of CT Road | Protected | Some Sidewalks |
| 1811 Litchfield Tpke | State of CT | Protected | |
| 10 Warren Road | Luciani Konolds LLC | None | Alternately, 1820-1858 Litchfield Tpke |
| 1871 Litchfield Tpke | State of CT | Protected | No Path |
| 1861 Litchfield Tpke | State of CT | Protected | No Path; Need Permission for trail |
| 1875 Litchfield Tpke | James Nugent et al | None | No Path; Need Easement or Acquisition |
| 1907 Litchfield Tpke | Town | Grants-In-Aid | Darling House |

Open Items/Questions

⇒

Pre-requisites to Usability

- ⇒ Nugent Property Access
- ⇒ Litchfield Turnpike Safety Improvements
- ⇒ Trails in Wooded Areas

II - CCW to Alegi Playing Fields, Fitzgerald Property, & Town Center

The large Country Club of Woodbridge and its walking paths can be tied in to the rest of the Greenway and connected to the town center by utilizing a number of town owned parcels, existing pathways, and obtaining a few easements. A proposed greenway path is below.

This expansion would be comprised of 3 sections:

II-A: CCW to Power Line Junction

II-B: Power Line Junction to East Side Burying Ground

II-C: East Side Burying Ground to Woodside Drive (where the existing Greenway path leads to the Fitzgerald Property and thence to Town Hall)

Greenway Expansion

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Greenway Expansion

CCW to Town Center



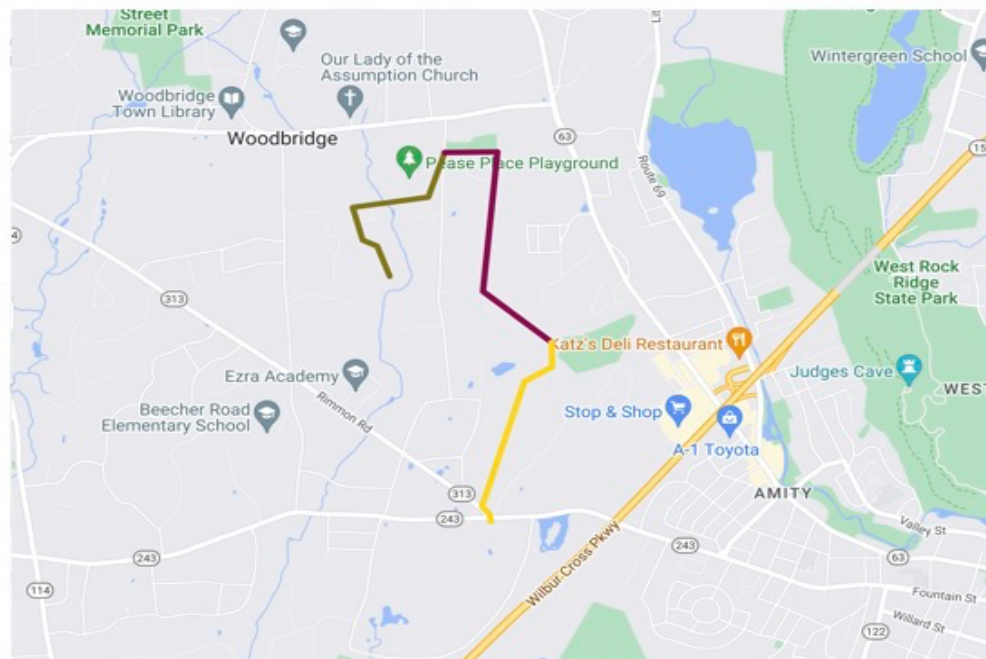
II-A WCC to Power Line Junction



II-B Power Line Junction to Burying Ground



II-C Burying Ground to Marion Lane



II-A: Country Club of Woodbridge to Power Line Junction (Section #11)

- ⇒ Connect from north side of CCW property
- ⇒ The CCW has a number of established walking paths
- ⇒ Power Line junction is the meeting of 3 paths, allowing a multitude of destinations

Section Begin/End Access: 50 Woodfield Road (Nearby Parking)

Other Public Access:

Constituent Properties

| <u>Address</u> | <u>Owner</u> | <u>Protection</u> | <u>Notes</u> |
|-------------------|---------------------------|-------------------|--|
| 50 Woodfield Road | Town | Town Managed | |
| 4 Park Lane | Tetyana & Morris Maranets | None | Will Need Easement; or walk on Road ROW; No current path |
| 7 Rimmon Road | WLT | Protected | |
| 8 Forest Road | Town | Town Managed | |
| 1 Forest Road | Town | Town Managed | |
| 44 Park Lane | Town | Town Managed | Old UI Property |

Open Items/Questions

⇒

Pre-requisites to Usability

- ⇒ Assessment of how to enter 7 Rimmon Road
- ⇒ Path Panning for Forest Road areas

II-B: Power Line Junction to East Side Burying Ground (Section #12)

⇒ East Side Burying Ground is

Greenway Expansion

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Greenway Expansion

CCW to Town Center



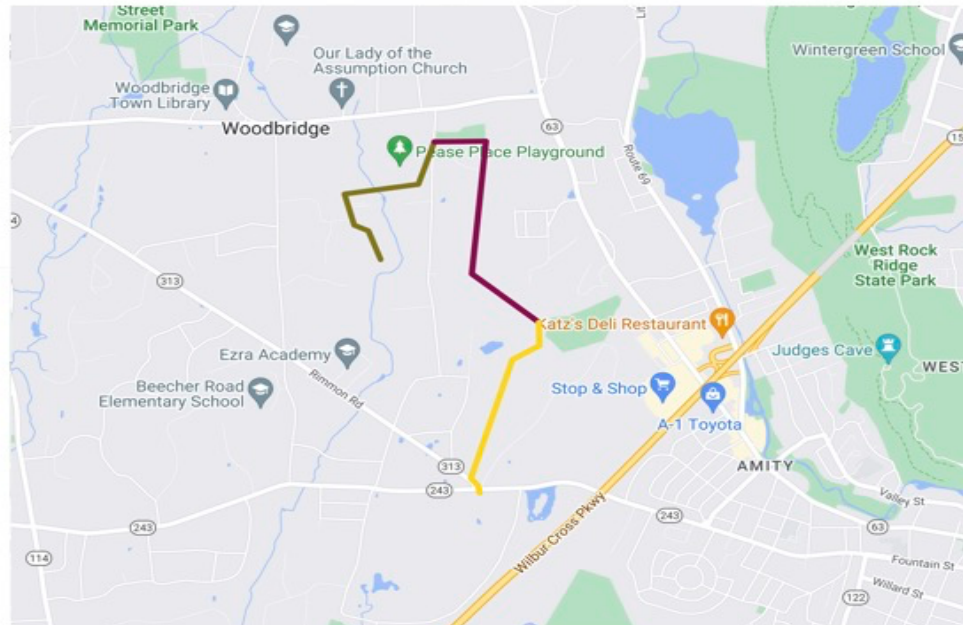
II-A WCC to Power Line Junction



II-B Power Line Junction to Burying Ground



II-C Burying Ground to Marion Lane



1 of 1

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Section Begin/End Public Access:

Other Public Access:

Constituent Properties

| <u>Address</u> | <u>Owner</u> | <u>Protection</u> | <u>Notes</u> |
|----------------|--------------------------------------|-------------------|----------------------------|
| 44 Park Lane | Town | Town Managed | Old UI Property |
| 81 Pease Road | CL&P/Eversource | Utility | |
| 360 Amity Road | JCC | None | Need Easement |
| 157 Pease Road | East Side Burying Ground Association | Protected | Need Easement or agreement |
| | | | |

Open Items/Questions

⇒

Pre-requisites to Usability

⇒ JCC agreement

II-C: East Side Burying Ground to Woodside Drive (Section #13)

⇒ From the Terminus on Woodside Drive the path joins up with Section #10 and thence into town center

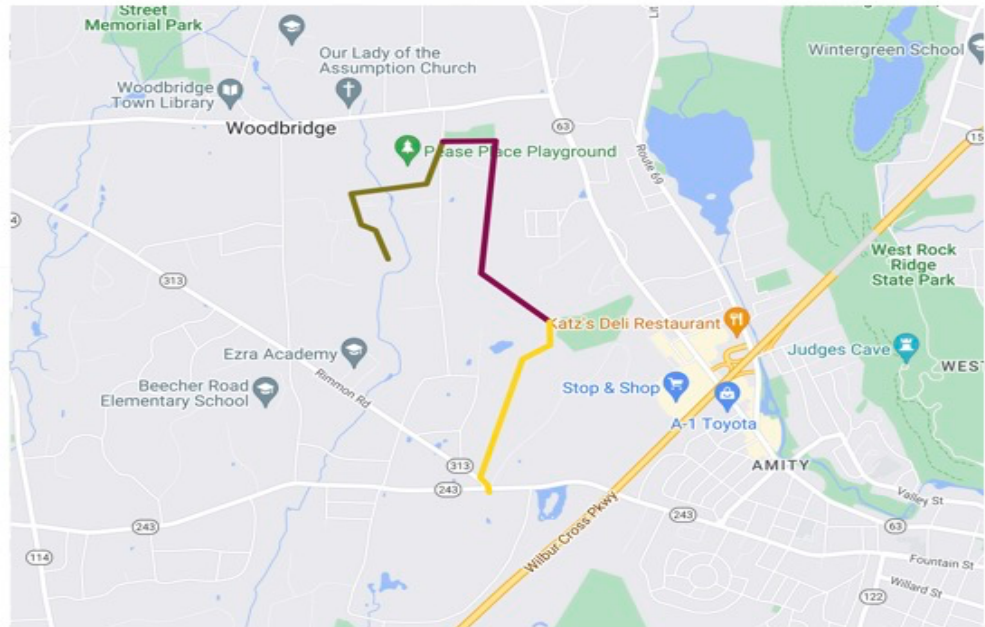
Greenway Expansion

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Greenway Expansion

CCW to Town Center

- II-A WCC to Power Line Junction
- II-B Power Line Junction to Burying Ground
- II-C Burying Ground to Marion Lane



1 of 1

7/27/22, 7:39 AM

Section Begin/End Public Access: 157 Pease Road (Parking)

Other Public Access:

Constituent Properties

| <u>Address</u> | <u>Owner</u> | <u>Protection</u> | <u>Notes</u> |
|------------------|--------------------------------------|-------------------|--|
| 157 Pease Road | East Side Burying Ground Association | Protected | Need Easement |
| 52 Center Road | Town | Protected | Alegi Property; Conservation Restriction held by WLT |
| 127 Beecher Road | Keith & Concetta Arnold | None | Need Easement |
| Woodside Drive | Town Road | Protected | |
| 20 Marion Lane | Town | Protected | Conservation Restriction held by WLT; There is a connection to the current Greenway from this parcel |

Open Items/Questions

⇒

Pre-requisites to Usability

⇒

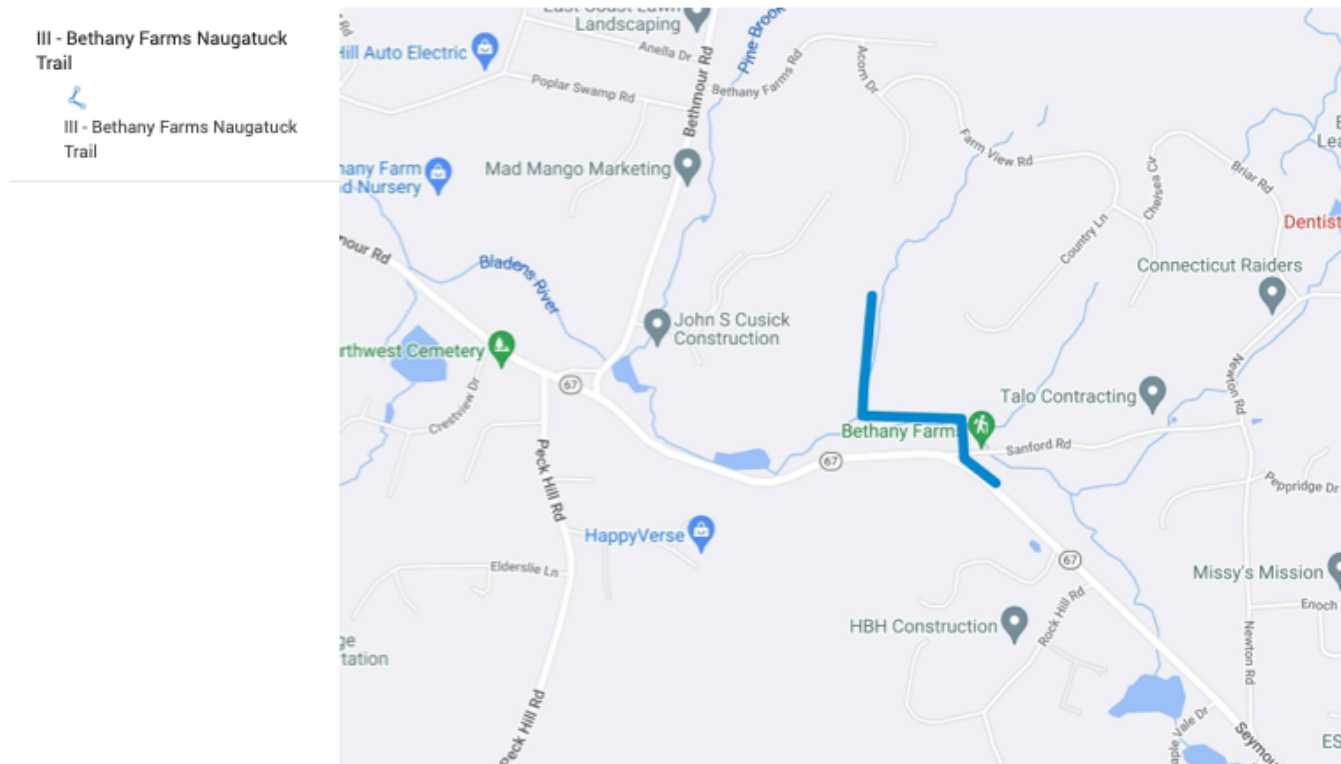
III –Bethany Farms / Naugatuck Trail (Section #14)

- ⇒ This section contains the continuation of the historic Naugatuck trail into Bethany
- ⇒ The Bethany Farms Trail system spans Woodbridge and Bethany and contains the historic Naugatuck Trail as it leaves Woodbridge and enters Bethany

Greenway Expansion

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Greenway Expansion



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Page 1 of 1

Section Begin/End Access: Across from 124 Seymour Road (Pullover Parking)

Other Public Access:

Constituent Properties

| <u>Address</u> | <u>Owner</u> | <u>Protection</u> | <u>Notes</u> |
|-----------------|--------------|-------------------|--|
| 236 Newton Road | Town | Protected | Russel Property; Conservation Restriction held by WLT |
| 35 Sanford Road | Town | Protected | Sanders Property; Conservation Restriction held by WLT |

Open Items/Questions

Pre-requisites to Usability

III – Norwest Corner Walk / Elderslie Connector (Section #15)

- ⇒ The proposed subdivision of 356 Rimmon Road provides an opportunity to establish a walking path to residents in the northwest corner of town and a connection to the trails in the Elderslie Preserve.
- ⇒ Length is @ 2.75 miles one way

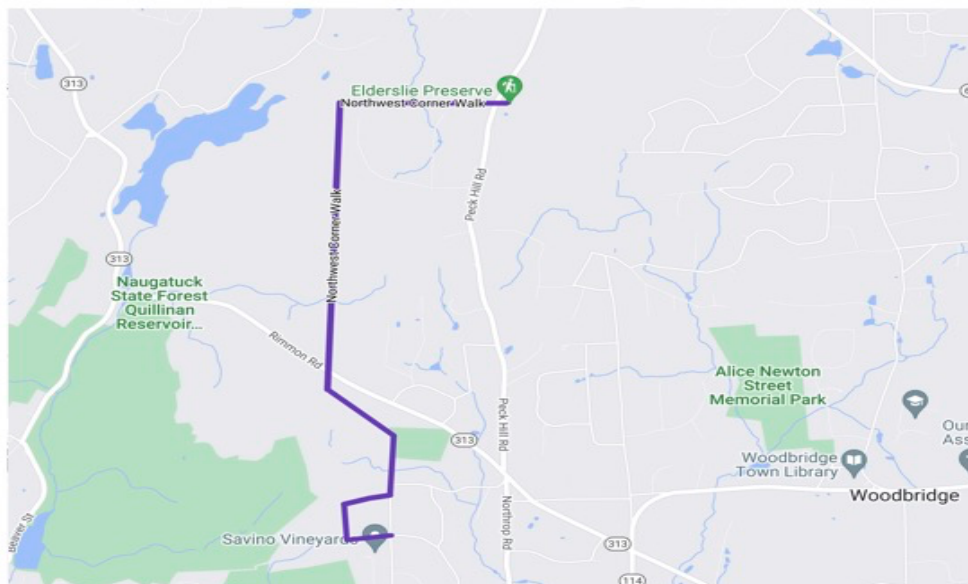
Greenway Expansion

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Greenway Expansion

Northwest Corner Walk

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- Northwest Corner Walk



1 of 1

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Section Begin/End Access: 140 Ford Road (Limited off-street parking on Mulberry ???); 211 Peck Hill Road (Parking)

Other Public Access: Between 14 & 20 Nettleton Drive; 36 Nettleton Drive; 53 Old Quarry Road; 50 Crestview Drive; Between 120 & 124 Peck Hill Road; 220 Peck Hill Road

Constituent Properties

| Address | Owner | Protection | Notes |
|--------------------------|----------------------|---------------|-----------------------|
| 140 Ford Road | John & Robin Bodak | Protected | Conservation Easement |
| 12 Osborne Lane | WLT | Protected | Conservation Easement |
| 16 Osborne Lane | WLT | Protected | Conservation Easement |
| 18 Osborne Lane | Town | Town Managed | |
| Osborne Lane & Ford Road | Town | N/A | |
| 180 Ford Road | Harriett Meiss Trust | None | Need Easement |
| 312 Rimmon Road | Town | Town Managed | |
| 356 Rimmon Road | Rimmon Road LLC | Town Managed | Up for subdivision |
| 357 Rimmon Road | RWA - Birmingham | RWA Protected | Permissions Needed |
| 211 Peck Hill Road | Town | Protected | Elderslie Property |

Open Items/Questions

⇒

Pre-requisites to Usability

⇒

V - CCW to Racebrook Recreation Tract (Section #16)

The Town acquired the 187-acre tract of open space between Johnson Road and Racebrook Road in conjunction with the Town of Orange and the owner, the SCRWA. This parcel is known as the Racebrook Tract.

Connection to the Greenway would make a connection to the town of Orange. The Greenway can be connected via a road walk over Clearview Drive, Johnson Road over the Parkway, and then to Woodfield Road, or continuing on Johnson Road to the Country Club of Woodbridge. Alternately, explore the willingness of the Oaklane country club to allow a route for walking over their golf courses in harmony with golfing usage.

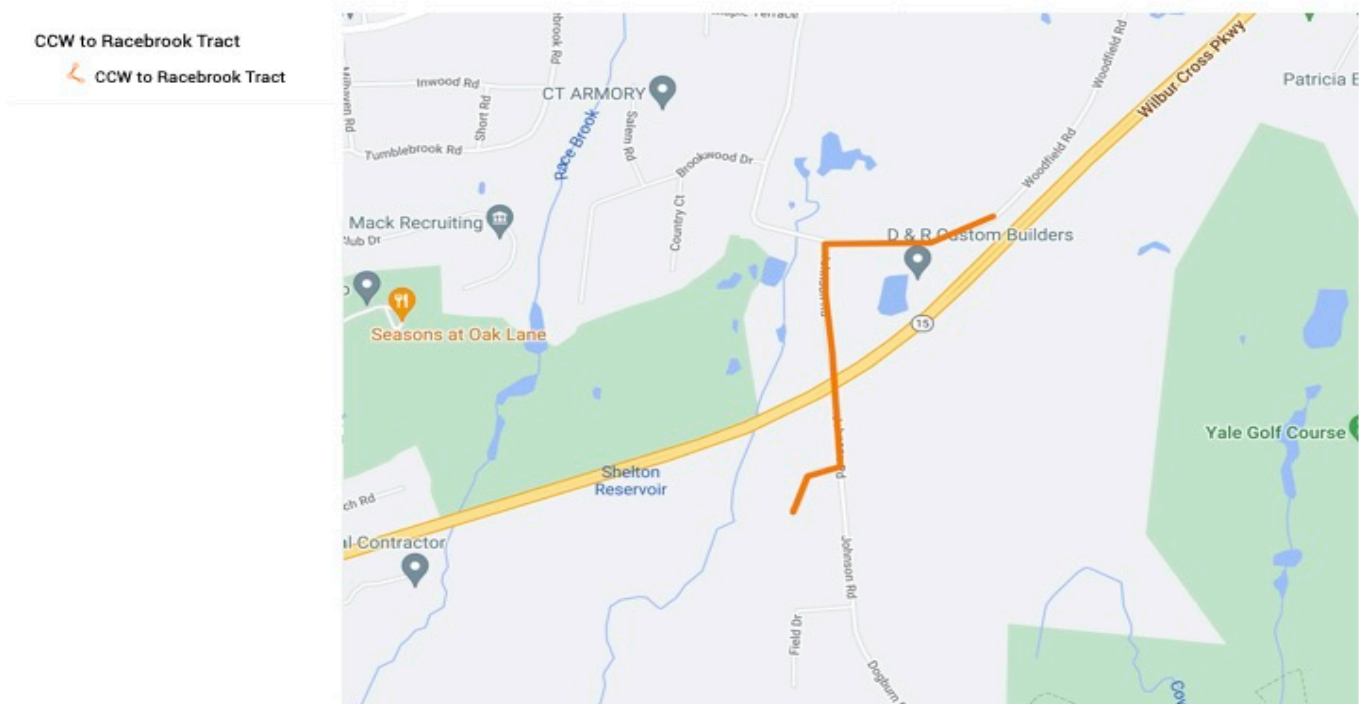
The road walk approach is described below. While not ideal, this approach may be inviting to CCW users and especially to those riding bikes.

- ⇒ Connect from south side of CCW property near current clubhouse area
- ⇒ The roads in this section should be looked at for a possible marked bikeway

Greenway Expansion

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Greenway Expansion



1 of 1

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Section Begin/End Access: 50 Woodfield Road

Other Public Access:

Constituent Properties

| <u>Address</u> | <u>Owner</u> | <u>Protection</u> | <u>Notes</u> |
|--------------------|--------------|-------------------|------------------------------------|
| 50 Woodfield Road | Town | Town Managed | Country Club of Woodbridge |
| Woodfield Lane | Town | Town Road | Road Walk west to Johnson Road |
| Johnson Road | Town | Town Road | Road Walk south to Clearview Drive |
| Clearview Drive | Town | Town Road | Road Walk west to Racebrook Tract |
| 971 Racebrook Road | Town | Grants-In-Aid | Racebrook Tract |

Open Items/Questions

⇒

Prerequisites to Usability

VI – Power-Line Trails

An opportunity exists to create trails along/under the long-distance, high-voltage powerline trails within town. The power companies are generally favorable to this passive use of their property – permissions would be needed. Permissions would also be needed from property owners when the power lines cross private property.

These trails are potential connections to surrounding towns as they exit the town boundaries, although the necessity for connections at those locales would need to be evaluated. In the southeast part of town, development of trails in these corridors could provide connections to the Greenway proper and Greenway access to the many people who live along these corridors.

While typically not as pleasant as woodland walks, these corridors can provide needed connections in highly developed areas.

VII - Expansion in the Southwestern Section of town

An opportunity, with a large challenge, exists to extend the Greenway from the Racebrook Tract on the south to the Town owned Massaro Property on Ford Road on the Town's southwestern border.

The key linkages are the South-Central Regional Water Authority's Wepawaug River lands between Greenway Road and Ansonia Road (permission for a trail would have to be obtained from the SCRWA), and the three parcels totaling 73 acres between Racebrook Road and Northrup Road known as 1156 Racebrook, I 130 Racebrook, and 25 Northrup.

This is an important watershed area that if protected would also link the Town's Greenway system to the 600 plus acres of open space owned by Birmingham Utilities in Derby, Ansonia, and Seymour. Such a linkage would allow the public to circle back into the Woodbridge Greenway via the Birmingham Class I lands adjoining the Wallace Estate (address?) on Peck Hill Road.