

**Use of Publicly Owned Property Commission Recommendation
38 Milan Road
March 25, 2024**

Pursuant to its role as defined within Article XI Section 75-65, subsection B., the Use of Publicly Owned Property Commission (“CUPOP”) reviewed the town owned property located at 38 Milan Road, in furtherance of the Commission’s duty to make recommendations to the Board of Selectman regarding the “uses, change in uses, or direction of such uses by appropriate commissions or agencies now existing or to be created” for the property. This particular property is classified as a Category 3 property within the 2023 CUPOP Publicly Owned Property List, a category that includes town owned “[l]and and buildings, the uses of which are not under the direction of existing commissions or other agencies of the Town” Article XI, Section 75-65, subsection A (APPENDIX A).

The property (APPENDIX B)

38 Milan Road: 1.39 acres
Zone A

The property is located in a residential neighborhood, with private homes with similarly sized lots surrounding the property (APPENDIX C) The Town of Woodbridge obtained ownership of the property on September 24, 1993 (certified on September 27, 1993) after tax foreclosure as a result of a petition filed by the Tax Collector of the Town of Woodbridge in the Superior Court for the Judicial District of New Haven under docket number CV-89-0283258-S, Woodbridge Tax Collector v. Harold H. Humphrey. The foreclosure occurred as a result of a tax lien filed by the Town of Woodbridge on the tax-delinquent property for unpaid taxes in 1984, 1985, 1986, 1987, and 1988. (APPENDIX D) CUPOP requested the total sum of delinquent taxes from the Town of Woodbridge, but was informed by Tax Collector Pat Crisco that the requested information is not available after fifteen years. (APPENDIX E) CUPOP was able to obtain the assessed value for the property during this time frame from Stephanie Ciarleglio, Town Clerk via a phone conversation (please note the book was not able to be copied due to its size, but may be viewed in the Town Clerk’s office). The mill rates for the time period were located within a document created by Gerry Shaw, former Executive Assistant to the First Selectman, entitled Town of Woodbridge Mill Rate History. This document was provided by the the current Executive Assistant to the First Selectman, Alison Valsamis (APPENDIX F) The data provided was used to calculate the amount of delinquent taxes, minus the interest that accrued:

1984 assessed value \$26,250, mill rate 25.58, taxes \$671.48
1985 assessed value \$26,250, mill rate 28.63, taxes \$751.54
1986 assessed value \$26,250, mill rate 30.20, taxes \$792.75
1987 assessed value \$26,250, mill rate 34.30, taxes \$900.38
1988 assessed value \$26,250, mill rate 35.72, taxes \$937.65

Total delinquent taxes: \$4053.80 (accrued interest not reflected)

The previous owner, Harold H. Humphrey, acquired ownership of the property via Warranty Deed “[f]or consideration of [o]ne dollar and other valuable considerations” on March 18, 1957. The parcel is subject to restrictions set forth in the Warranty Deed, and of particular interest to CUPOP is the restriction “[n]othing but a single family dwelling house designed for occupancy of one family...shall be erected on each of aforesaid Lots numbers 4 and 5.” (APPENDIX G) The property currently identified as 38 Milan Road was referenced as lot number 5 of the Milan Hill Estates within the Warranty Deed. (APPENDIX H)

CUPOP noticed the Chairs of the following Town of Woodbridge commissions, committees, and agencies for their input regarding the potential change in use for 38 Milan Road on October 17, 2023. (APPENDIX I):

Chris Sorensen, Agricultural Commission
Karen Kravetz, Fire Commission
Robert Berke, Police Commission
Tim Austin, Conservation Commission (please note the Chair of Conservation is an ex-officio member of CUPOP)
Jeremy Rosner, Economic Development Commission
Susan Davidson, Human Services Commission
Robert Blythe, Inland Wetlands Agency
Andrea Weinstein, Recreation Commission
Robert Klee, Town Planning and Zoning (please note the Chair of TPZ is an ex- officio member of CUPOP)
Susan Jacobs, 2030 Task Force
Chris Dickerson, 2030 Task Force
Kathleen Hunter, Housing Committee
Hillary Drumm, Sustainability Committee
Tom Kenefick, Sustainability Committee

CUPOP received input from Kathy Hunter, Chair of the Housing Committee on October 23, 2023. The Housing Committee recommended for “38 Milan Road [to] be used to promote affordable homeownership opportunities. Providing town owned properties to advance these types of development is in keeping with best practices for promoting affordable housing.”(APPENDIX J). The Housing Committee recommendation was the only input CUPOP received in response to the emailed request.

As part of CUPOP’s analysis of the parcel, the Connecticut Department of Energy & Environmental Protection (DEEP) Geographic Information System (GIS) Wetland Map was reviewed. The map does NOT reveal wetlands on or abutting the parcel. (APPENDIX K)

CUPOP obtained the Bulk Regulations from the Town of Woodbridge Zoning from Kristine Sullivan, Land Use Analyst and (Acting Zoning Enforcement Officer, in order to

assess building restrictions for this particular parcel (APPENDIX L) As a Zone A property, zoning regulations require a minimum lot area of 65,000 square feet (1.492 acres) for lots that will include a building that are proposed AFTER November 9, 2001. The creation of 38 Milan pre-dates November 8, 2001, and therefore this particular regulation is not applicable to 38 Milan Road. The Bulk Regulations limit buildings within Zone A to one family dwellings, and the explicit single family dwelling restriction within the deed for 38 Milan Road complies.

On October 23, 2023, CUPOP voted unanimously to recommend to the Board of Selectmen the disposition of the property located at 38 Milan Road. The property use for 38 Milan Road is deed restricted, to be used for a single family dwelling only, and CUPOP found no obstacles that could prevent Woodbridge from adhering to the parcels intended and restricted use. The property is located within Zone A which limits buildings to single family dwellings only, and the minimum lot size requirement within Zone A is not applicable to this particular property, being created PRIOR to November 9, 2001. The property does not contain wetlands, according to the DEEP GIS Wetland Map. CUPOP did not receive any objection to the disposition of the property after sufficient notice was given, but did receive support for the disposition from the Housing Committee. CUPOP is of the opinion that the proceeds from the sale and subsequent tax revenue derived from the property will provide much needed financial assistance for Woodbridge, while potentially assisting the Town with its housing plan.

The Woodbridge Conservation Commission, under newly elected co-chairs Sharon de Kadt and Diana McCarthy-Bercury, provided written input for CUPOP's review on February 6, 2024. The recommendation did not object to the disposition of the parcel, but did request "that the Town should have the property at 38 Milan Rd evaluated and reviewed by wetlands experts to determine the presence of wetlands located on the property." (APPENDIX M). CUPOP did not entertain a motion to reconsider on this issue, satisfied with the information provided within the GIS Wetland Map in conjunction with safeguards provided under current WoodbridgeTPZ and State of Connecticut regulations on wetlands.

APPENDIX A

ARTICLE XI
Publicly Owned Property Commission ²¹

§ 75-62. Establishment.

There is hereby created the Publicly Owned Property Commission.

§ 75-63. Purpose.

The Commission shall be responsible for making recommendations on the proper usage of all publicly owned property in the Town of Woodbridge.

§ 75-64. Membership. ²²

The Board of Selectmen shall appoint six members. In addition there shall be two ex officio members, one selected by the Town Plan and Zoning Commission and one selected by the Conservation Commission from their respective memberships.

§ 75-65. Duties and powers.

- A. The Commission shall classify all publicly owned property or property affected with a public interest in the following categories:
 - (1) Land and buildings dedicated to open space or other use under the terms of grants-in-aid conditions;
 - (2) Land and buildings, the uses of which are now under the direction of existing commissions or other agencies of the Town;
 - (3) Land and buildings, the uses of which are not under the direction of existing commissions or other agencies of the Town;
 - (4) Land and buildings to which the Town has the option to purchase and/or right of first refusal.
- B. It shall be the duty of the Commission to study the uses of all such land and buildings from time to time and to study and recommend to the Board of Selectmen the acquisition, by purchase or otherwise, uses, changes in uses, or direction of such uses by appropriate commissions or agencies now existing or to be created, with such expert advice, research, resources and assistance as it shall deem appropriate to such duties.
- C. All such Town agencies and commissions administering, using or affecting such land and buildings shall report to the Commission as required by it.

APPENDIX B

Woodbridge

Unique ID: 3592

Card No: 1 Of 1

Information may be deemed reliable, but not guaranteed.

Revaluation Date: 10/1/2022

Unique ID: 3592

Woodbridge

Location: 38 MILAN RD

Unit

Commercial Building Description		Description	
		Area/Qty	
Building Use			
Class			
Overall Condition			
Construction Quality			
Stories			
Year Built			
Remodel			
Percent Complete			
GLA			
Basement			
Basement Area			
HVAC			
Heating Type		Attached Component Computations	
Fuel Type		Type	Yr Blt
Cooling Type			Area/Qty
Floors			
Walls			
Wall Height			
Exterior			
Exterior Walls			
Roof Type			
Roof Cover			
Special Features			
Detached Component Computations			
Type	Year	Condition	Area/Qty

Information may be deemed reliable, but not guaranteed.

The Assessor's office is responsible for the maintenance of records on the ownership of properties.

Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2019.



Information on the Property Records for the Municipality of Woodbridge was



Parcel Information

Location:	38 MILAN RD	Property Use:	Vacant Land	Primary Use:	Commercial Vacant Land
Unique ID:	3592	Map Block Lot:	2004 1140 38	Acres:	1.3900
490 Acres:	0.00	Zone:	A	Volume / Page:	0200/0358
Developers Map / Lot:	143/5	Census:	1601		

Value Information

Appraised Value Assessed Value

Owner's Information

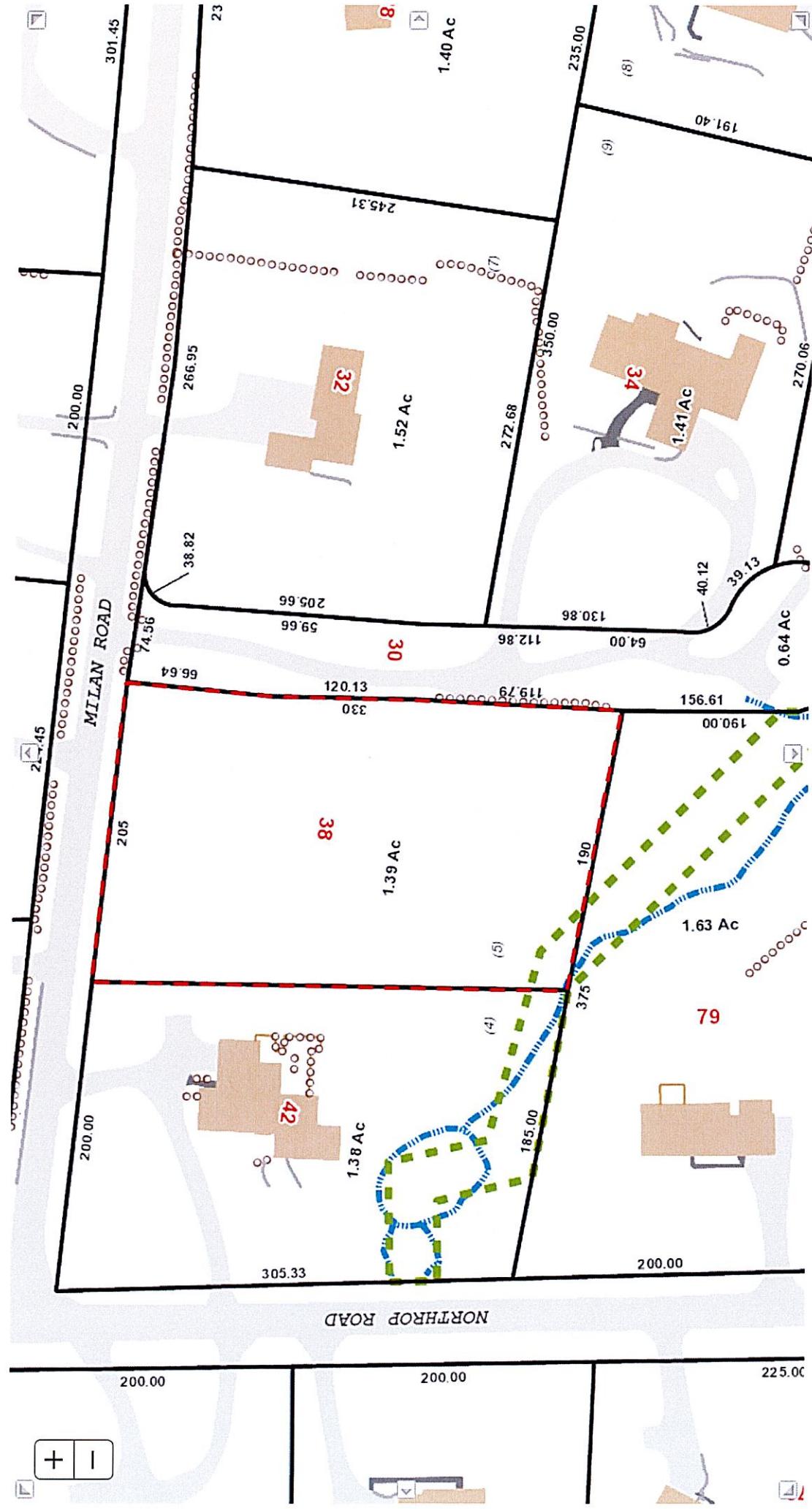
Owner's Data

Land	165,600	115,920	TOWN OF WOODBRIDGE 11 MEETINGHOUSE LANE WOODBRIDGE, CT 06525
Buildings	0	0	
Detached Outbuildings	0	0	
Total	165,600	115,920	

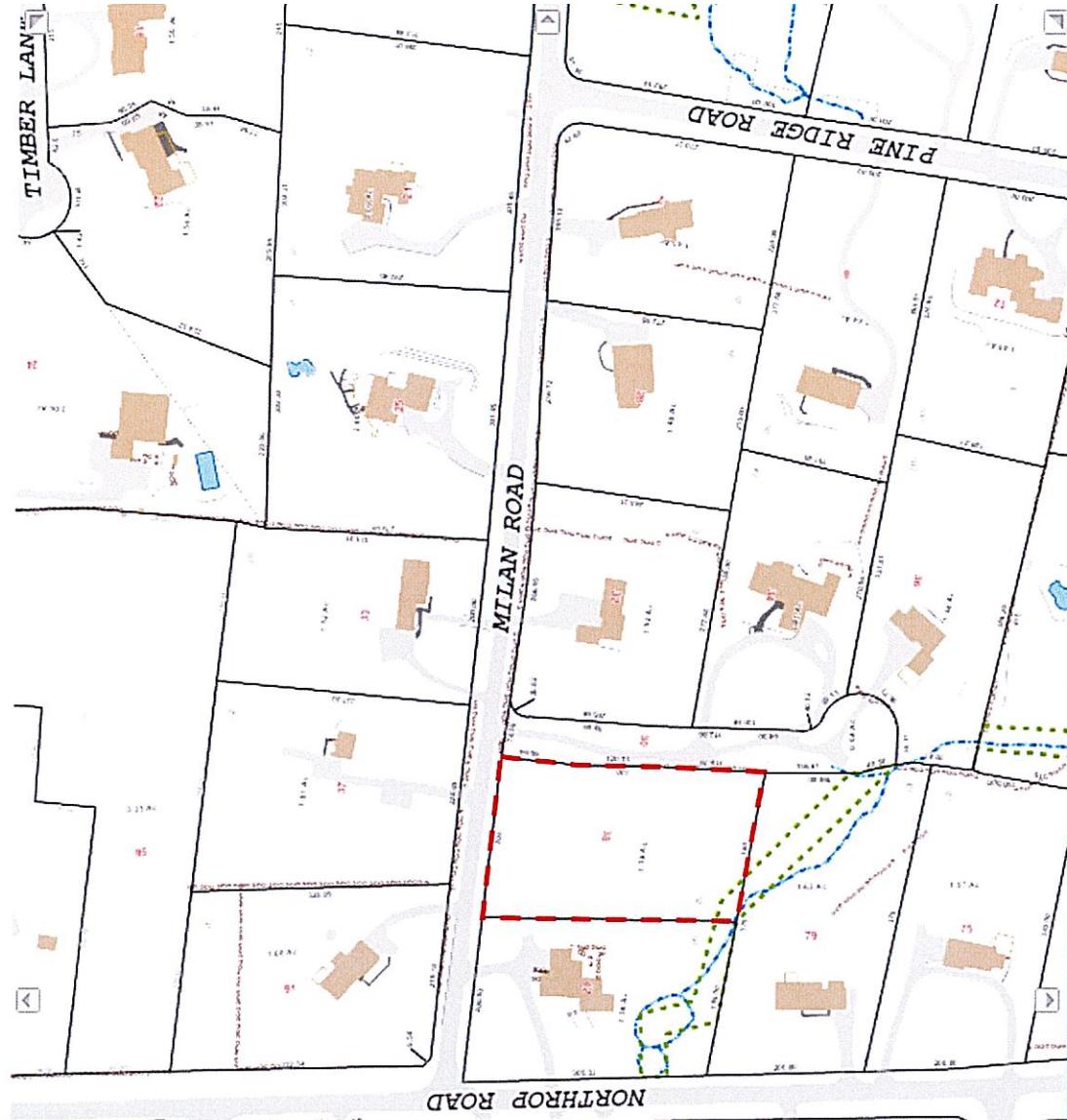
Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
TOWN OF WOODBRIDGE	0200	0358	09/27/1993	Foreclosure	\$0
HUMPHREY HAROLD H	0060	0551	03/18/1957		\$0

Information Published With Permission From The Assessor



APPENDIX C



APPENDIX D

VOL 200 PAGE 0358

NO. CV 89-0283258 S : SUPERIOR COURT
WOODBRIDGE TAX COLLECTOR : J. D. OF NEW HAVEN
VS. : AT NEW HAVEN
HAROLD H. HUMPHREY :

CERTIFICATE OF TAX LIENS

TO ALL WHOM IT MAY CONCERN: This certifies that tax liens for unpaid taxes on the lists of October 1, 1984, October 1, 1985, October 1, 1986, October 1, 1987 and October 1, 1988 due the Town of Woodbridge upon property standing upon the land records of the town of Woodbridge in the name of Harold H. Humphrey and described as follows:

A certain piece or parcel of land together with the improvements thereon, situated in the Town of Woodbridge, County of New Haven, and State of Connecticut, shown as Lot 5 on a certain map on file in the Office of the Town Clerk of said Woodbridge, more particularly bounded and described as follows:

Northerly: by Milan Road as shown on said map, 205 feet, more or less;

Easterly: by land now or formerly of Faustina R. Johnson, 330 feet, more or less;

Southerly: by lot 3 as shown on said map, 190 feet, more or less;

Westerly: by lot 4 as shown on said map, 315 feet, more or less.

was foreclosed upon petition of said Tax Collector of the Town of Woodbridge, filed in the superior Court for the judicial district of New Haven under the provisions of section 12-181 on the 24th day of September, 1993, no person having a right, title or interest in said property having redeemed the same and that title to said property has become absolute in said Town of Woodbridge.

Dated at Woodbridge this 24th day of September, 1993.

THE TOWN OF WOODBRIDGE

By Margaret P. D'Alotto

WHITEHEAD,
USKEVICH
& LEOVIT

LAW OFFICES
Two Hubbard Office Park
Suite 201
Southbury, CT 06488
(203) 264-9677

Subscribed and sworn to before me this 27th day of September, 1993.

Land Maria
Notary Public
My Commission Expires May 31, 1996

RECEIVED FOR RECORD
Sept 27, 1993 at 11:15 AM
2nd RECORDED BY
Stephanie Cicali
TOWN CLERK
2013

APPENDIX E

From: Pat Crisco PCRISCO@woodbridgect.org
Subject: FW: EXTERNAL38 Milan Rd
Date: Feb 22, 2024 at 12:57:16 PM
To: nicole.donzello@sbcglobal.net

Hi Nicole,

I'm sorry but that info is not available after 15 years. It also was before my time.

Best, Pat Crisco
Tax Collector

-----Original Message-----

From: Marsha Benno <mbenno@woodbridgect.org>
Sent: Thursday, February 22, 2024 8:28 AM
To: Nicole Donzello <nicole.donzello@sbcglobal.net>; Pat Crisco <PCRISCO@woodbridgect.org>
Subject: RE: EXTERNAL38 Milan Rd

I am forwarding this email to the Tax Collector regarding the taxes due and foreclosure documents.

Thank you.

Marsha

-----Original Message-----

From: Nicole Donzello <nicole.donzello@sbcglobal.net>
Sent: Wednesday, February 21, 2024 4:50 PM
To: Marsha Benno <mbenno@woodbridgect.org>

Subject: EXTERNAL38 Milan Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Marsha,

I hope this email finds you well. I am writing as Chair of CUPOP. We are in the process of writing a recommendation to the BOS regarding 38 Milan Rd. It is my understanding that Woodbridge obtained the property after a foreclosure due to unpaid taxes on the property. Proceedings began in 1989, and I believe ended in 1991. Unfortunately, because of the age of the case, any information from the civil court is no longer available on line.

Could you please provide me with the amount of taxes that were owed on the property at the time of foreclosure with any corresponding documents (if available)? I went through all the documents found on the property housed within the Clerk's Office database, and although a lien and foreclosure were filed there, no amounts were listed.

If you do not have that information, if you could point me in the right direction I would appreciate it.

Thank you very much.

Nicole

APPENDIX F

GRAND LIST YEAR	MILL RATE	% CHANGE	NOTES
1952	23.5		
1953	28		
1954	31		
1955	34		
1956	34		
1957	38		
1958	45		
1959	47.25		
1960	36.5		
1961	36.25		
1962	38.2		
1963	38.8		
1964	40.3		
1965	42.5		
1966	45		
1967	50.5		
1968	54.8		
1969	59.4		
1970	63	6%↑	
1971	44	30%↓	REVAL
1972	45.6		
1973	52.4		
1974	51.6		
1975	53.8		
1976	55.4		
1977	56.6		
1978	57.6		
1979	59.4		
1980	63.1	6.2%↑	
1981	21.377	66%↓	REVAL
1982	22.383		
1983	24.52		
1984	25.58		
1985	28.63		
1986	30.2		
1987	34.3		
1988	35.72		
1989	40.16		
1990	42.23	5.2%↑	
1991	24.18	42.7%↓	REVAL
1992	25.28	4.5%↑	
1993	26.66	5.4%↑	
1994	27.1	1.6%↑	
1995	27.61	1.9%↑	
1996	28.42	2.9%↑	
1997	28.98	1.97%↑	
1998	29.82	2.9%↑	
1999	31.59	5.9%↑	

GRAND LIST YEAR	MILL RATE	% CHANGE	NOTES
2000	31.9	1%↑	REVAL
2000	1.021		SPECIAL
2001	33.34	4.5%↑	
2002	34.57	3.7%↑	
2003	35.58	2.9%↑	
2004	28.22	2.1%↓	REVAL
2005	28.73	1.8%↑	
2006	29.96	4.2%↑	
2007	30.83	2.9%↑	
2008	31.09	.84%↑	
2009	33.11	6.5%↑	REVAL
2010	33.08	.09%↓	
2011	33.73	1.96%↑	
2012	34.14	1.2%↑	
2013	34.97	2.43%↑	
2014	37.66	7.69%↑	REVAL

APPENDIX G

WARRANTY

To all People to Whom these Presents shall Come, Greeting:

Know Ye, That I, MARY E. LEVY, of the Town of New Haven, in

The County of New Haven and State of Connecticut,

For the consideration of One hundred and fifteen dollars and other valuable considerations

Received by and acknowledged by HAROLD H. MURPHY, of the Town

of Orange, in the County of New Haven and State of Connecticut,

do give, grant, bargain, sell and otherwise convey and assign his heirs and assigns forever, all those two certain pieces or parcels of land, with all the buildings and other improvements thereon standing, located in the Town of Woodbridge, in the said County of New Haven, and State of Connecticut, and known as Lots numbers 4 and 5, respectively, as shown on Map entitled "William Hill Estate, Proposed Layout of Lots, Property of Harry E. Levy, Woodbridge - Conn., Scale 1 inch equals 50 feet, October 20, 1948" prepared by Frederick C. Kahn, Surveyor, to be filed in the Woodbridge Town Clerks Office, and bounded: WEST by Northrop Road on said Map, 300 feet, more or less; NORTH by Milan Road on said Map, 400 feet, more or less; EAST by land now or formerly of Gustine R. Johnson, 325 feet, more or less; and SOUTH by Lot number 3 on said Map, 375 feet, more or less.

Aforementioned premises are also described and bounded as follows:

WEST by Northrop Road, 300 feet, more or less;

NORTH by Milan Road, 405 feet, more or less;

EAST by land now or formerly of Gustine R. Johnson,
325 feet, more or less; and,

SOUTH by land of the grantor herein, 375 feet, more
or less.

Said premises are subject to a Grant from William Schools to
Town of Woodbridge dated May 25, 1948 and recorded in Volume 49 on Page
423 of the said Woodbridge Land Records.

Said premises are also subject to the following restrictions,
namely:

1. Nothing but a single private dwelling house designed for the occupancy of one family containing a finished living area of a minimum of Seventeen hundred (1700) square feet excluding garage porches, breezeways, (enclosed or open); patios; and basement areas; and a two or more car attached garage designed for the private automobile or automobiles of one family and one commercial vehicle as hereinafter set forth shall be erected or placed on each of aforesaid Lots numbers 4 and 5.
2. Only one commercial vehicle registered with a capacity not exceeding one (1) ton can be kept on said premises and same must be enclosed in a garage when on the premises.
3. No trailer of any description can be stored nor parked on said premises.

4. No building can be erected nor placed upon said premises until the plans and specifications for same are approved in writing submitted by the grantor herein.

5. The word "premises" in these restrictions is defined as all the land contained in each of the aforesaid Lots numbers 4 and 5 separately and does not refer to the both lots collectively, unless the context specifically denotes otherwise.

6. The aforesaid restrictions as herein contained shall affect and only apply to Lots Numbers 3, 3, 4 and 5 inclusive appearing on aforesaid Map and shall in no way affect nor apply to other land or Lots appearing on said Map or not appearing on said Map owned by the grantor herein.

Said premises are also subject to building lines if established, all laws, ordinances or governmental regulations, including building and zoning ordinances, affecting said premises, and taxes on the list of 1956, which taxes said grantee hereby assumes and agrees to pay as part consideration for this deed.

Also as part consideration for this deed, the grantee herein hereby agrees not to encumber, sell, convey, alienate or otherwise dispose of either of aforesaid Lots number 4 and/or Number 5 until the grantor herein releases and discharges the respective Lot from the mortgage encumbering same executed contemporaneously herewith by the grantee herein to the grantor herein.

We the said hub to hold the above granted and bargained premises, with the appurtenances thereto, unto the said grantee and unto his heirs and assigns forever, to and their own proper use and benefit. And also, I, the said grantor, do for myself, my heirs, executors, and administrators, covenant with the said grantee, his heirs and assigns, that at and until the severing of these premises, I am well seized of the premises, as a good indefeasible estate in FREE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as above written.

And furthermore, I, the said grantor, do by these premises bind my self and my heirs forever to WARRANT AND DEFEND the above granted and bargained premises to him, the said grantee, his heirs and assigns, against all claims and demands whatsoever, EXCEPT as above written.

In witness whereof, I have hereunto set my hand and seal this 18th day of March, in the year of our Lord nineteen hundred and fifty-seven.

Signed, Sealed and Delivered in the presence of

Spade S. Strand
Miller A. Strouse

Mary S. Levy (L.S.)



Attest of County:
County:

Town of New Haven, March 18th, 1957

Personally appeared MARY S. LEVY,

forgoing instrument, and acknowledged the same to be his
Signature and Seal of the
foregoing instrument, before me.

Received for Record March 18, 1957
at 3:30 P.M. and recorded by
S. M. Strouse, Ass't. Town Clerk

WENDELL J. REED
Commissioner of the Superior Court
for New Haven County

APPENDIX H

✓ 14341

MAR-8-1957
52 CAL 14W. 50 E.
HARRY E. LEVY
DEVELOPED BY
WOODBRIDGE-COMM.
MILAN HILL ESTATES

WILSON HILL STATES

WNY 83-338/88880M

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100-5057 MAR-8-1957

4254 2014M&C = 224.36 33535

1980-1981

1434

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2040

81.01 7 98

W.A. DEC 24
CARL

44-65-00219

2f6500284

10.0 f. HARRY E.

143F

143F

APPENDIX I

From: Toni Belenski
Sent: Tuesday, October 17, 2023 11:09 AM
Subject: CUPOP Regular Meeting on October 23 at 6 pm - Property Use Discussion for 38 Milan Rd. & 9 Brookwood Dr.

This email is being sent on behalf of the Commission on the Use of Publicly Owned Property (CUPOP).

Dear Fellow Chairs,

At the next regularly scheduled meeting of the Commission on the Use of Publicly Owned Property, the Commission will be discussing the potential change in use of two town owned properties located at 38 Milan Road and 9 Brookwood Drive.

We invite your commissions/committees to provide input, if applicable, either in person on Monday, October 23, 2023 at 6 pm, or via email to tbelenski@woodbridgect.org by 12 pm on Friday, October 20, 2023. Whether in person or in writing, any and all input will be considered equally by the Commission in its deliberations.

Thank you.
Nicole Donzello

APPENDIX J

From: Kathy Hunter <kathyhunter@optonline.net>
Sent: Monday, October 23, 2023 9:25 AM
To: Toni Belenski <tbelenski@woodbridgect.org>
Cc: mary dean <maryalice.dean@gmail.com>; James Graham <jgraham@npmlaw.com>; Donavon Lofters <dllofters@gmail.com>; Elaine Feldman <efeld@hotmail.com>; Lewis Shaffer <las@optonline.net>
Subject: EXTERNALProperty Use Discussion for 38 Milan Rd. & 9 Brookwood Drive

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Toni,

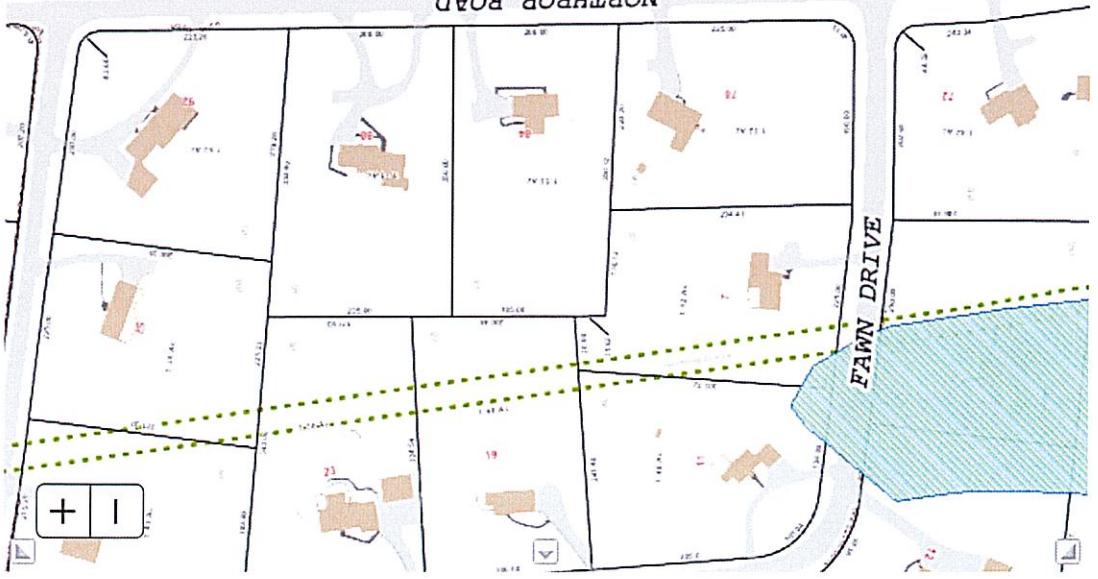
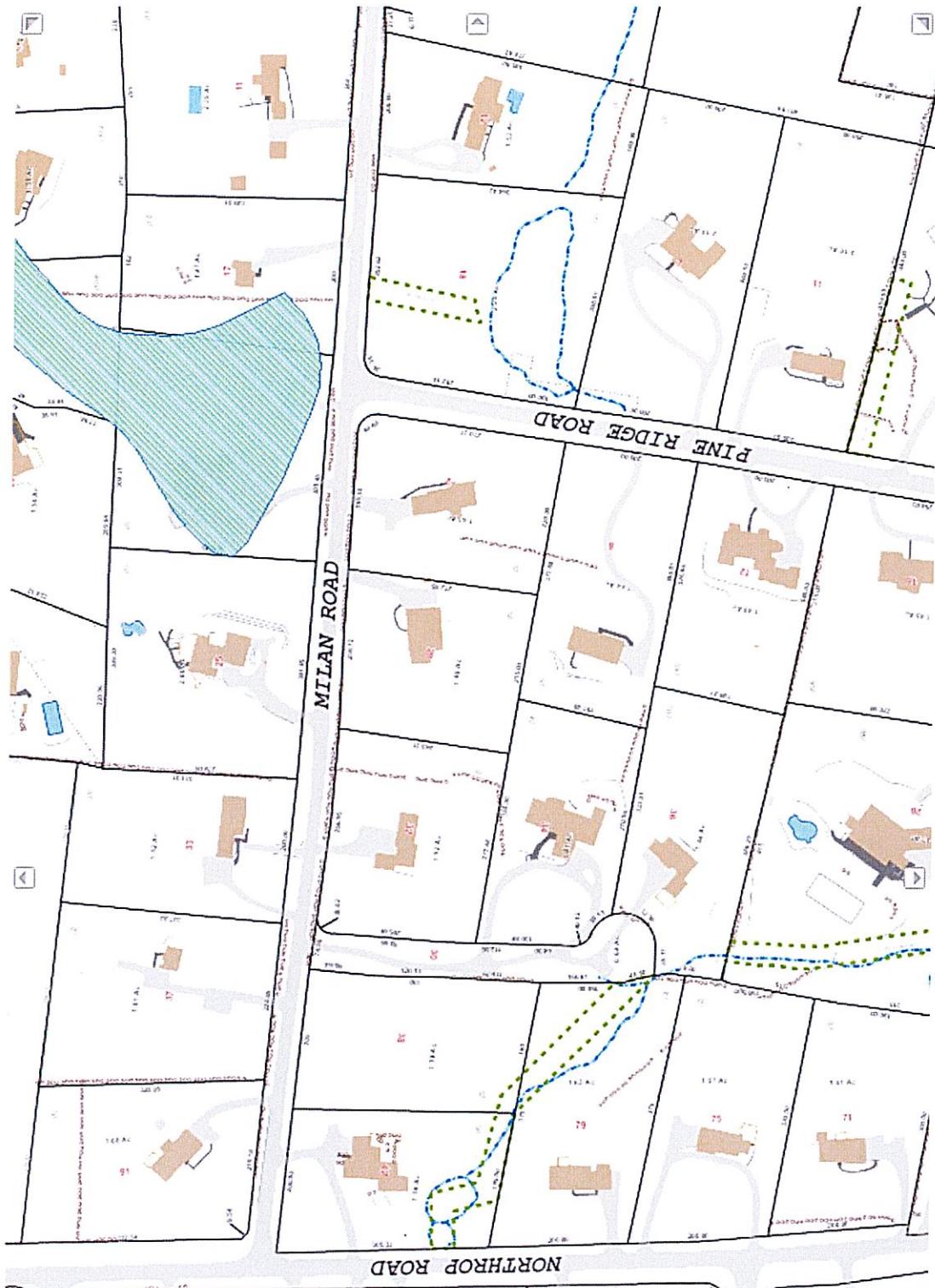
I corresponded with Nicole over the weekend as I was out of the country for the past couple of weeks and could not respond by the Friday deadline. She advised I could send you the Housing Committee's recommendation today.

On behalf of the Housing Committee, we recommend that the town owned properties of 38 Milan Rd and 9 Brookwood Drive be used to promote affordable homeownership opportunities. Providing town owned properties to advance these types of development is in keeping with best practices for promoting affordable housing. The specifications for the developments will still need to be determined.

Thank you,

Kathy Hunter

APPENDIX K



APPENDIX L

4.0 BULK + DIMENSIONAL DATA

4.1 BULK REGULATIONS

A. GENERAL BULK REGULATIONS. The accompanying table, entitled "Table 4.1: Table of General Bulk Regulations," is referred to herein as "Bulk Table." All buildings hereafter erected or altered shall comply with requirements accompanying this table for the zone in which such building will be located. *Exception: Where any conflict arises between the provisions of these Regulations and any other law, ordinance, regulation, or permit, the provision that imposes the highest standard or establishes the greatest restriction upon the use of the land, form of buildings, structures, or site shall control.*

Table 4.1 Table of General Bulk Regulations

Bulk Description	ZONING DISTRICTS										P
	A	B	T1	T2	T3-C	T3-D	T3-BB	BI	GB	GBA (Overlay)	
BUILDING MASSING											
Minimum Lot Width and frontage	200'	100'	n/a	120'	50'	40'	75'	40'	100'	150'	175'
Minimum Lot Area	65,000 sq.ft. ¹	15,000 sq.ft.	n/a	n/a	5,000 sq.ft.	4,000 sq.ft.	9,375 sq.ft	4,000 sq.ft.	20,000 sq.ft.	43,450 sq.ft.	43,560 sq.ft.
Maximum Building Coverage	15% of lot area	30% Accessory bldg. not more than 3% of lot area	3%	15%	40% Accessory Bldg. not More than 15% of lot area	50% Accessory Bldg. not More than 15% of lot area	30% Accessory Bldg. not More than 5% of lot area	70% Accessory Bldg. not More than 50% of lot rear yard	33.3% Accessory Bldg. not More than 50% of lot area	25% Accessory Bldg. not More than 15% of lot area	33.3% (Main building, Min. floor area 6,000 sq.ft.)
Maximum Lot Coverage (total impervious)	n/a	n/a	6%	20%	n/a	n/a	n/a	n/a	n/a	n/a	n/a
SETBACKS – PRINCIPAL BLDG.											
Minimum Front Setback – Principal Bldg.	75'	30'	n/a	48'	10 ⁴	10 ⁴	20 ⁴	20 ⁴	60' on Amity Rd, 10' on other roadways	60' on Amity Rd, 10' on other roadways	60' on Amity Rd, 10' on other roadways
Minimum Front Setback – Secondary Bldg.	n/a	n/a	n/a	48'	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Setback	25'	15'	n/a	20'	6 ⁴	4 ⁴	10 ⁴	3'	12'	12'	10'
Minimum Rear Setback	25'	25'	n/a	40'	Min. Depth 20% of lot, But need Not exceed 20 ⁴	Min. Depth 20% of lot, But need Not exceed 20 ⁴	25 ⁴	Min. Depth 10% of lot, But need Not exceed 20'	20'	20'	25'
Frontage Buildout	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	80% Min	n/a

SETBACKS – accessory building(s) – No accessory building in any district shall be in a front yard. No accessory building shall be in any side yard nearer to the side yard lot line than the distance listed below

Front Setback	75'	30'	n/a	20' Min + bldg. setback	10's	10's	20's	60' on Amity Rd., 10' on other roadways	60' on Amity Rd., 10' on other roadways	60' on Amity Rd., 10' on other roadways	n/a	75'	n/a
Side Setback	15'	15'	n/a	3'	5's	5's	10's	3'	5'	5'	n/a	10'	n/a
Rear Setback	15'	15'	n/a	3'	5's	5's	25's	3'	5'	5'	n/a	25'	n/a

Table 4.1 Table of General Bulk Regulations

Bulk Description	ZONING DISTRICTS												
	A	B	T1	T2	T3-C	T3-D	T3-BB	BI	GB	GBA (Overlay)	Dev 1 ²	Dev 2 ³	P
BUILDING HEIGHT – NUMBER OF STORIES													
Maximum stories excluding cellar & basement	2-1/2	2-1/2	n/a	2	2-1/2	2-1/2	2-1/2	3	3	3	3	2	n/a
RESIDENTIAL DENSITY													
Families per Building	1 ⁶	1 ⁶	n/a	n/a	2 ⁶	2 ⁶	1 ⁶	n/a	8 per acre (must be accessory to legal non-residential use 650 sq.ft./du max)	n/a	n/a	n/a	

Reference: 1 acre = 43,560 square feet

¹All new lots proposed in a Residence A District that are: (1) created after November 9, 2001, and (2) located fifty percent (50%) or more within a drinking water supply watershed mapped or designated by the South-Central Connecticut Regional Water Authority, shall contain a minimum of two acres of Buildable Lot Area. Buildable Lot Area is defined as that contiguous portion of a lot exclusive of and undivided by any areas of wetland soils and watercourse as defined in Section 22a-38 of the Connecticut General Statutes. All new lots must comply with this requirement whether or not they are part of a subdivision.

All new lots proposed in a Residence A District created after November 9, 2001, whether or not in a subdivision, shall be of such shape that a square with 150 (one hundred and fifty) feet on each side will fit on the lot within the setback boundaries.

² See Section 4.B Specific to Dev 1.

³See Section 4.B Specific to Dev 2.

⁴Corresponds to setback diagrams for primary buildings on bulk diagram sheets for T3-C, T3-D, T3-BB.

⁵Corresponds to setback diagrams for accessory buildings on bulk diagram sheets for T3-C, T3-D, T3-BB.

⁶See Section 3 LL.

APPENDIX M



Woodbridge Conservation Commission

Sharon de Kadt – Co-Chairperson, Woodbridge Conservation Commission

s.dekadt@gmail.com

February 6, 2024

Town of Woodbridge Board of Selectmen
Woodbridge Town Hall
11 Meetinghouse Lane
Woodbridge, CT 06525

Subject: Recommendation for Property at 38 Milan Road, Woodbridge, CT 06525

Dear Board of Selectmen,

On behalf of the Woodbridge Conservation Commission, we are writing regarding the properties located at 38 Milan Rd, Woodbridge, CT 06525, and to offer our recommendations as a Commission of the Town regarding its status and potential future use.

Recently, the Woodbridge Conservation Commission proceeded with the request by CUPOP to review the parcel located at 38 Milan Rd, for its current and future use considerations as well as its location within our community, and the current existing presence of wetlands.

The Woodbridge Conservation Commission voted unanimously that the Town should have the property at 38 Milan Rd evaluated and reviewed by wetlands experts to determine the presence of wetlands located on the property.

The Commission believes that the Town of Woodbridge should carefully evaluate the options available for this parcel with these considerations in mind. Given the importance and urgent timeframe for our recommendation to inform such decisions on the community's growth and development, transparency in the decision-making process is crucial. Protected open space is a benefit to all residents by providing health living, community connection.

The Woodbridge Conservation Commission appreciates the Town of Woodbridge's commitment to thoughtful planning and community engagement, and strongly encourage the recommendations set forth above be considered regarding any decisions made about the property.

Thank you for your time and consideration of our recommendations.

Respectfully,

Sharon de Kadt & Diana McCarthy-Bercury, co-chairs of the Woodbridge Conservation Commission

The Woodbridge Conservation Commission