

# Woodbridge Former Country Club Master Plan

## Feedback for Tonight

**1. Draft stakeholder interview list**

**2. Topics and themes from TAC Meeting #1**

**3. Baseline analysis progress**

**4. Project name and graphic identity**

## Draft Stakeholder Interview List

- **Community Groups and Organizations**
  - **Conserve Woodbridge**
  - **Land Trust**
  - **Park Association**
  - **Garden Club**
  - **Arts Council**
  - **Amity Woodbridge Historical Society**
  - **Local Students**
  - **Friends of the Library**
  - **Beecher PTO**
  - **Massaro Farm**
  - **Jewish Community Center**
  - **Woodbridge Volunteer Fire Association**
- **Economic and Business Groups**
  - **2030 Task Force**
  - **Business District Owners**
  - **Local Real Estate Brokers**
- **Faith Communities**
  - **Assumption Church**
  - **B'nai Jacob**
  - **First Church of Christ Congregational Church**
  - **Trinity Church**

**Question for Selectmen: Are there important stakeholders we should add to this draft list?**

# TAC Meeting #1: What We Heard

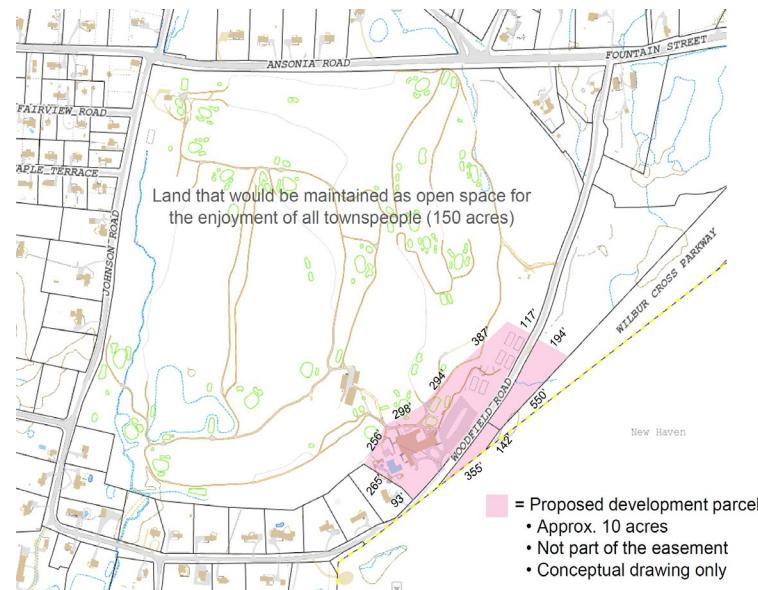
- **Lessons Learned from Past Site Proposals**
  - Lacked a multi-faceted approach
  - Did not bring the community together
  - Reactionary, not proactive or inclusive
  - Lacked data to inform decision-making

- Themes and Topics
  - Sustainability
    - Focused on community awareness and education
    - Overlap / coordination with other committee and groups
    - Review: Multiple reports on Town-wide energy usage and food / compost diversion

## Question for Selectmen: Are there topics or themes we should prioritize from what we've heard?



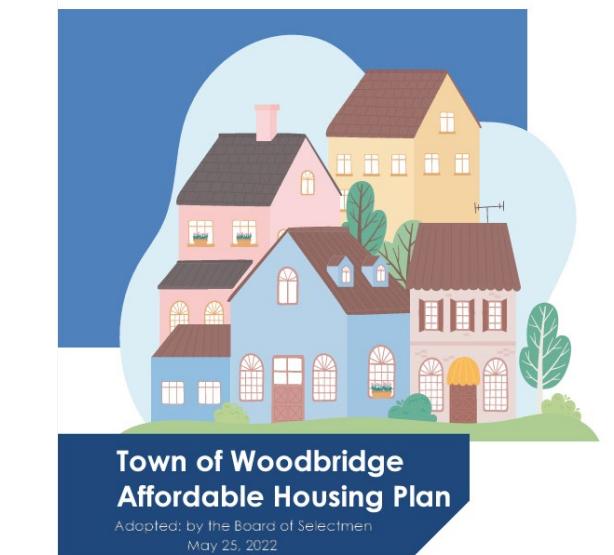
**Rose/Watermark proposal. 110 Age-restricted units on 11 AC, 9-hole course on 97 AC, meadow/park on 37 AC, optional 20 cottages on 10 AC**



Woodbridge Park Assoc. Proposal. 150AC open space, 10AC development

# TAC Meeting #1: What We Heard

- Themes and Topics (cont.)
  - Human Services
    - Focused on community needs [vaccine access, social worker services, etc.], as well as youth and seniors programming
    - A general focus on promoting health, both mental and physical
    - Review: Past annual program inventory and high demand / aspirational future programming
  - Housing
    - Supports implementation of 2022 Housing Plan
    - Focused on increasing affordable housing supply in the Town
    - Has worked on zoning updates to better support affordable housing and sites for denser housing
    - Priority to reach underrepresented members of the community during the planning process, contact “All-in” community group
    - Review: 2022 Affordable Housing Plan and follow-on studies



Prepared by RKG Associates



**SCRCOG**  
SOUTH CENTRAL REGIONAL  
COUNCIL OF GOVERNMENTS

**RKG**  
ASSOCIATES INC

# TAC Meeting #1: What We Heard

- Themes and Topics (cont.)

- Conservation

- Baseline data exists in various background documents (listed below)
- No existing tree inventory exists, but geotagging of perceived trees of importance could occur as part of site walk
- Historic Society is pursing a grant for townwide trail with Roger Sherman Farm trailhead on site
- Speak to Trail Master for more information on invasive species location (invite to site walk)
- Review: DEEP Study, Audubon Report, State / Town POCDs (relevant to all topic areas), Westward scenic road designation, Fountain Street project, Greenway Plan, Elderslie subdivision, City Carbon program, “Moorhead” report



Field Visit to the former Country Club property of the Town of Woodbridge off Woodfield Road  
Post Visit Report  
DEEP Forestry Division, Service Forestry, Private and Municipal Lands Program

Present Parties: Mr. Ben Carlson, Woodbridge Conservation Commission; David Irvin, DEEP Central District Service Forester; Tanner Steeves, DEEP Wildlife Biologist, on 6/28/2024 from 10am-12:30pm.

Stewardship Objectives:

1. Improve forest health in the small forested areas
2. Manage and retain rare early successional habitats
3. Address invasives
4. Provide for responsible public recreation
5. Prepare shrublands and forest for more climate change resilience



Section of field at the Woodbridge Country Club property, showing grasses and milkweed.



Forest Bird Habitat Assessment

Former Woodbridge Country Club / 52 Woodfield Rd.  
Woodbridge, Connecticut

150 Mapped Acres



Bird photos courtesy of Patrick Comins, Audubon Connecticut and AJ Hand (left to right): Black-throated Blue Warbler, Scarlet Tanager, Wood Thrush, and Black-throated Green Warbler.

Assessment Date: November 21, 2022

Report Date: December 20, 2022

Prepared for: Town of Woodbridge

Prepared by:  
Audubon Connecticut  
Corrie Folsom-O'Keefe & Rosa Goldman

# TAC Meeting #1: What We Heard

- Themes and Topics (cont.)

- CUPOP

- **Reports to the Board of Selectman on proper usage of publicly owned properties in the Town of Woodbridge**
    - **Has not yet analyzed the FWCC property**
    - **Coordinates with Town departments, committees and commissions**
    - **Review: POCD to TPZ recommendations in December**

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)

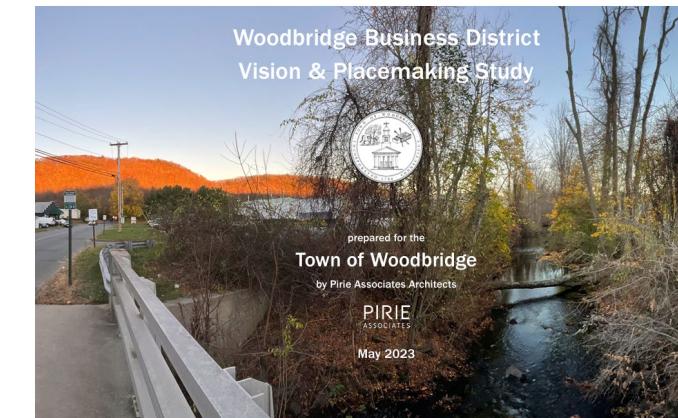
38 Milan Road: 1.39 acres  
Zone A

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 Clarioglio, 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 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

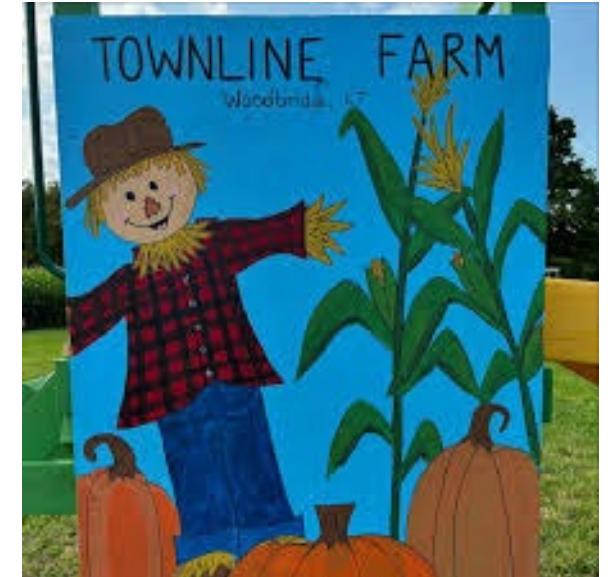
- EDC

- **Can provide feedback on synergies between future property uses and other Town uses**
    - **Secured \$8M infrastructure grant for business district improvements**
    - **Speak with 2030 Ad Hoc Task Force focused on revitalization of business district**
    - **Review: Past business district plans**



## TAC Meeting #1: What We Heard

- Themes and Topics (cont.)
  - Agricultural
    - Advocate for business and land use needs of local farms
    - Advise on land use agreements
    - Promote agricultural uses as central to Woodbridge identity and culture, and as an economic development opportunity
    - Speak to: Town Line Farm, Educational Garden representatives , Community garden group



# Baseline Analysis Progress

## Questions for Selectmen:

**Are there measures we should adjust or reconsider?**

**Are there datasets or sources we should utilize as we develop these measures?**

Category	Item	Measurement Approach
Environment	Acres of agricultural land established	Acreage and percentage change
	Carbon Sequestration	Amount (MT) and percentage change
	Acres of connected habitat	Acreage and percentage change
	Acres of disturbed endangered species habitat	Acreage and percentage change
	Acres of disturbed ponds and water bodies	Acreage and percentage change
	Acres of meadows/grasslands	Acreage and percentage change
	Acres of woodlands/forest	Acreage and percentage change
	Earthwork and retaining walls required	High/Med/Low Earthwork and retaining walls
	Impervious Cover	Acreage and percentage change
	Invasive species removal	High/Med/Low Impact
Environment	Development within Floodplain	Yes/No
	Wetlands	Impacts – Yes/No, Significant – Yes/No, Sq Ft of Impacts
	Connections to Adjacent Pathways/Trails	High/Med/Low connectivity score
	Length of Walking Pathways	Linear units
Recreation	Outdoor Amenities	High/Med/Low amenity score, Number of amenities
	Path Accessibility	Linear units of accessible routes as percent of total routes
	Traffic Impacts	Total parking spaces, High/Med/Low Traffic Impact
	Utility availability / capacity	Yes/No
Land use and Development	Acres of developed land	Acreage and percentage change
	Acres of open space	Acreage and percentage change
	Development feasibility	High/Med/Low Feasibility for development
	Land use mix	Acreage and GSF (as appropriate)
	Number of Housing Units	Total Housing Units and Type (as appropriate)
	Total project costs	Total capital costs and estimated O&M costs
	Total project tax revenues	Total project municipal tax revenues from development
	Zoning Compliance	Yes/No

## Project Name and Identity Concepts

### ACTION

Woodbridge Forward Plan

Forward Together Plan

Elevate Woodbridge Plan

Renewal Now Plan

### VISION

Woodbridge Tomorrow Plan

2025 Vision Plan

The Horizons Plan

### CONNECTION

Connecting Woodbridge Plan

Woodbridge United Plan

### INCLUSION

Our Woodbridge, Our Future

#OneWoodbridge Plan

RETURN TO THE  
RIVERBEND

*city of yes*

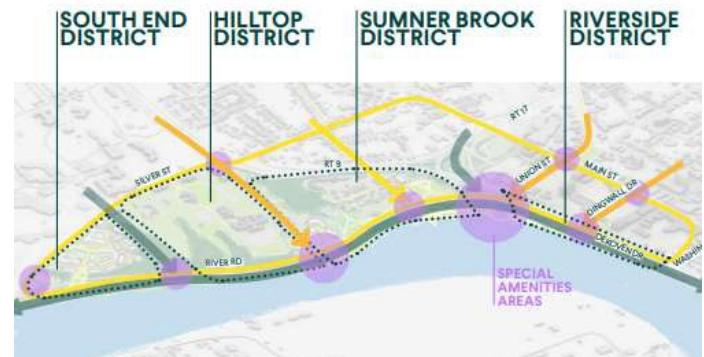


Question for Selectmen: Are there aspects of these names that resonate?

# Project Name Concepts and Identity



# RETURN TO THE RIVERBEND



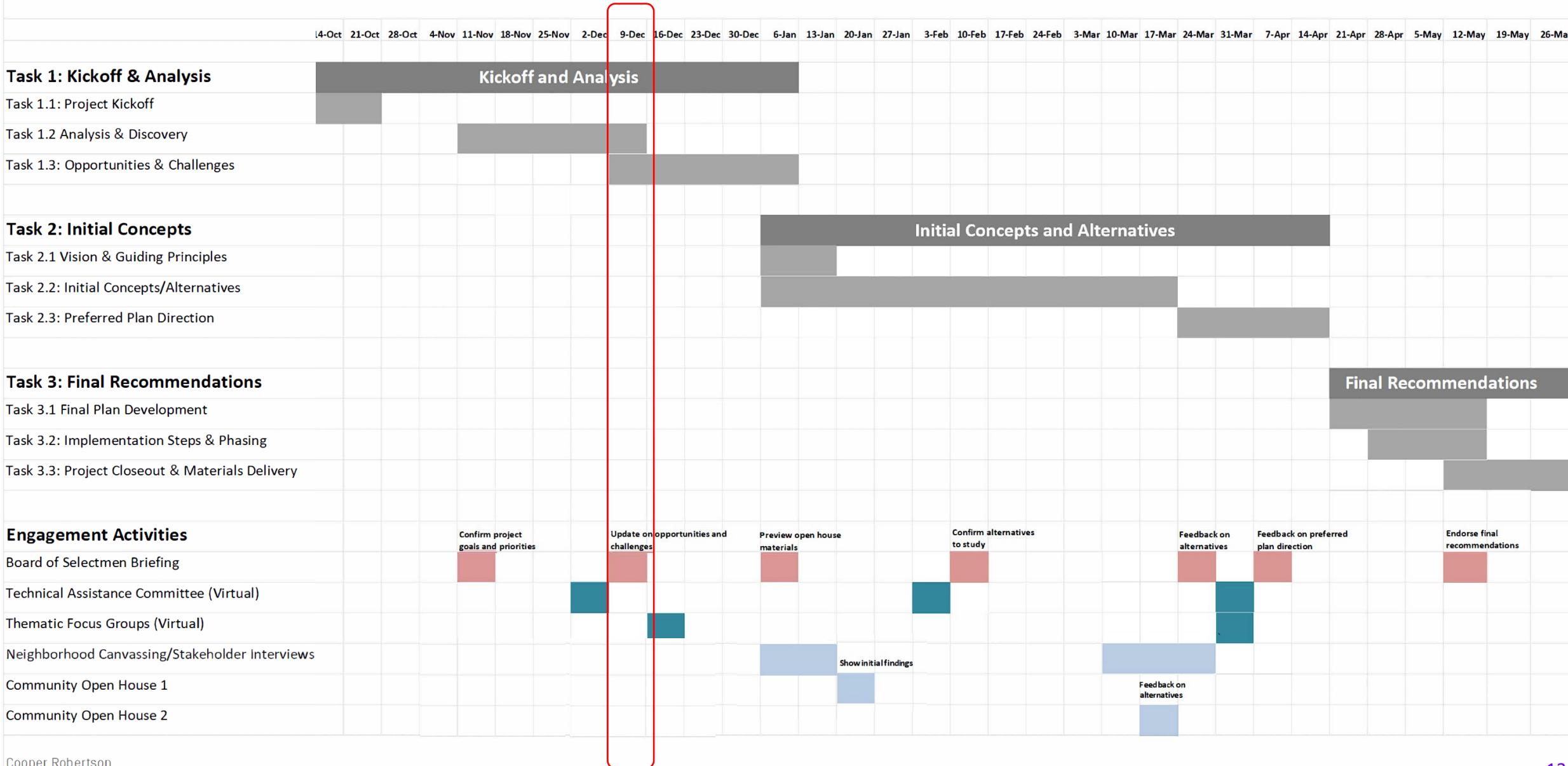
# NEXT STEPS

# Project Schedule

Woodbridge Former Country Club Master Plan  
Project Schedule

Last Updated: Nov 8, 2024

WE ARE HERE



## Engagement By The Numbers

- Upcoming Engagement Activities

- Jan 2025
  - Site Walk
  - Focus Group Meeting
  - Community Open House #1
  - Stakeholder Interviews
  - Neighbors Interviews
  - Board of Selectmen Meeting
- Feb 2025
  - TAC Meeting
  - Board of Selectmen Meeting

<u>Completed</u>		<u>Upcoming</u>
20	PEOPLE ENGAGED TO DATE	--
2	SELECTMEN MEETINGS	5
1	TAC MEETINGS	2
0	STAKEHOLDER INTERVIEWS	12
0	NEIGHBOR INTERVIEWS	30
0	COMMUNITY OPEN HOUSES	2