

Use of Publicly Owned Property Commission Recommendation
31 Enoch Drive
October 24, 2024

Pursuant to its role as defined within Article XI Section 75-65(B), the Use of Publicly Owned Property Commission ("CUPOP") reviewed the town owned property located at 31 Enoch Drive, 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(A)(APPENDIX A).

The property (APPENDIX B)

31 Enoch Drive: 6.22 acres
Zone A
Market Value \$314,800
Assessed Value \$220,360

The property is located in a residential neighborhood, and is surrounded by similarly sized lots (with the exception of 39 Round Hill with a lot size of 16.93 acres). The property is wooded, and has steep topography. There are no wetlands present (APPENDIX C). 31 Enoch Drive is also identified as "Lot 10" within the 1979 Round Hill Subdivision Plan (APPENDIX D). Numerous deed restrictions are attached to the property as identified within Schedule A (APPENDIX E), Declaration of Restrictions (APPENDIX F), and the Declaration of Restrictions Amendment (APPENDIX G). The property contains a residential use only restriction, and "[s]hall be used solely and wholly for residential purposes" and limits the dwelling to "a one-family dwelling" although the restriction does not preclude "the erection of a private garage or an accessory building, used in appurtenance to the dwelling house, for the use, enjoyment, and benefit of the owner or occupant thereof." (APPENDIX F). Additional restrictions include, but are not limited to access, ingress, and egress by utility companies and to effectuate proper drainage; an "[a]greement not to cut down or destroy trees thereon", with additional tree restrictions listed including "no tree over four (4") inches diameter may be removed from any lot in this section of the subdivision within a distance of sixty (60') feet from the property line which abuts any roadway... except for the purpose of providing access to the dwelling, without first having obtained the written consent of the Property Owners' Association;" compliance with the terms and conditions of the Maintenance Agreement for Round Hill South; and maintaining membership in the Round Hill-South Property Owners Association, Inc.(APPENDIX F).

The property is also subject to a 999 year leasehold interest, dating back to the 1857 deed, and is detailed therein (APPENDICES F, G). CUPOP was unable to decipher the writing within the 1857 deed given the poor quality of the copy therefore is not able to

provide specific information pertaining to the lease. Deeds in connection with 31 Enoch Drive date back to May 2, 1785, and are included with this recommendation (APPENDIX H).

Purchase of the property by the Town of Woodbridge

Records in connection with the purchase of 31 Enoch Drive began with the March 10, 1999 Board of Selectmen (BOS) meeting. During this meeting, a motion passed which authorized First Selectman Roger Harrison and BOS member Charles Goetsch to negotiate for the purchase of 31 Enoch Drive, in order to "provide safe and ready access to the Town's Greenway Trail (4 aye, 1 abstention, 1 recusal)(APPENDIX I). There is no indication that a purchase price was voted on during this meeting within the minutes, although in a letter written by First Selectman Harrison to the Seller's designated representative Attorney Bernard Pellegrino on April 9, 1999, First Selectman Harrison conveyed that the BOS did vote to purchase the property for \$125,000 (APPENDIX J). Also within the body of the letter was a request made by First Selectman Harrison that "the parcel shall be subject to a conservation restriction to the Woodbridge Land Trust granted at the time of the closing on the property so that the Town will be buying the property with the conservation easement in place." The language of the easement was to be determined and agreed upon by both the Woodbridge Land Trust and the Town prior to the closing. There is no indication that the conservation easement restriction was discussed or voted on by the BOS within the minutes. The proposal to purchase the property was accepted by the Seller on April 28, 1999 (APPENDIX K). First Selectman Harrison relied on CGS Section 7-131b(a) and the "Resolution Appropriating \$2,500,000 For The Acquisition Of Open Space Land And Authorizing \$1,100,000 Bonds Of The Town and \$400,000 Of Available General Fund Surplus To Meet Said Appropriation And Pending The Issue Of Such Bonds The Making Of Borrowings For Such Purpose" (passed at a Special Town Meeting on February 6, 1999) for the Board of Selectmen's authority to negotiate and enter into the agreement on 31 Enoch Drive, in the absence of town vote and agreement from Town Plan and Zoning Commission (TPZ); Board of Finance was the only oversight required under the Resolution (APPENDICES L, M).

On May 6, 1999, First Selectman Harrison requested an advisory opinion from TPZ, but made it clear that the advisory opinion would not be binding on the Board of Selectmen citing CGS Section 7-131b (a) and the April 28, 1999 Resolution (APPENDIX M). Within the request, First Selectman Harrison listed supporting factors for the purchase which included, in part, the Greenway Trail, the need for parking, access to the town owned property located at 25 Enoch Drive, and the views from the summit of the property. The request was initially discussed at the May 27, 1999 TPZ meeting, and it was determined that clarification was needed to address the discrepancies between the authority cited by the First Selectman and that granted to the Commission within CGS Section 8-24 (APPENDIX N). The request was again discussed at the June 7, 1999 TPZ meeting, and the request was deferred for a second time until clarification was received from the BOS and the Town Attorney pertaining to the discrepancy in authority. CUPOP was not

able to locate additional references to the purchase of 31 Enoch Drive within the TPZ minutes after this date (APPENDIX P).

At the May 12, 1999 BOS meeting, after Executive Session, the Board voted to purchase 31 Enoch Drive. A discussion ensued regarding a potential deed restriction for 1/10 liability for maintenance fees for the property, and financial obligations the town would be responsible for due to the property's location on a private road (detailed information on the maintenance agreement will follow within this report). All members, excluding Mr. Goetsch, who recused himself, voted "[t]hat the Board of Selectmen recommends to the Board of Finance the purchase of the property located at 31 Enoch Drive as open space. And further that the Board of Finance be given all information regarding past maintenance costs of the private road and the language of the deed restriction prior to its decision on the possible purchase of said property" (APPENDIX Q). Maintenance costs were provided, and the anticipated annual cost for the property was estimated at \$776.82 (APPENDIX R). The Board of Finance met on May 20, 1999, and unanimously approved the purchase of 31 Enoch Drive; no other details were provided in the minutes (APPENDIX S).

The Town purchased the property on May 28, 1999 for \$125,000 from Robert Marlowe et al. in fee simple, and currently holds a Warranty Deed. All prior restrictions, provided within this report, remained part of the deed. A conservation restriction was not added to the deed, nor was a restriction limiting the use of the property to open space (APPENDIX E); no official reason for the omission was located by CUPOP.

Round Hill South Property Owners' Association and Maintenance Agreement

Ownership of 31 Enoch Drive requires the Town to maintain membership in the Round Hill South Property Owners' Association, and to share responsibility for maintenance in the neighborhood (APPENDICES F, T). Enoch Drive is a private road, and all members of the Association are equally responsible for the "snow removal, sanding, maintenance, and repair of said private driveway, storm drainage system, and retention basin... and whatever charges the Association shall determine necessary to keep and maintain the said private driveway and drainage system in good and usable condition."(APPENDIX T).

The Town did not make any payment to the Association in compliance with the Maintenance Agreement until 2001 due to the Town's position that the Town was not bound by the Agreement (APPENDIX U). Correspondence ensued between the parties, documentation was reviewed, and it was ultimately determined that the Town was indeed a party and responsible for a share of the maintenance (APPENDICES T, V). From 2001 to the date of this report, the Town has paid \$33,550.50, in compliance with the Agreement, bringing the average annual maintenance cost over the 25 years of ownership to \$1342. This figure was provided by Anthony Genovese, Director of Finance, and the two main categories for expenditures are for road and drainage improvements, as well as paving and snow plowing (APPENDIX W).

Board of Selectmen approve the sale of 31 Enoch Drive in 2017

It appears from the BOS minutes, that the discussion on the sale of 31 Enoch Drive began during the meeting held on October 8, 2014. The discussion was initiated by Attorney Gerald Weiner, Town Counsel, and the BOS agreed to refer the matter to the Woodbridge Conservation Commission (WCC) and CUPOP for their recommendations (APPENDIX X). The property was discussed in greater detail during the December 10, 2014 meeting (APPENDIX Y). Attorney Weiner provided information pertaining to the Town's obligation under the Maintenance Agreement, and relayed discussions he had with the Association regarding possible actions that could be taken by the Town in order to negate responsibility for upcoming costs. One such possibility was for the Town to sell the property. Attorney Weiner suggested that the property located at 31 Enoch was not necessary to access town owned property located at 25 Enoch Drive, which was accessible by other easements in the area, and concluded that the property did not add to the continuity of the Greenway. Attorney Weiner confirmed the absence of a conservation easement on the property. He indicated that there was a party interested in purchasing 31 Enoch Drive, opined that the Town does not receive a benefit from owning the property, and that the property could be sold with a restrictive covenant to protect the small piece of the Greenway found on the property (APPENDIX Y). A question and answer session ensued and discussed the motivation for the purchase in 1999, the funds that were used for the purchase, and the position of WCC. The BOS declined taking further steps until the WCC's recommendation was received.

The Woodbridge Conservation Commission (WCC) provided a recommendation to the Board of Selectmen, dated January 2, 2015, in favor of selling the property provided, in part, "[t]he greenway is protected in the final deed by means of a conservation easement. The protection would be a 50 foot trail corridor with the trail running through the center of said corridor. The corridor would have a 25 foot buffer on either side resulting in an overall protected space of 100 feet with the trail running through the center. The funds from the sale be used of other existing town owned public space or undeveloped properties or used for the purchase of comparable property of open space." The recommendation highlighted characteristics of the property, and added "[o]ther than the greenway the property does not represent a significant aspect to the overall open space plan for the town" (APPENDIX Z).

At the January 14, 2015 BOS meeting (APPENDIX AA), Jason Morrill, Chair of WCC presented the recommendation, and discrepancies regarding the location of the trail on 31 Enoch Drive and adjoining private properties were discussed. Mr. Morrill requested an opportunity to revisit WCC's position on the sale of the property, dependent on the outcome of the final location of the trail. Michael Walter, Trail Master, provided public comment and confirmed that the Greenway Trail does pass through 31 Enoch Drive and 39 Round Hill Road in order to effectuate connectivity with the town-owned property located at 25 Enoch Drive. He "urged the Board to protect the trail on 31 Enoch Drive for access to the Greenway Trail." Bryan Pines, Vice President of the Woodbridge Land Trust (WLT) during public comment voiced concern that "it may become more difficult to maintain the Greenway Trail or enforce a conservation easement if the property

becomes privately owned.” He requested the BOS to suspend any further action until the WLT submitted a report to the BOS. Elizabeth Buckley provided public comment, and highlighted the important role 31 Enoch Drive plays in the connectivity of the Greenway Trail. The BOS agreed to not take action until a WLT report and an update from WCC were received.

The WCC held a special meeting on December 10, 2016, and walked the trail in question (APPENDIX BB). The history of the purchase, location of the trail, and potential sale of 31 Enoch Drive were discussed, as was the “fresh trail maintenance” and WCC noted in the minutes that the trail was “much more passable today than it was in 2014.”

WCC at the December 15, 2016 regularly scheduled meeting agreed to recommend to the BOS for the Town to attempt to remove themselves from the Association, and should that not be possible, to sell the property with a conservation easement to protect the trail. A vote was not taken (APPENDIX CC).

After discussion during Executive Session at the January 11, 2017 BOS meeting, the BOS voted 6-1 “to authorize the First Selectman to negotiate the sale of 31 Enoch Drive to the LaTronica’s, who own adjacent property, 39 Round Hill Road, for an amount no less than \$190,000 with an easement for the trail depicted on the map dated April 6, 2016, which will be part of the record of the meeting, and which trail as seen on the map traverses both 31 Enoch and 39 Round Hill Road” (APPENDIX DD). Maria Cruz Kayne was the sole opposition, and her statement was read into the record and is part of the minutes. Please note the map was not attached to the minutes, however it was found attached to the March 8, 2017 minutes (APPENDIX EE).

The WCC, after Executive Session during their meeting on January 19, 2017, voted unanimously to “recommend the sale of 31 Enoch Drive contingent upon the following recommendations: [t]hat a 50 foot buffer be placed on the easement to prevent blockage of the trail, where applicable-[t]hat funds from the sale be used for other open space functions-[t]hat the trail be protected in perpetuity through the easement” (APPENDIX FF).

At the March 8, 2017 BOS meeting, Mr. Terry Gilbertson, Building Official, Inland Wetlands Enforcement Officer, and Zoning Enforcement Officer, presented a map which illustrated the trail as it appeared on that date in the area of 31 Enoch Drive (APPENDIX GG). The trail on this map began at Amity Road and connected to the town owned property located at 25 Enoch Drive. He indicated that the trail mainly followed the easement for the gas line, that the first 600 feet were steep at a 40 percent slope, and that a portion of the easement passed close to the back of the property located at 39 Round Hill Rd (please note this map was not attached to the minutes). Mr. Gilbertson also presented a surveyors map which detailed a proposed easement for the trail (APPENDIX EE). The proposed trail followed a switch-back pattern between 31 Enoch Drive and 39 Round Hill Road, in order to avoid the steep slope, making the trail easier to traverse. Mr. Gilbertson concluded that “if the Town’s goal is an easy to use, continuous trail, easements should be negotiated with owners of the properties

involved.” Attorney Weiner indicated that the owners of 39 Round Hill Road would not agree to the proposed trail, with a conservation easement, unless the Town authorized their purchase of 31 Enoch Drive. BOS member Joseph Dey referred to the 1999 BOS minutes, specifically that the “acquisition of said property will provide safe and ready access to the Town’s greenway trail” and concluded that the Town’s purchase of 31 Enoch Drive did not accomplish this goal. Specifically, the trail traveled through private property located at 39 Round Hill Road, in order to achieve connectivity, and did not possess any legal protection. Mr. Dey argued that the sale of the property to the adjacent land owner with a conservation restriction protecting the trail, would accomplish the original intent. Mr. Genovese added that 31 Enoch Drive was not purchased with grant funds, and therefore not subject to grant restrictions. He further indicated that although the records are unclear as to whether bond or town funds were used to purchase the property in 1999, he nonetheless contacted Bond Counsel who confirmed that the Town was under no obligation to restrict the property to open space “primarily because of the length of time since the purchase as the bonds are paid off.” Cathy Wick voiced concerns such as setting bad precedent should property purchased with open space funds is sold, enforcement of easements, and protection of the Greenway trail during public comment. In addition she suggested a strategy to lessen the Town’s financial burden associated with ownership of the property, specifically for the Town to offer to plow Round Hill in exchange for an agreement to authorize the Town to exit the Association. Bryan Pines, President of WLT, presented a letter detailing WLT’s position (included with the minutes), provided a brief history of the purchase of 31 Enoch Drive in 1999, and reiterated concern for the protection of the Greenway trail; Dr. Michael Broderick, Barbara Fabiani, and Richard Forselius “urged the Board to retain ownership of 31 Enoch Drive to preserve the continuity of the Greenway Trail.” Discussion followed regarding procedure on the sale of town owned property, and no action was taken due to the Town’s ongoing negotiations with the proposed purchaser.

During the BOS meeting held on May 10, 2017, after Attorney Weiner reviewed the Memorandum of Understanding between the proposed purchaser of 31 Enoch Drive and the Town during Executive Session, the BOS voted 6-1 to refer the sale of 31 Enoch Drive to a Special Town Meeting for town vote (APPENDIX HH).

Legal notice for a Special Town Meeting was posted on May 25, 2017, and a date was scheduled for Thursday, June 8, 2017 at 7:00 pm to consider a “Resolution to sell the real property pursuant to Section 4-8 (a) of the Woodbridge Charter located at 31 Enoch Drive, Woodbridge, Ct consisting of approximate 6.2 acres to Peter LaTronica, of the Town of Woodbridge, or his designee, for the sum of \$181,708.00. The sale shall be subject to easements to the Town of Woodbridge and the general public for the purposes of hiking trails, and ingress and egress. Said easements are more fully set forth on a map entitled: ‘Easement Map,’ ‘Trail Location Property Located at #31 Enoch Road Woodbridge, Connecticut’ dated April 6, 2016 and revised January 3, 2017” (APPENDIX II).

The Special Meeting was canceled, and CUPOP was not able to locate documentation detailing the purpose for the cancellation. The property was last discussed during the

WCC meeting on June 20, 2017, with an update on 31 Enoch Drive indicating that the matter of the sale was still under discussion (APPENDIX JJ).

CUPOP did not provide input on 31 Enoch Drive during this time despite a request from the BOS; therefore there are no minutes or recommendations to add to this report on behalf of CUPOP.

Current review on the use of 31 Enoch Drive

CUPOP noticed the Chairs of the following Town of Woodbridge commissions, committees, and agencies for their input regarding the potential change in use for 31 Enoch Drive on November 3, 2023. (APPENDIX KK):

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 a recommendation from Kathy Hunter, Chair of the Housing Committee via email on November 24, 2023. Specifically, that “31 Enoch Drive should keep it’s existing use as “residential only” while acknowledging that part of this property could be used to promote the proposed Greenway. This use demonstrates how planned housing, in coordination with open space, is beneficial and complimentary” (APPENDIX LL).

CUPOP received a written recommendation from the current Woodbridge Conservation Commission lead by co- chairs Sharon de Kadet and Diana McCarthy- Bercury dated February 6, 2024. WCC “voted unanimously that Town continue to own 31 Enoch drive for the following purposes: In 1999 the Town of Woodbridge’s people voted to purchase the land for open space, and it is a key element of the Town of Woodbridge’s Greenway system we are currently working to develop.” In addition, WCC requested a permanent conservation easement on the property to limit its use to open space (APPENDIX MM).

CUPOP invited former WCC Chair Jason Morrill to the January 22, 2024 meeting. At that meeting he provided information regarding WCC's 2015 recommendation to sell 31 Enoch Drive with the specific conditions detailed within this report (APPENDIX NN). He informed CUPOP that the trail does not cross into the neighboring property. Mr. Morrill also indicated that there are ongoing discussions to move the downhill exit of the trail so that it may cross over Apple Tree Lane rather than Regional Water Authority (RWA) property. RWA is private property and a permit is required to hike on all RWA property. Mr. Morrill opined that 31 Enoch Drive is important to ensure continuity of the Town's trail system.

During public comment, Cathy Wick provided a brief history on the purchase and sale attempt of 31 Enoch Drive.

CUPOP invited Cathy Wick to provide input on behalf of WLT during the Special Meeting held on February 6, 2024. She read into the record a memorandum on WLT's position, which included in part, WLT understanding of the BOS motivation to purchase the property, including continuity of the Greenway, and the goal of First Selectman Harrison for the property to remain open space. In addition, the memorandum asserted that 31 Enoch Drive was purchased with open space funds, and that the purchase occurred after a town-wide vote. WLT opined that easements are difficult to maintain, and that WLT has had issues in the past with encroachment on easements they hold. WLT recommended that the Town maintain ownership of 31 Enoch Drive (APPENDIX OO).

Due to the discrepancies regarding the specific location of the trail located on the Round Hill/Enoch Drive portion of the Greenway, Trail Master Andy Danzig was invited to attend but was not available.

CUPOP voted unanimously at this meeting to not recommend a change in use for 31 Enoch Drive (APPENDIX PP).

At CUPOP's regularly scheduled meeting on February 26, 2024, Chair Donzello provided notice that "[t]he 31 Enoch Drive property discussion will be deferred to the March CUPOP meeting as new information relating to this property should be discussed" and that any recommendation would be deferred to the April 2024 meeting (APPENDIX QQ).

The March CUPOP meeting was canceled due to lack of quorum, and a Special Meeting was held on April 4, 2024 (APPENDIX RR). Unanimous approval to reopen the discussion on 31 Enoch Drive occurred, due to new information becoming available to the Commission as a result of preliminary budget meetings. A discussion ensued balancing the need to support the Town's financial situation with the need for the Town to maintain ownership of 31 Enoch Drive. On a 4-1 vote, a motion passed to retract CUPOP's vote for no change in use for 31 Enoch Drive, and to recommend the BOS to sell 31 Enoch Drive to the adjacent land owners, located at 39 Round Hill Road, with the condition that the proposed purchaser agree to a conservation easement in perpetuity in

order to protect the trail and continuity of the Greenway. The location of the easement and trail is to be determined and agreed upon by the Town, proposed purchaser, and Trail Master, and include a 50 foot buffer to insulate the trail from any potential encroachment.

During public comment at the April 22, 2024 meeting (APPENDIX SS), Tim Austin commented on the need for a parking lot on 31 Enoch Drive in order to provide an access point to the Greenway. Barbara Hagan-Smith (WCC) voiced concern for the ability to enforce easements, and spoke on the property's importance to the Greenway. Chris Keevil (WLT) reiterated concern regarding the enforcement of easements, and Jason Morrill added that should the property be sold, a 50 foot buffer with a permanent easement should be considered, and that the proceeds from the sale should be held in an open space fund. Cathy Wick (WLT) requested for the vote to be rescinded and provided a letter which she read into the record (the letter is attached to the minutes).

During the June 24, 2024 CUPOP meeting, members of WLT provided public comment (APPENDIX TT); Chris Keevil read into the record a letter authored by WLT member Cynthia Anger regarding easements; Bryan Pines provided information regarding easements; Cathy Wick recommend that the Town take a balanced approach to decision- making and that the State of CT's draft of Conservation and Development be reviewed.

31 Enoch Drive "as is" does not provide a beneficial use to the Town; therefore CUPOP recommends sale

31 Enoch Drive is a deed restricted property and is to be used "solely and wholly for residential purposes" (APPENDIX E). The BOS action in 1998, to purchase this property with the intent to create protected open space, is in direct conflict with the deed, which may be the reason the intended conservation easement in favor of WLT, was not included at the time of sale. It is the recommendation of CUPOP that the BOS sell 31 Enoch to the adjacent land owner of 39 Round Hill Road; the property will become part and parcel to their existing residential property, and the property use will become compliant with the deed.

Although the entire parcel cannot contain a conservation or open space easement given the current restriction, the Town could still accomplish the original intent of the BOS at the time 31 Enoch Drive was purchased of protecting the greenway trail, by including a conservation easement in perpetuity along the trail as a condition of sale. The easement should include a fifty foot buffer to minimize potential encroachment issues at the advice of Jason Morrill, although it should be noted that no encroachment issues on this particular trail were presented to CUPOP. The trail location should be determined and agreed upon by the BOS, proposed purchaser, and the Trail Master, taking into consideration factors such as the current location of the trail and intensity level, the proposed trail as presented by Mr. Terry Gilbertson (APPENDIX GG), and the desire to maintain continuity and access to town owned property located at 25 Enoch Drive.

The need for parking was also identified by the BOS at the time of purchase, and mentioned during public comment at the April 24, 2024 CUPOP meeting by Tim Austin. The deed restrictions do not support the utilization of 31 Enoch Drive for a parking lot to access the Greenway trail. In addition to the residential use only restriction, which would preclude the property from being used as a parking lot, the deed includes “[a]n agreement not to cut down or destroy trees thereon” (APPENDIX E) and the Amendment to Restrictions, Section 1(a) states (APPENDIX F), “[n]o tree over four (4”) inches in diameter may be removed from any lot in this section of the subdivision within a distance of sixty (60’) feet from the property line that abuts any roadway... except for the purpose of providing access to the dwelling, without first having obtained the written consent of the Property Owners’ Association.” As the topography map illustrates (APPENDIX C), the level area of the property abuts Enoch Drive. While CUPOP cannot definitely give a measurement of the level area, removal of the trees to effectuate a parking lot would not adhere to the requirement that trees may not be removed within 60 feet of a roadway unless providing access to a dwelling without the written consent of the Association. Additionally, the original intent of the BOS to purchase the property to enable the view of West Rock Ridge is equally problematic, given the restriction on cutting or destroying trees. As noted by WCC (APPENDIX Z), “[t]his property may have vistas if trees are removed from the sloped portion of the property. Such removal would have a severe environmental impact.” Therefore it is CUPOP’s position that utilizing 31 Enoch Drive for parking and views of West Ridge Rock is not feasible.

CUPOP carefully balanced many factors prior to its decision to recommend the sale of 31 Enoch Drive to the BOS; the legal restrictive covenants that limit the Town’s use of the property; the original intent of the BOS at the time of purchase; the WCC and WLT position to maintain ownership to protect the Greenway trail; the WCC and WLT concern for easement encroachment; and the need to support the Town’s financial circumstance. The decision to sell the property to the adjacent land owners with the condition of a conservation easement in perpetuity for the trail with a buffer zone, acknowledges the positions of the interested parties that participated in the discussion, and will provide the protection they aspired to obtain, and that which is allowed within the legal parameters permitted within the deed.

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.

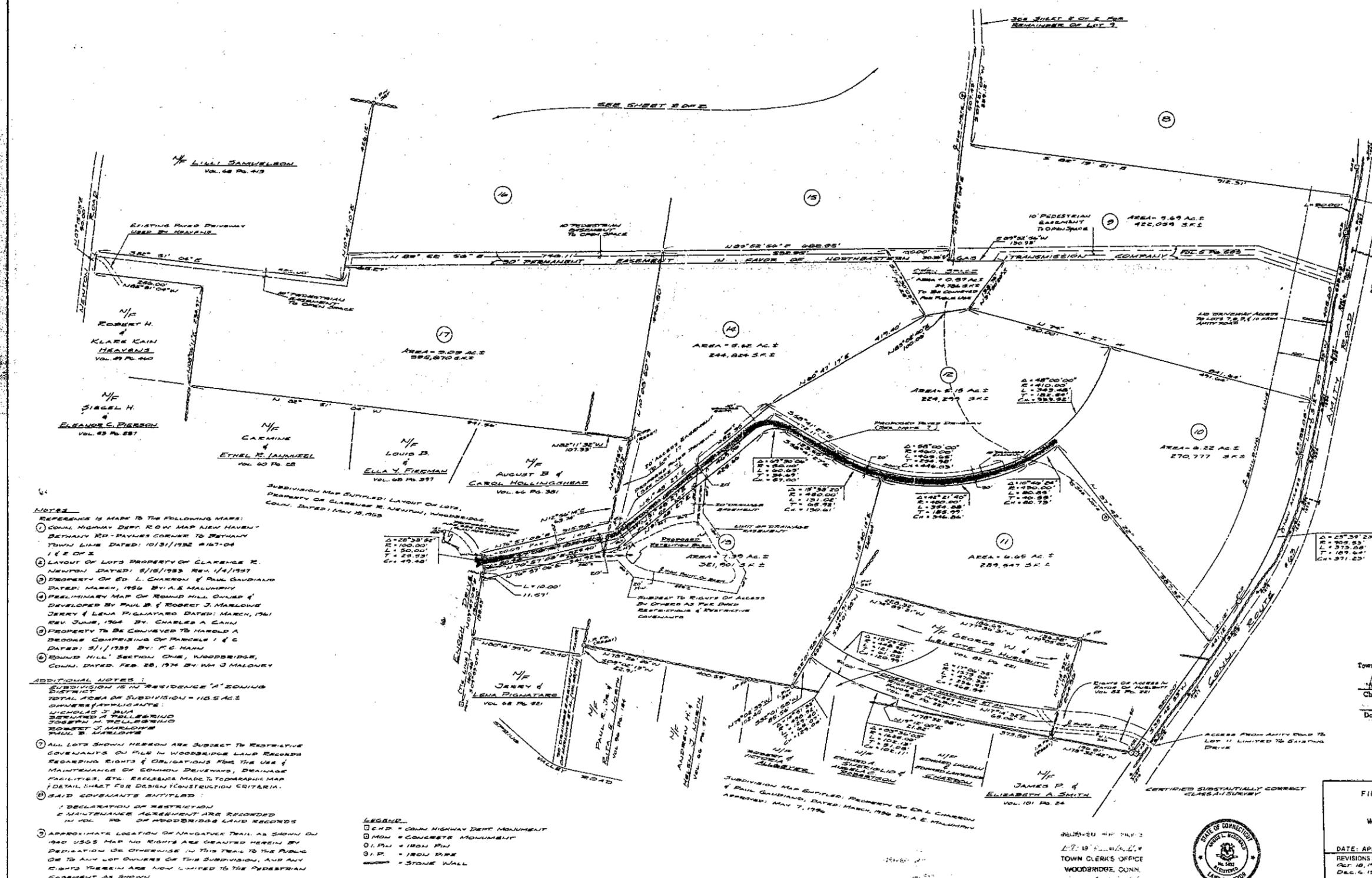
§ 75-64. Membership. ²²

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



NOTES

REFERENCE IS MADE TO THE FOLLOWING MAPS:

- ① CONN. HIGHWAY DEPT. R.O.M. MAP NEW HAVEN BETHANY RD.-PAYNES CORNER TO BETHANY TOWN LINE DATED: 10/31/1932 REV. 04 1 E E OF E
- ② LAYOUT OF LOTS PROPERTY OF CLARENCE E. NEWTON DATED: 5/15/1933 REV. 1/4/1937
- ③ PROPERTY OF ED. L. CHARRON & PAUL GAUDIANO DATED: MARCH, 1936 BY A.E. MALONEY
- ④ PRELIMINARY MAP OF ROUND HILL OWNED & DEVELOPED BY PAUL B. & ROBERT J. MARLOWE JERRY & LENA PIGNATARO DATED: MARCH, 1941 REV. JUNE, 1964 BY CHARLES A. CAHILL
- ⑤ PROPERTY TO BE CONVEYED TO HAROLD A. BROOKS COMPRISING OF PARCELS 1 & C DATED: 3/1/1939 BY: F.C. HANN
- ⑥ ROUND HILL SECTION ONE, WOODBRIDGE, CONN. DATED: FEB. 28, 1974 BY WM J. MALONEY

ADDITIONAL NOTES:

- ① SUBDIVISION IS IN RESIDENCE "A" ZONING DISTRICT
- ② TOTAL AREA OF SUBDIVISION - 110.5 AC ±
- ③ OWNERS/APPLICANTS: NICHOLAS J. BIVA, BERTHOLD A. PELLEGRINO, JOSEPH N. PELLEGRINO, ROBERT J. MARLOWE, PAUL B. MARLOWE
- ④ ALL LOTS SHOWN HEREON ARE SUBJECT TO RESTRICTIVE COVENANTS ON FILE IN WOODBRIDGE LAND RECORDS REGARDING RIGHTS & OBLIGATIONS FOR THE USE & MAINTENANCE OF COMMON DRIVEWAYS, DRAINAGE FACILITIES, ETC. REFERENCE MADE TO TOPOGRAPHIC MAP (DETAIL SHEET FOR DESIGN CONSTRUCTION CRITERIA).
- ⑤ SAID COVENANTS ENTITLED:
 - 1. DECLARATION OF RESTRICTION
 - 2. MAINTENANCE AGREEMENT ARE RECORDED IN VOL. 100 OF WOODBRIDGE LAND RECORDS
- ⑥ APPROXIMATE LOCATION OF NAVIGATOR TRAIL AS SHOWN ON 1940 USGS MAP NO RIGHTS ARE GRANTED HEREIN BY DECLARATION OR OTHERWISE IN THIS TRAIL TO THE PUBLIC OR TO ANY OF OWNERS OF THIS SUBDIVISION, AND ANY RIGHTS THEREIN ARE NOW LIMITED TO THE PEDESTRIAN BASEMENT AS SHOWN

LEGEND

- C.H.P. = CONN. HIGHWAY DEPT. MONUMENT
- M.C.M. = CONCRETE MONUMENT
- I.P.N. = IRON PIN
- I.P. = IRON PIPE
- ▬ = STONE WALL

Town Plan & Zoning Commission
 Approved by
 [Signature]
 Chairman
 2/7/20
 Date

FINAL SUBDIVISION PLAN
ROUND HILL
 WOODBRIDGE-BETHANY
 CONNECTICUT

DATE: APRIL 12, 1979 SCALE: 1" = 100'
 REVISIONS: MAY 31, 1979, JUNE 14, 1979
 OCT. 18, 1979, NOV. 1979, NOV. 27, 1979
 DEC. 6, 1979, DEC. 28, 1979

ANGUS L. McDONALD & ASSOCIATES, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 OLD SAYBROOK, CONNECTICUT

SHEET 1 OF 2 JOB NO. 77532



RECEIVED THE TOWN CLERK'S OFFICE
 WOODBRIDGE, CONN.
 1979



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:	31 ENOCH DR	Property Use:	Vacant Land	Primary Use:	Commercial Vacant Land
Unique ID:	3618	Map Block Lot:	0901 590 31	Acres:	6.2200
490 Acres:	0.00	Zone:	A	Volume / Page:	0311/0363
Developers Map / Lot:	172/10	Census:	1602		

Value Information

Owner's Information

Appraised Value

Assessed Value

Owner's Data

Land	314,800	220,360	TOWN OF WOODBRIDGE 11 MEETINGHOUSE LN WOODBIDGE, CT 06525
Buildings	0	0	
Detached Outbuildings	0	0	
Total	314,800	220,360	

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
TOWN OF WOODBRIDGE	0311	0363	05/28/1999	Warranty Deed	\$125,000
MARLOWE ROBERT ETALS	0103	0056			\$0

Information Published With Permission From The Assessor

Detailed Parcel Information

GIS ID
0901 590 31
Parcel ID
0901 590 31
Unique ID
3618
Owner
TOWN OF WOODBRIDGE
Dev Map
172
Dev Lot
10



Location
31 ENOCH DR
MAILING ADDRESS
11 MEETINGHOUSE LN
WOODBIDGE CT 0625

[Quick Map](#) [Assessor Map](#) [Current Property Card](#) [eQuality Data Page](#) [FEMA Panel](#)

[Zoom to GIS](#)

Scroll Down For Complete Property Detail

PARCEL VALUATIONS

	Appraised Value	Assessed Value
Buildings	0	0
Land	314800	220360
Outbuildings	0	0
TOTAL:	314800	220360

PROPERTY INFORMATION

Building Description	
Total Acres	6.22
GIS Acres	6.18
490 Acres	0
Land Use	Commercial Vacant Land
Land Class Code	Commercial
Zoning	A
Census Tract	1602
Neighborhood	7

.....
UTILITY CONNECTION

Electric	No
Gas	No
Sewer	No
Public Water	No
Well	No
Septic	No

.....

RECENT SALE INFORMATION

Sale Date	05/28/1999
Sale Price	125000
Book / Page	0311/0363

.....

OBJECT BUILDING INFORMATION

Type	Description	Square Ft.	Condition	Year Built
------	-------------	------------	-----------	------------

.....

CONSTRUCTION DETAILS

.....

[Back to Search Results](#)

Unique ID: 3618

Woodbridge

Card No: 1 Of 1

Location: 31 ENOCH DR		Map Id: 0901 590 31	Zone: A	Date Printed: 9/26/2024							
		Neighborhood: 7		Last Update: 9/25/2024							
Owner Of Record		Volume/Page	Date	Sales Type							
TOWN OF WOODBRIDGE		0311/0363	5/28/1999	Warranty Deed							
11 MEETINGHOUSE LN, WOODBRIDGE, CT 06525				Exempt							
Prior Owner History											
MARLOWE ROBERT ETALS		CO NICHOLAS J BUA CPA	0103/0056	No 0							
Permit Number	Date	Permit Description									
Supplemental Data											
Census/Tract	1602	VisionPID	3374								
Dev Map ID	172/10	Street Description	Paved								
GIS ID		TOPO	Below Street								
Route											
District											
Utilities											
			Appraised Value								
			Total Land Value	314,800							
			Total Building Value	0							
			Total Outbldg Value	0							
			Total Market Value	314,800							
		Acres	490	Total Value							
Land Type	Acres	490	Total Value	Code							
Primary Site	4.72	0.00	184.100	21-Commercial Land							
Commercial Primary Vacant	1.50	0.00	130.700	52-Commercial Vacant Land							
Total	6.2200	0.00	314,800								
Assessment History (Prior Years as of Oct 1)											
	2024	2023	2022	2021	2020	490 Appraised Totals					
Land	220,360	220,360	220,360	220,360	220,360	Type	Acres	Value	Type	Acres	Value
Building	0	0	0	0	0						
Outbuilding	0	0	0	0	0						
Total	220,360	220,360	220,360	220,360	220,360				Totals	0.00	0
						Application Date:	Expiration Date:				
Comments											

Information may be deemed reliable, but not guaranteed.

Revaluation Date: 10/1/2022

Town of Woodbridge

Geographic Information System (GIS)



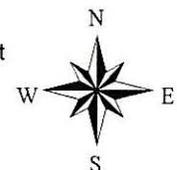
Date Printed: 10/22/2024

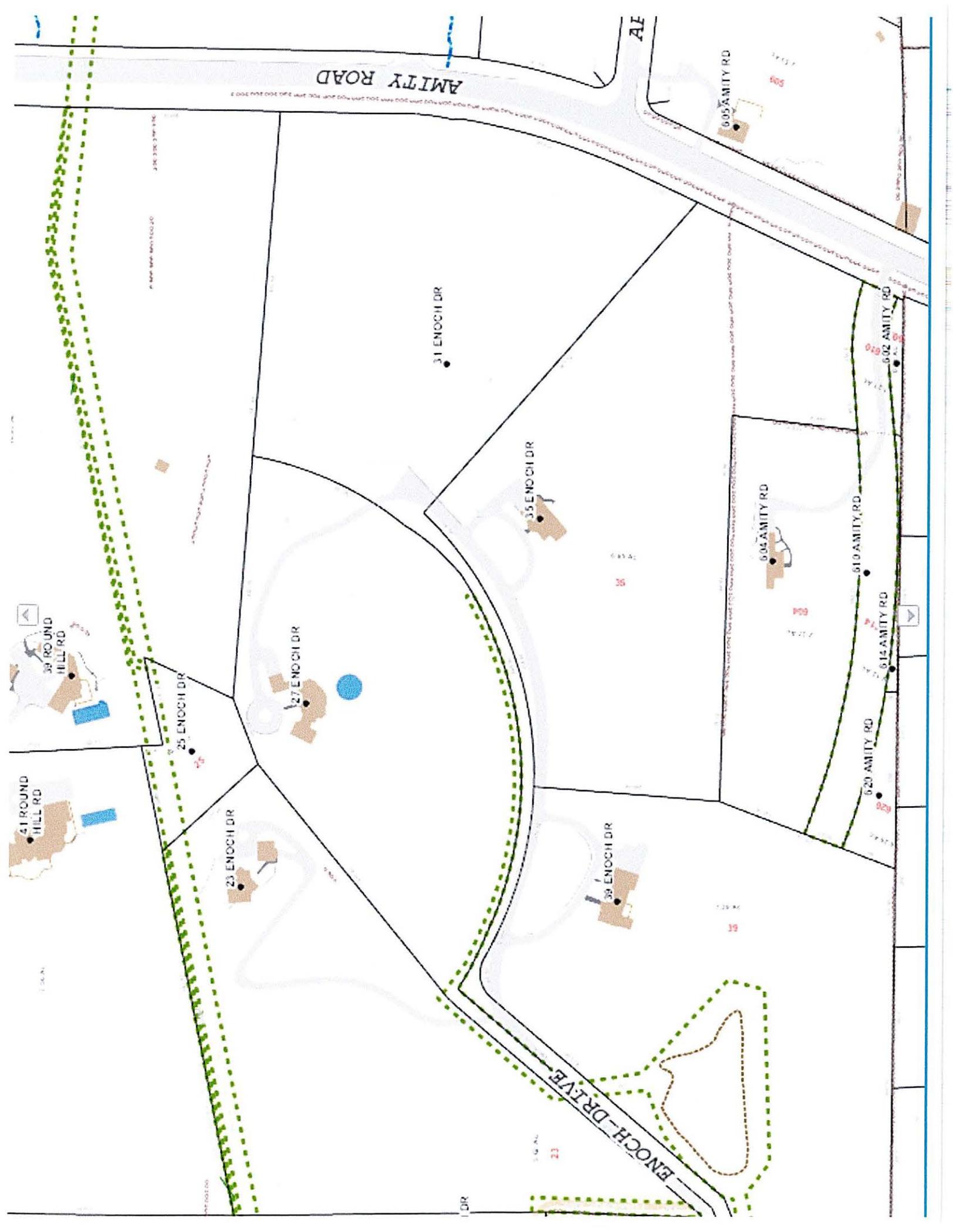


MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Woodbridge and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 200 feet





Town of Woodbridge

Geographic Information System (GIS)



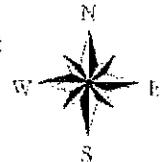
Date Printed: 8/9/2021

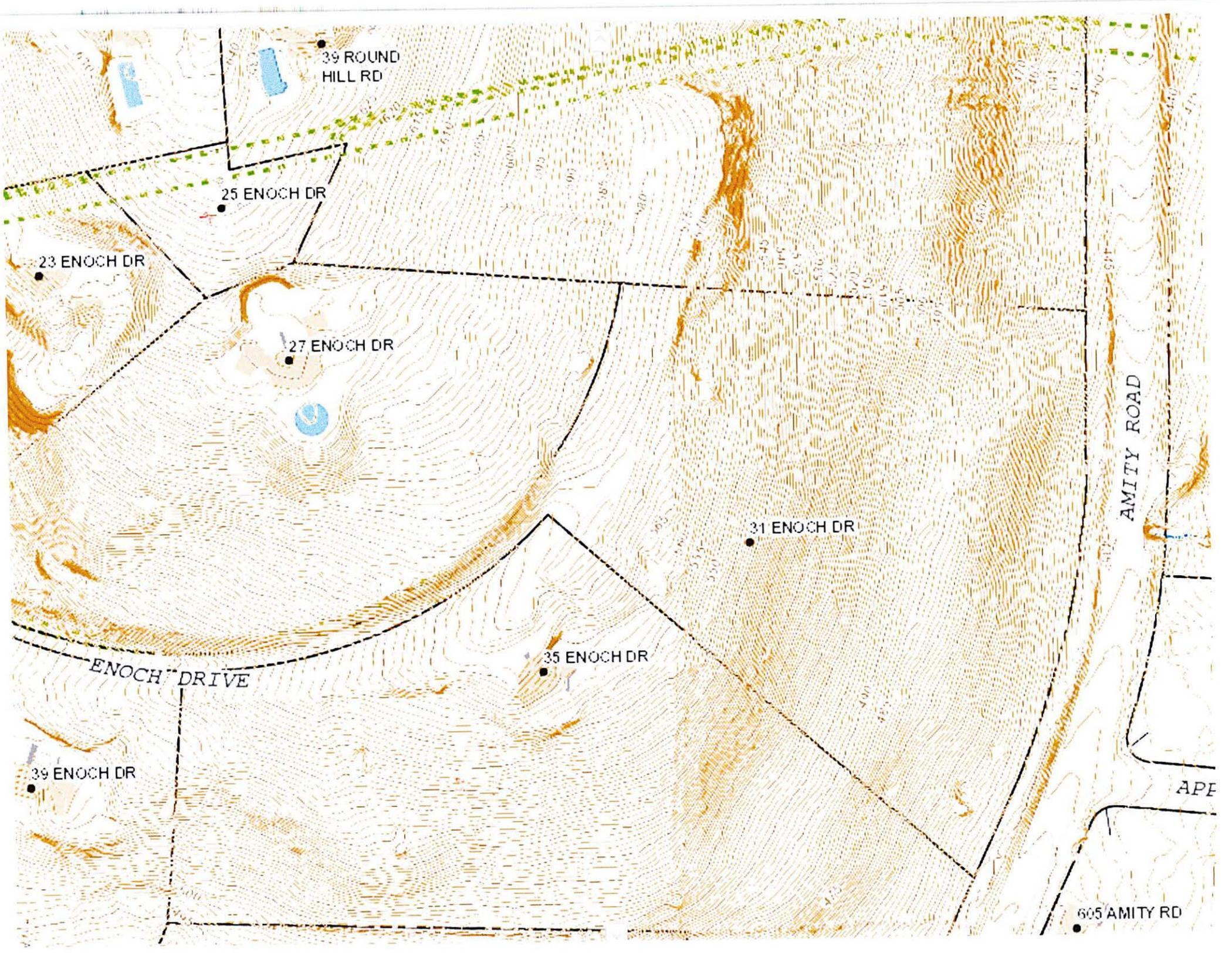


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Approximate Scale: 1 inch = 400 feet





39 ROUND HILL RD

25 ENOCH DR

23 ENOCH DR

27 ENOCH DR

31 ENOCH DR

35 ENOCH DR

39 ENOCH DR

AMITY ROAD

ENOCH DRIVE

APR

605 AMITY RD

Property Location 31 ENOCH DR
 Vision ID 3374

Account # 3618

Map ID 0901/590/311/
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 9030
 Print Date 8/9/2021 12:58:23 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6167 WOODBRIDGE, CT VISION
TOWN OF WOODBRIDGE		3 Below Street		1 Paved	3 Rural	Description	Code	Assessed	Assessed	
11 MEETINGHOUSE LN					EX COM LN	21	314,800	220,360		
WOODBRIDGE CT 06525		SUPPLEMENTAL DATA								
		Alt Prcl ID	UTIL ROW							
		SUB-DIV 10	SLIDE							
		SD MAP # 172	2004 BAA							
		COLOR	VILLAGE							
		PHOTO	VOTING D							
		TRACT 1602								
		GIS ID 3374	Assoc Pld#							
						Total	314,800	220,360		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TOWN OF WOODBRIDGE		0311 0363	05-28-1999	U	V	125,000	W	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MARLOWE ROBERT ETALS		0103 0056				0		2020	21	220,360	2019	21	220,360	2018	21	220,360
						Total		220,360		Total	220,360		Total	220,360		

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
		Total	0.00															

ASSESSING NEIGHBORHOOD		APPRAISED VALUE SUMMARY														
Nbhd	Nbhd Name	B	Tracing	Batch												
0001																
NOTES												Total Appraised Parcel Value				314,800
												Total Appraised Parcel Value				314,800

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
									04-24-2013	BQ			92	Reval/full	
									09-02-2003	BQ			92	Reval/full	
									06-28-2000	DP			00	Measur+Listed	
									12-30-1991	MT			43	Change Reinspection	
									10-10-1990	JP	X		00	Measur+Listed	

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	9030	Municipal	A		65,340 SF	2.3	1.45000	7	0.60		1.000	TOPO		2	130,700
1	9030	Municipal	A		4,720 AC	65,000	1.00000	0	0.60		1.000	TOPO		39,000	184,100
Total Card Land Units					65,340 SF	Parcel Total Land Area					6	Total Land Value			314,800

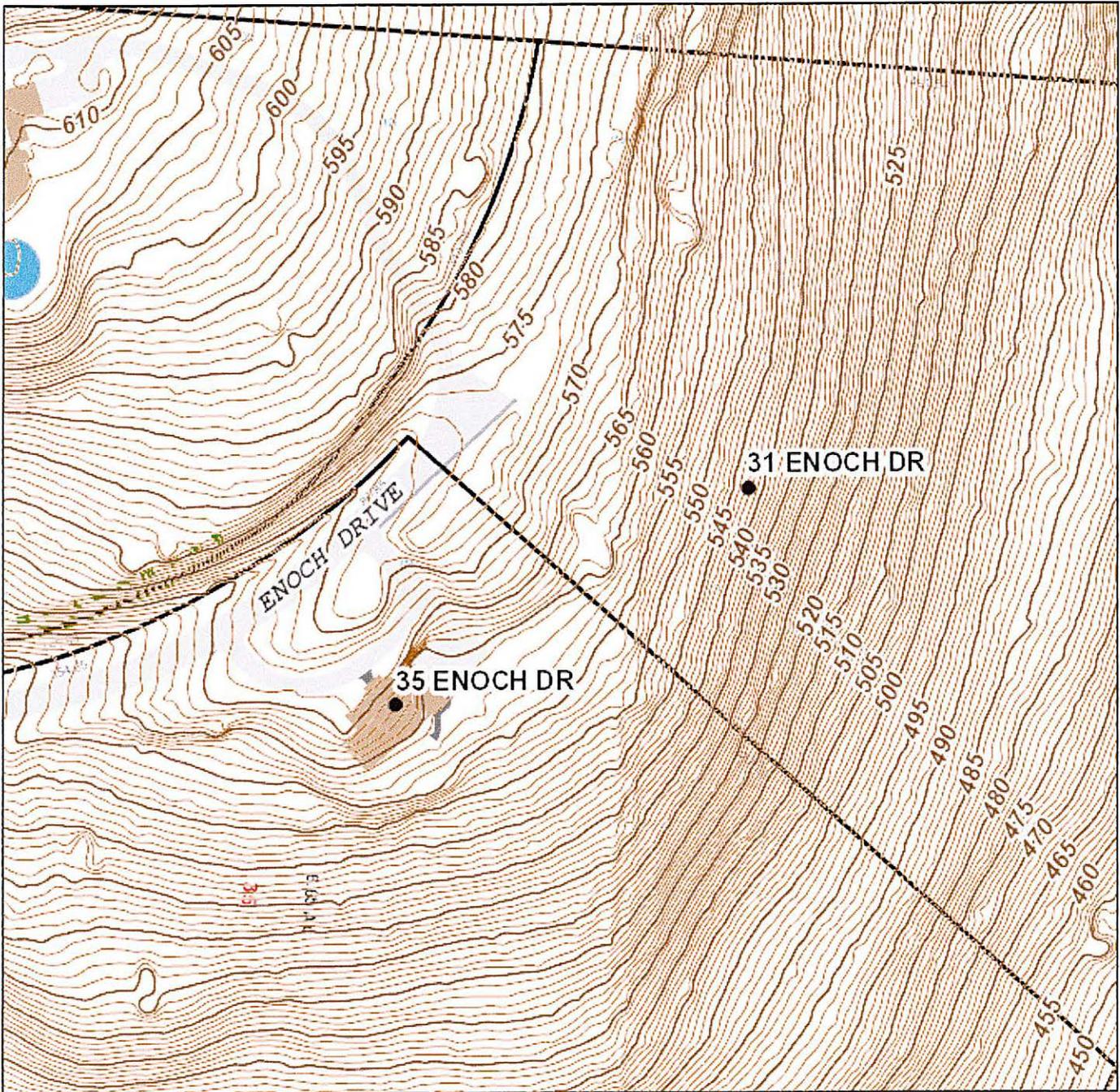
APPENDIX C

Town of Woodbridge

Geographic Information System (GIS)



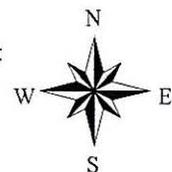
Date Printed: 10/22/2024



MAP DISCLAIMER - NOTICE OF LIABILITY

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Approximate Scale: 1 inch = 100 feet



APPENDIX D

APPENDIX E

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME - GREETING:

KNOW YE, THAT, BERNARD A. PELLEGRINO AND JOSEPH H. PELLEGRINO, both of the Town of Hamden, **NICHOLAS J. BUA**, of the Town of Madison and **ROBERT J. MARLOWE**, of the Town of Woodbridge, all of the County of New Haven, and State of Connecticut, **PAUL B. MARLOWE BY KEVIN S. O'NEILL**, his attorney in fact, of the Town of Naples, County of Collier and State of Florida, (hereinafter referred to as "Grantors"), for the consideration of **ONE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$125,000.00)** received to the full satisfaction of the Grantors, do hereby give, grant, bargain, sell and confirm unto **THE TOWN OF WOODBRIDGE**, a municipal corporation with the address of 11 Meetinghouse Lane, Woodbridge, Connecticut 06525, (hereinafter referred to as "Grantee"), and unto the Grantee's successors, and assigns forever:

All that certain piece or parcel of land, with all the improvements thereon, situated in the Town of Woodbridge, County of New Haven and State of Connecticut known as Lot No. 10 on a certain map entitled Final Subdivision Plan Round Hill and more particularly described in Schedule "A" attached hereto and made a part hereof.

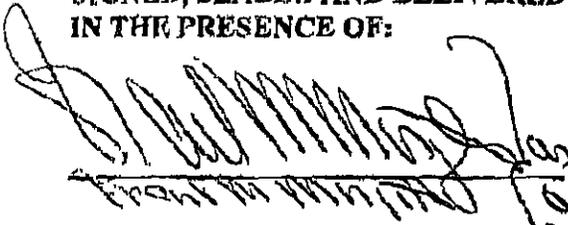
TO HAVE AND TO HOLD the premises hereby conveyed with the appurtenances thereof, unto the Grantee and unto its successors, and assigns forever, to its and their own proper use and behoof.

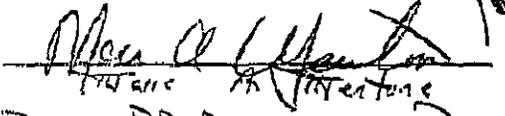
AND ALSO, the Grantors do for themselves, their heirs, administrators, successors, and assigns covenant with the Grantee, and its successors, and assigns, that at and until the sealing of these presents, the Grantors are well seized of the premises as a good indefeasible estate in **FEE SIMPLE**; have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as above stated.

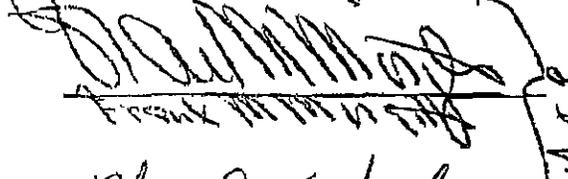
AND FURTHERMORE, the Grantors do by these presents, bind themselves and their heirs, administrators, successors, and assigns forever, to **WARRANT AND DEFEND** the premises hereby conveyed to the Grantee, its successors, and assigns, against all claims and demands whatsoever, except as above stated.

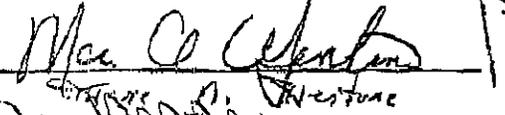
IN WITNESS WHEREOF, the Grantors have caused these presents to be executed this ^{16th} day of May, 1999.

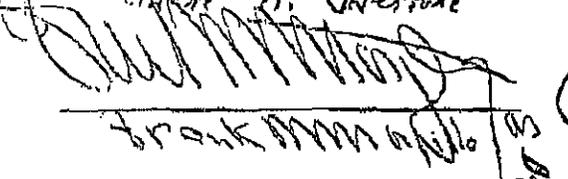
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

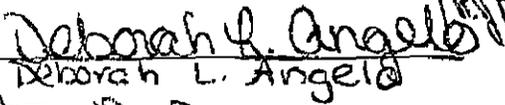

BARNARD A. PELLEGRINO

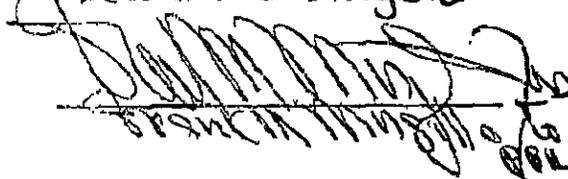

JOSEPH H. PELLEGRINO


ROBERT J. MARLOWE


PAUL B. MARLOWE BY


KEVIN S. O'NEILL, HIS ATTORNEY
IN FACT


Deborah L. Angelo


Louise S. Barrett

Kevin F. Devine
KEVIN F. DEVINE

Nicholas J. Bua
NICHOLAS J. BUA

Joan M.E. Ewing-Bison
JOAN M.E. EWING-BISON

STATE OF FLORIDA

COUNTY OF

Collier

) ss:

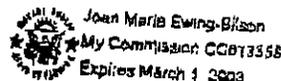
7th

May, 1999

Personally appeared, **NICHOLAS J. BUA**, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed before me.

Joan M.E. Ewing-Bison

Notary Public
My Commission Expires:



STATE OF CONNECTICUT)

COUNTY OF NEW HAVEN)

) ss: New Haven May, 1999

10

Personally appeared, **ROBERT J. MARLOWE**, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed before me.

Frank M. Morgillo

FRANK M. MORGILLO
COMMISSIONER OF SUPERIOR COURT

STATE OF CONNECTICUT)

COUNTY OF NEW HAVEN)

) ss: New Haven May, 1999

25

Personally appeared, **PAUL B. MARLOWE BY KEVIN S. O'NEILL**, his attorney in fact, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed as such attorney in fact and the free act and deed of his principal, before me.

Frank M. Morgillo

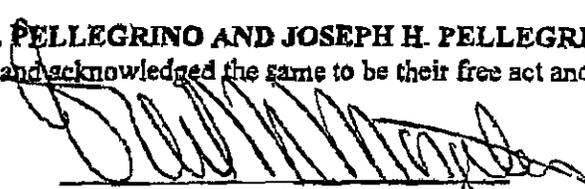
FRANK M. MORGILLO
COMMISSIONER OF SUPERIOR COURT

STATE OF CONNECTICUT)

) ss: New Haven, May 10, 1999

COUNTY OF NEW HAVEN)

Personally appeared, **BERNARD A. PELLEGRINO AND JOSEPH H. PELLEGRINO**, signers and sealers of the foregoing instrument and acknowledged the same to be their free act and deed before me.



FRANK M. MORGILLO
COMMISSIONER OF SUPERIOR COURT

Schedule "A"

All that certain piece or parcel of land, with all the improvements thereon, situated in the Town of Woodbridge, County of New Haven and State of Connecticut, being Lot No. 10 on a certain map entitled "FINAL SUBDIVISION PLAN ROUND HILL WOODBRIDGE-BETHANY, CONNECTICUT, DATE: APRIL 12, 1979 SCALE 1" = 100' REVISIONS: MAY 31, 1979, JUNE 14, 1979, OCTOBER 18, 1979, NOVEMBER 2, 1979, NOVEMBER 27, 1979, DECEMBER 6, 1979, DECEMBER 28, 1979", Angus L. MacDonald & Associates, Inc., Engineers-Planners-Surveyors, Old Saybrook, Connecticut, Sheet 1 and Sheet 2 of 2 on file in the Woodbridge Town Clerk's Office to which reference is hereby made for a more particular description of said lot.

Said premises are also known as 31 Enoch Drive.

Together with the non-exclusive right and subject to the rights of others to use for purposes of access, ingress and egress only, the existing paved private road running easterly from Enoch Drive the full distance and being a part of said lot 10 as shown on said map.

Together with a right of way for purposes of ingress, access, and egress on foot or with vehicles over all roadways as shown on said map. A portion of said premises is subject to the actual placement of the private road adjoining the property.

Together with and subject to certain drainage rights as set forth in a grant from Carafa Builders, Inc. et al to Robert J. Marlowe, et al, dated August 22, 1960 and recorded in Volume 68, Page 418 of the Woodbridge Land Records.

Said premises are subject to:

1. Building lines if established, all laws, ordinances or governmental regulations, including and zoning ordinances affecting said premises.
2. Taxes on the List of October 1, 1998, not yet due and payable.
3. The title to a portion of said premises is a leasehold interest held by the Grantors pursuant to the terms of a 999 year lease between a Committee appointed by the Society of Amity and Samuel Osborn and Enoch Newton, dated May 2, 1785 and recorded in Volume 1 Page 311 of the Woodbridge Land Records, and as more particularly described in a certain deed from Bevil P. Smith to Joseph Hale, dated April 22, 1851 and recorded in Volume 18 Page 657 of the said Land Records. Reference to which is hereby made for more particulars concerning the same.
4. Together with a right of way for purposes of ingress, access, and egress on foot or with vehicles over all roadways as shown on said map. A portion of said premises is subject to the actual placement of the private road adjoining the property.
5. Together with and subject to certain drainage rights as set forth in a grant from Carafa Builders, Inc. et al to Robert J. Marlowe, et al, dated August 22, 1960 and recorded in Volume 68, Page 418 of the Woodbridge Land Records.
6. Agreement not to cut down or destroy trees thereon, as set forth in a deed from The First National Bank and Trust Company, Trustee to Harold A. Brooks dated June 2, 1939 and recorded in Volume 44 Page 196 of the Woodbridge Land Records.
7. Certain slope and drainage easements as set forth in a grant from The First National Bank and Trust Company of New Haven. Trustee to the State of Connecticut, dated January 31, 1940 and recorded in Volume 44 Page 196 of the Woodbridge Land Records.

8. Together with the non-exclusive right and subject to the rights of others to use for purposes of access, ingress and egress only, the existing paved private road running easterly from Enoch Drive the full distance and being a part of said Lot 10 as shown on said map.
9. Grant from The First National Bank and Trust Company of New Haven, Trustee to Northeastern Gas transmission Company, dated June 15, 1951 and recorded in Volume 51 Page 503 of the Woodbridge Land Records.
10. Such rights and rights of way as exist in the highways known as Russell Road and Round Hill Road as shown on said map.
11. Grant in favor of The Southern New England Telephone Company dated February 20, 1959 and recorded in Volume 65 Page 180 of the Woodbridge Land Records.
12. Declaration of Restrictions dated December 6, 1979 and recorded in Volume 117 at Page 719 of the Woodbridge Land Records; which restrictions were amended by instrument dated October 26, 1981 and recorded in Volume 120 at Page 812 of the Woodbridge Land Records.
13. Terms and conditions of a certain Maintenance Agreement for Round Hill - South dated January 4, 1980 and recorded in Volume 117 at Page 723 of the Woodbridge Land Records.
14. Terms and conditions of a certain quit-claim deed in favor of the Town of Woodbridge dated January 4, 1980 and recorded in Volume 117 Page 740 of the Woodbridge Land Records.
15. Utility Easement in favor of The United Illuminating Company and The Southern New England Telephone Company dated and recorded October 27, 1981 in Volume 120 Page 808 of said land records.
16. Easement in favor of The Connecticut Light & Power Company dated October 10, 1984 and recorded in Volume 129 at Page 222 of the said land records.
17. Easement in favor of The Southern New England Telephone Company dated April 8, 1985 and recorded in Volume 130 at Page 699 of the Woodbridge Land Records.
18. As part of the consideration of this deed the Grantee herein agrees for itself and its successors and assigns, that the following restrictions shall run with the Land:
 - A. That the Grantee shall not further divide or subdivide the herein conveyed premises.
 - B. That prior to the commencement of the construction of any buildings on the within described premises to submit to Bernard A. Pellegrino, 475 Whitney Avenue, New Haven, Connecticut, his heirs and assigns, a complete set of the proposed plans for the dwelling unit and all appurtenances thereof to be constructed thereon. Said Bernard A. Pellegrino shall have a period of fifteen (15) business days after the receipt of the said proposed house plans to notify the Grantee of his approval or disapproval of the submitted plans. Failure by Bernard A. Pellegrino to deliver written evidence to the Grantee of his approval or disapproval of said house plans within the prescribed time period shall constitute acceptance thereof.
 - C. Grantee shall advise Grantor in writing of the proposed placement of the dwelling house and all appurtenances thereto prior to the commencement of any construction on the subject premises. The same time and the procedure to be followed relative to approval or disapproval by the Grantor shall be as set forth in the immediately preceding paragraph.
19. Notes, drainage easements, easements, conditions, data, etc. as contained on the subdivision map of record on file in the Woodbridge Town Clerk's Office as Map 172 to which reference is hereby made.

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME - GREETING:

KNOW YE, THAT, BERNARD A. PELLEGRINO AND JOSEPH H. PELLEGRINO, both of the Town of Hamden, **NICHOLAS J. BUA**, of the Town of Madison and **ROBERT J. MARLOWE**, of the Town of Woodbridge, all of the County of New Haven, and State of Connecticut, **PAUL B. MARLOWE BY KEVIN S. O'NEILL, his attorney in fact**, of the Town of Naples, County of Collier and State of Florida, (hereinafter referred to as "Grantors"), for the consideration of **ONE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$125,000.00)** received to the full satisfaction of the Grantors, do hereby give, grant, bargain, sell and confirm unto **THE TOWN OF WOODBRIDGE**, a municipal corporation with the address of 11 Meetinghouse Lane, Woodbridge, Connecticut 06525, (hereinafter referred to as "Grantee"), and unto the Grantee's successors, and assigns forever:

All that certain piece or parcel of land, with all the improvements thereon, situated in the Town of Woodbridge, County of New Haven and State of Connecticut known as Lot No. 10 on a certain map entitled Final Subdivision Plan Round Hill and more particularly described in Schedule "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises hereby conveyed with the appurtenances thereof, unto the Grantee and unto its successors, and assigns forever, to its and their own proper use and behoof.

AND ALSO, the Grantors do for themselves, their heirs, administrators, successors, and assigns covenant with the Grantee, and its successors, and assigns, that at and until the ensembling of these presents, the Grantors are well seized of the premises as a good indefeasible estate in FEE SIMPLE; 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 encumbrances whatsoever, except as above stated.

AND FURTHERMORE, the Grantors do by these presents, bind themselves and their heirs, administrators, successors, and assigns forever, to **WARRANT AND DEFEND** the premises hereby conveyed to the Grantee, its successors, and assigns, against all claims and demands whatsoever, except as above stated.

5-0- Conveyance Tax received
[Signature]
 Asst Town Clerk of Woodbridge

10th

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed this day

of May, 1999.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

[Handwritten signature]

[Handwritten signature]

BERNARD A. PELLEGRINO

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

JOSEPH H. PELLEGRINO

[Handwritten signature]

[Handwritten signature]

ROBERT J. MARLOWE

[Handwritten signature]

Deborah K. Angelo
 Deborah L. Angelo

[Handwritten signature]

[Handwritten signature]

**PAUL B. MARLOWE BY
KEVIN S. O'NEILL, HIS ATTORNEY
IN FACT**

[Handwritten signature]

Louise S. Barratt
 Louise S. Barratt

Kevin F. Devine
KEVIN F. DEVINE

Nicholas J. Bua
NICHOLAS J. BUA

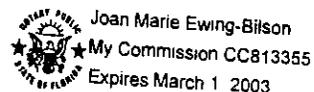
Joan M. E. Bilson
JOAN M. E. BILSON

STATE OF FLORIDA)
COUNTY OF Collier) ss: 7th May, 1999

Personally appeared, **NICHOLAS J. BUA**, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed before me.

Joan M. E. Bilson

Notary Public
My Commission Expires:



STATE OF CONNECTICUT)
COUNTY OF NEW HAVEN) ss: 10 New Haven May, 1999

Personally appeared, **ROBERT J. MARLOWE**, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed before me.

Frank M. Morgillo
FRANK M. MORGILLO
COMMISSIONER OF SUPERIOR COURT

STATE OF CONNECTICUT)
COUNTY OF NEW HAVEN) ss: 25 New Haven May, 1999

Personally appeared, **PAUL B. MARLOWE BY KEVIN S. O'NEILL, his attorney in fact**, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed as such attorney in fact and the free act and deed of his principal, before me.

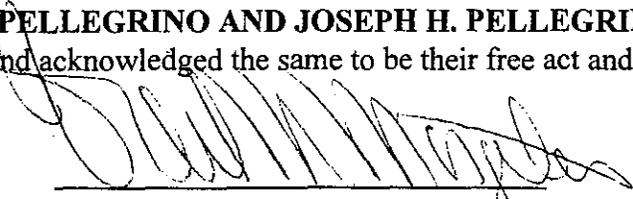
Frank M. Morgillo
FRANK M. MORGILLO
COMMISSIONER OF SUPERIOR COURT

STATE OF CONNECTICUT)

) ss: New Haven, May 10, 1999

COUNTY OF NEW HAVEN)

Personally appeared, **BERNARD A. PELLEGRINO AND JOSEPH H. PELLEGRINO**, signers and sealers of the foregoing instrument and acknowledged the same to be their free act and deed before me.



FRANK M. MORGILLO
COMMISSIONER OF SUPERIOR COURT

Schedule "A"

All that certain piece or parcel of land, with all the improvements thereon, situated in the Town of Woodbridge, County of New Haven and State of Connecticut, being Lot No. 10 on a certain map entitled "FINAL SUBDIVISION PLAN ROUND HILL WOODBRIDGE-BETHANY, CONNECTICUT, DATE: APRIL 12, 1979 SCALE 1" = 100' REVISIONS: MAY 31, 1979, JUNE 14, 1979, OCTOBER 18, 1979, NOVEMBER 2, 1979, NOVEMBER 27, 1979, DECEMBER 6, 1979, DECEMBER 28, 1979", Angus L. MacDonald & Associates, Inc., Engineers-Planners-Surveyors, Old Saybrook, Connecticut, Sheet 1 and Sheet 2 of 2 on file in the Woodbridge Town Clerk's Office to which reference is hereby made for a more particular description of said lot.

Said premises are also known as 31 Enoch Drive.

Together with the non-exclusive right and subject to the rights of others to use for purposes of access, ingress and egress only, the existing paved private road running easterly from Enoch Drive the full distance and being a part of said lot 10 as shown on said map.

Together with a right of way for purposes of ingress, access, and egress on foot or with vehicles over all roadways as shown on said map. A portion of said premises is subject to the actual placement of the private road adjoining the property.

Together with and subject to certain drainage rights as set forth in a grant from Carafa Builders, Inc. et al to Robert J. Marlowe, et al, dated August 22, 1960 and recorded in Volume 68, Page 418 of the Woodbridge Land Records.

Said premises are subject to:

1. Building lines if established, all laws, ordinances or governmental regulations, including and zoning ordinances affecting said premises.
2. Taxes on the List of October 1, 1998, not yet due and payable.
3. The title to a portion of said premises is a leasehold interest held by the Grantors pursuant to the terms of a 999 year lease between a Committee appointed by the Society of Amity and Samuel Osborn and Enoch Newton, dated May 2, 1785 and recorded in Volume 1 Page 311 of the Woodbridge Land Records, and as more particularly described in a certain deed from Bevil P. Smith to Joseph Hale, dated April 22, 1851 and recorded in Volume 18 Page 657 of the said Land Records. Reference to which is hereby made for more particulars concerning the same.
4. Together with a right of way for purposes of ingress, access, and egress on foot or with vehicles over all roadways as shown on said map. A portion of said premises is subject to the actual placement of the private road adjoining the property.
5. Together with and subject to certain drainage rights as set forth in a grant from Carafa Builders, Inc. et al to Robert J. Marlowe, et al, dated August 22, 1960 and recorded in Volume 68, Page 418 of the Woodbridge Land Records.
6. Agreement not to cut down or destroy trees thereon, as set forth in a deed from The First National Bank and Trust Company, Trustee to Harold A. Brooks dated June 2, 1939 and recorded in Volume 44 Page 196 of the Woodbridge Land Records.
7. Certain slope and drainage easements as set forth in a grant from The First National Bank and Trust Company of New Haven, Trustee to the State of Connecticut, dated January 31, 1940 and recorded in Volume 44 Page 319 of the Woodbridge Land Records.

RECEIVED FOR RECORD
 Mc 728-1999 at 3:14 P
 and RECORDED BY
Christine Williams
 Asst TOWN CLERK

APPENDIX F

DECLARATION OF RESTRICTIONS

WHEREAS, PAUL B. MARLOWE, ROBERT J. MARLOWE, NICHOLAS J. BUI, of the Town of Woodbridge, BERNARD A. PELLEGRINO, of the Town of Hamden, and JOSEPH H. PELLEGRINO, of the Town of North Haven, all of the County of New Haven and State of Connecticut, are the owners of all that certain piece or parcel of land, with all the improvements thereon, situated in the Town of Woodbridge, County of New Haven and State of Connecticut, and as shown on a "Final Subdivision Plan Round Hill Woodbridge - Bethany, Connecticut Dated April 12, 1979 and Revised Scale 1" = 100' Prepared by Angus L. McDonald & Associates, Inc.,
December 28, 1979
Old Saybrook, Connecticut;

WHEREAS, the said Paul B. Marlowe, Robert J. Marlowe, Nicholas J. Bui, Bernard A. Pellegrino and Joseph H. Pellegrino, plan to sell said lots subject to certain restrictive covenants between themselves and the purchasers of said lots as hereinafter set forth;

NOW THEREFORE, said Paul B. Marlowe, Robert J. Marlowe, Nicholas J. Bui, Bernard A. Pellegrino and Joseph H. Pellegrino, do declare that the above lots are held and shall be conveyed subject to the reservations and restrictive covenants as set forth in this Declaration, to wit:

1. Easements over proposed private driveways as shown on the Plan entitled "Final Subdivision Plan Round Hill Woodbridge - Bethany, Connecticut Dated April 12, 1979 and revised December 28, 1979 Scale 1" = 100' Prepared by Angus L. McDonald & Associates, Inc. Old Saybrook Connecticut and easements for the installation and maintenance of drainage facilities, catch basins and retention basin as shown on said above mentioned map are reserved to the Grantors, their heirs and assigns, permitting drainage of surface water from adjoining properties, along property lines in the construction of any catch basins, storm sewers or other installations which are necessary for the property development of the lots to the satisfaction of the proper authorities, the Town of Woodbridge, State of Connecticut or Federal Government, provided, however, that any work or installation hereby authorized shall be done in a good and workmanlike

manner and after said work is performed, the premises described in this instrument shall be placed in as good condition as they were immediately before the performance of said work as nearly as practicable.

Within these easements, no structure or other materials shall be placed or permitted to remain which may damage or interfere with installation and maintenance of said utilities, or which may change the direction or flow of the drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The paved driveways and appurtenant drainage facilities shall be maintained by the Property Owners Association and the cost to be shared by the lot owners who are members of said Association.

2. Slope rights that conform to a 3 to 1 slope from the private drive lines are reserved to the ROUND HILL - NORTH, PROPERTY OWNERS ASSOCIATION, INC., ROUND HILL - SOUTH, PROPERTY OWNERS ASSOCIATION, INC., and ROUND HILL - WEST, PROPERTY OWNERS ASSOCIATION, INC., as the case may be.

3. Said premises shall be used solely and wholly for residential purposes. Any dwelling erected thereon shall be used as a one-family dwelling, but nothing herein contained shall be construed to prevent the erection of a private garage or an accessory building, used in appurtenance to the dwelling house, for the use, enjoyment, and benefit of the owner or occupant thereof.

4. No house, trailer, mobile home or temporary structure shall be erected or maintained on said lots except for a temporary structure for use during the construction of a dwelling house.

5. No purchaser of any of said lots may grade such lot in such a manner so as to create any drainage problems onto other lots.

6. No dwelling house erected on any of said lots shall be occupied as a residence until the exterior work thereon has been completed and until a Certificate of Occupancy has been issued by the Town of Woodbridge.

7. Each dwelling house erected on any of said lots must have at least a two (2) car garage.

4,5,6.

8. Each purchaser of Lots 3, 7, 8, 9 and 15 must become a member and remain a member of the ROUND HILL - NORTH, PROPERTY OWNERS ASSOCIATION, INC. and by purchasing any of said lots will be subject to the rules and regulations of the Association as established by the Association.

9. Each purchaser of Lots 10, ^{11,} 12, 13 and 14^{and 17} must become a member and remain a member of the ROUND HILL - SOUTH, PROPERTY OWNERS ASSOCIATION, INC. and by purchasing any of said lots will be subject to the rules and regulations of the Association as established by the Association.

10. Each purchaser of Lots 1, 2 and 16 must become a member and remain a member of the ROUND HILL - WEST, PROPERTY OWNERS ASSOCIATION, INC. and by purchasing any of said lots will be subject to the rules and regulations of the Association as established by the Association.

11. Once construction of the dwelling house has been started by a purchaser of any of said lots, said dwelling shall be completed within a reasonable period of time.

12. No signs shall be located on any of said lots except one (1) sign not to exceed two square feet in area bearing the name of the occupant of said premises, and one (1) sign not to exceed six square feet in area when placed in connection with the sale, construction or improvement of said premises.

13. No lot as shown on said map above described shall be subdivided and/or divided into two or more parts for any reason whatsoever.

14. In the event that any of the lot owners, their heirs, executors, administrators, successors and assigns shall dissolve their Property Owners Association, then they shall become personally and individually liable for any and all of the obligations as set forth in the relevant Maintenance Agreement filed and recorded with the Woodbridge Town Clerk.

IN WITNESS WHEREOF, the above parties have hereunto set their

117 N.L. 722

hands and seals, this 6th day of December, 1979.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Ann L. Jones
Ann L. Jones

Merrit A. Mentone
Merrit A. Mentone

Paul B. Marlowe
PAUL MARLOWE

Robert Marlowe
ROBERT MARLOWE

Nicholas J. Bua
NICHOLAS J. BUA

Bernard A. Pellegrino
BERNARD A. PELLEGRINO

Joseph H. Pellegrino
JOSEPH H. PELLEGRINO

STATE OF CONNECTICUT
COUNTY OF NEW HAVEN

ss. New Haven December 6, 1979

B. J.
Personally appeared PAUL MARLOWE, ROBERT MARLOWE, NICHOLAS J. BUA, BERNARD A. PELLEGRINO and JOSEPH H. PELLEGRINO, signers and sealers of the foregoing instrument and acknowledged the same to be their free act and deed, before me.

Merrit A. Mentone
MERRIT A. MENTONE, NOTARY PUBLIC

Received for record January 9, 1980 at 10h 00m a.m.
and recorded by: *Polly P. Schuyf*
Ass't Town Clerk

PELEGRINO
PELEGRINO & PELEGRINO
PROFESSIONAL CORPORATION

APPENDIX G

AMENDMENT TO RESTRICTIONS

THIS AGREEMENT Made by and between NICHOLAS J. BUA, ROBERT MARLOWE and PAUL MARLOWE, of the Town of Woodbridge, BERNARD A. PELLEGRINO of the Town of Hamden and JOSEPH H. PELLEGRINO of the Town of North Haven, all of the County of New Haven and State of Connecticut (hereinafter referred to as the "OWNERS") and THE NEW HAVEN SAVINGS BANK, a corporation specially chartered by the General Assembly of the State of Connecticut, with a principal place of business in the Town of New Haven, County of New Haven and State of Connecticut (hereinafter referred to as the "MORTGAGEE").

W I T N E S S E I M :

WHEREAS, the Owners have placed of record on the Woodbridge Land Records a certain Declaration of Restrictions dated December 6, 1979 and recorded in Volume 117 on Page 719 of the Woodbridge Land Records affecting the premises owned by the Owners and located at Roundhill in the Town of Woodbridge, County of New Haven and State of Connecticut, a more particular description of said premises being set forth on Schedule "A" attached hereto and made a part hereof; and

WHEREAS, the Mortgagee is the holder of a certain mortgage from the Owners in the original principal amount of \$80,000.00 dated July 29, 1980 and recorded in Volume 118 on Page 530 of the Woodbridge Land Records; and

WHEREAS, the Owners wish to amend certain of the restrictive covenants set forth in said Declaration of Restrictions by means of this instrument; and

WHEREAS, the Mortgagee is willing to execute this instrument to indicate its agreement with and consent to the amendment to said restrictive covenants;

NOW, THEREFORE, for the consideration of ONE (\$1.00) DOLLAR and other valuable considerations, the receipt of which is hereby acknowledged, the parties to hereby agree as follows:

1. Said Declaration of Restrictive Covenants shall be amended and modified to include the following:

(a) No tree over four (4') inches in diameter may be removed from any lot in this section of the subdivision within a distance of sixty (60) feet from the property line which abuts any roadway, lot No. 10 within a distance of ninety-five (95') feet from the property line which separates lot No. 10 from lot No. 12; and, lot No. 12 within a distance of sixty (60) feet from the property line which separates lot No. 12 from lot No. 10, except for the purpose of providing access to the dwelling, without first having obtained the written consent of the Property Owners' Association. The provisions of this paragraph shall not be applicable to any trees which may be pruned or removed by any utility company in connection with the construction of utility services to the subject premises.

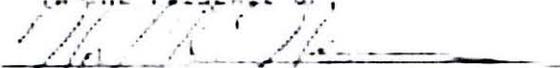
(b) No structure can be located on lot No. 12 within ninety-five (95') feet of the property line which separates lot No. 12 from lot No. 10 and no structure can be located on lot No. 10 within sixty (60') feet of the property line which separates lot No. 12 from lot No. 10.

2. Except for the specific modifications and amendments of restrictions herein set forth, all other provisions contained in said Declaration of Restrictive Covenants dated December 6, 1979 and recorded in Volume 117 on Page 719 of the Middlesex Land Records shall remain in full force and effect.

3. The Mortgagee joins in the execution of this instrument to indicate his consent to and agreement with said amendment and modification to the restrictive covenants.

Dated at New Haven, Connecticut this 25th day of October, 1981.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:




MICHAEL J. BUA

VI 120 814

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

James DeRose
James DeRose
Robert Piccoli
Robert Piccoli

MORTGAGEE:

THE NEW HAVEN SAVINGS BANK,

BY: Thomas A. Lafrancesco
Thomas A. Lafrancesco
Duly Authorized

STATE OF CONNECTICUT
COUNTY OF NEW HAVEN

at: New Haven

October 26, 1981

Personally appeared, RICHARD J. GEA, ROBERT MARLOWE, PAUL MARLOWE, BERNARD A. PELLEGRINO and JOSEPH H. PELLEGRINO, signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, before me

Frank W. Rosillo
FRANK W. ROSILLO
COMMISSIONER OF SUPERIOR COURT

STATE OF CONNECTICUT
COUNTY OF NEW HAVEN

at: New Haven

October 27, 1981

Personally appeared, Thomas A. Lafrancesco, Senior Vice President of THE NEW HAVEN SAVINGS BANK, a corporation, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed as such Senior Vice President and the free act and deed of said corporation, before me.

Kenneth P. Kestel
Kenneth P. Kestel
Notary Public
at CONCORD, CONNECTICUT

Received for record October 27, 1981 at 3:22 p.m.
and recorded by Peter P. Schab
Asst. Town Clerk



APPENDIX H

In testimony whereof the said James McBratney and Joseph Hale
set their hands and seals this 10th day of April 1851

Signed sealed and delivered
in presence of
James McBratney David P Smith 25
Joseph Hale Joseph Hale 25

For Haven County to Testimony April 20th 1851

Personally appeared David P Smith and Joseph
Hale signers and sealers of the foregoing instrument
and acknowledged the same to be their free act and
deed before me

James McBratney Justice of the Peace

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GRANT

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME - - - GREETING:

KNOW YE THAT We, Carafa Builders, Inc., a corporation organized under and pursuant to the laws of the State of Connecticut, and located in the Town of Healden, in the County of New Haven and State of Connecticut, Clarence R. Newton, of the Town of Bethany, in said County and State, Helen P. Newton, unmarried, of said Town of Woodbridge, and Connecticut Savings Bank of New Haven, a corporation duly organized under a charter granted by the Legislature of Connecticut, and located in the Town of New Haven, in said County and State, for the consideration of One dollar and other valuable considerations, received to our full satisfaction of Robert J. Marlowe, of the Town of Woodbridge, in said County and State, Paul B. Marlowe, of the Town of New Haven, in said County and State, and Jerry Pignataro and Lena Pignataro, husband and wife, both of said Town of Woodbridge, do give, grant and convey unto the said Robert J. Marlowe, Paul B. Marlowe, Jerry Pignataro and Lena Pignataro, and unto their heirs and assigns forever, the right and privilege to drain and discharge surface and sub-surface waters from pervious and impervious areas from lots #3 and 4 on Map of Layout of Lots, Property of Clarence R. Newton, Woodbridge, Conn., Scale 1 in. = 100 ft., May 15, 1953, Revised Jan. 4, 1957, Frederick C. Hahn, Surveyor, on file in the Woodbridge Town Clerk's Office, and lots #20, 21, 22, 23, 24, 25, 34, 35, 36, 37, 38, 39, 40, 41, 59, 60, 61, 62, 63, 65, 66 and 67 on a Proposed Layout of Lots, Bound Hill, Woodbridge, Conn., Property of Paul B. Marlowe - Robert J. Marlowe - Jerry Pignataro & Lena Pignataro, Scale 1 in. = 100 ft., Nov. 17, 1958, Frederick C. Hahn, Surveyor, and the roads adjacent to said lots on said Map of Bound Hill, through the land of Carafa Builders, Inc. onto the land of Clarence R. Newton and Helen P. Newton.

1.

The premises in, through, over and upon which said drainage easement is hereby granted, are situated in the Town of Woodbridge, in said County and State, and bounded and described as follows:

THE FIRST PIECE being portions of lots #3 and 4 on a Map of Layout of Lots, Property of Clarence R. Newton, Woodbridge, Conn., Scale 1 in. = 100 ft., May 15, 1953, Revised Jan. 4, 1957, Frederick C. Hahn, Surveyor, on file in the Woodbridge Town Clerk's Office, is bounded:
 South by Spring Valley Road, 31 feet, more or less;
 East by lot #5 on a Map of Property owned by Edward L. Charron & Paul Gaudiano, Woodbridge, Conn., March 1956, Scale 1 inch equals 50 feet, on file in the Woodbridge Town Clerk's Office, and a portion of lot #61 on said Bound Hill map, in all, 335.53 feet;
 North by the remaining portion of lot #3 on said Map of Property of Clarence R. Newton, 30 feet, by a straight line drawn at right angles to said last mentioned bound;
 West by the remaining portion of lots #3 and 4 on said Map of Property of Clarence R. Newton, 333 feet, more or less, by a line drawn parallel with and 30 feet perpendicularly distant westerly from said Easterly line of the premises herein described;

THE SECOND PIECE being a portion of lot #5 on said Map of Property of Clarence R. Newton, is bounded: North by Spring Valley Road, 57.85 feet; East in part by lot #7 on said Map of Property of Charron & Caudiano, and in part by land now or formerly of Harold A. Brown and Grace W. Brown, in all, 443.27 feet; South by land of Clarence R. Newton and Helen F. Newton, 30 feet, by a straight line drawn at right angles with said last mentioned bound; West by land of Clarence R. Newton and Helen F. Newton, 325 feet, more or less, by a straight line drawn parallel with said easterly bound; West again by the remaining portion of said lot #5, 132 feet, more or less, by a straight line.

It being expressly understood and agreed that said Connecticut Savings Bank of New Haven joins in this instrument because of its interest in lot #5 on said Map of Property of Clarence R. Newton, under and by virtue of a certain mortgage from Carafa Builders, Inc. to Connecticut Savings Bank of New Haven, dated November 23, 1959 and recorded in Volume 67 on Page 107 of the Woodbridge Land Records; and said Connecticut Savings Bank of New Haven is not bound by any of the covenants herein contained except insofar as it is necessary to release the rights herein conveyed from the lien of its mortgage.

TO HAVE AND TO HOLD the herein granted and bargained premises unto the said Robert J. Marlowe, Paul B. Marlowe, Jerry Fignotaro and Lena Fignotaro, and unto their heirs and assigns forever.

IN WITNESS WHEREOF, on this 22nd day of August, A.D. 1960, said corporation, Carafa Builders, Inc., has caused this instrument to be executed and delivered, and its corporate seal to be hereto affixed in its behalf by Thomas A. Carafa, its President, who is duly authorized and empowered; said Clarence R. Newton and Helen F. Newton have hereunto set their hands and seals; and said corporation, Connecticut Savings Bank of New Haven, has caused this instrument to be executed and delivered, and its corporate seal to be hereto affixed in its behalf by Donald T. Jones, Assistant Treasurer, who is duly authorized and empowered.

Signed, sealed and delivered in presence of:

Russell H. Atwater
Russell H. Atwater

John C. Glason
John C. Glason
As to Carafa Builders, Inc.

Milton J. Lurie
Milton J. Lurie

Mrs. A. Parris
Mrs. A. Parris
As to Clarence R. Newton and Helen F. Newton

C. E. Kolosnik
C. E. Kolosnik

L. O. Anderson
L. O. Anderson
As to Connecticut Savings Bank of New Haven

CARAFABUILDERS, INC.
By

Thomas A. Carafa
Thomas A. Carafa
Its President

Clarence R. Newton (SEAL)
Clarence R. Newton

Helen F. Newton (SEAL)
Helen F. Newton

CONNECTICUT SAVINGS BANK OF NEW HAVEN
By
Donald T. Jones
Donald T. Jones
Its Assistant Treasurer



STATE OF CONNECTICUT }
COUNTY OF NEW HAVEN } SS. NEW HAVEN, August 22, 1960.

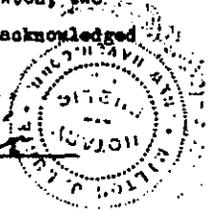
Personally appeared Thomas A. Carafa, President of Carafa Builders, Inc., one of the signers and sealers of the foregoing instrument and acknowledged the same to be his free act and deed as such President, and the free act and deed of said corporation, Carafa Builders, Inc., before me,

Russell H. Atwater
Russell H. Atwater
Notary Public

STATE OF CONNECTICUT }
COUNTY OF NEW HAVEN } SS. NEW HAVEN, August 23 1960.

Personally appeared Clarence R. Newton and Helen F. Newton, two of the signers and sealers of the foregoing instrument and acknowledged the same to be their free act and deed, before me,

Milton J. Lytle
Milton J. Lytle
Notary Public



STATE OF CONNECTICUT }
COUNTY OF NEW HAVEN } SS. NEW HAVEN, August 23, 1960.

Personally appeared Donald F. Jones, Assistant Treasurer, as aforesaid, one of the signers and sealers of the foregoing instrument and acknowledged the same to be his free act and deed as such Assistant Treasurer and the free act and deed of said corporation, Connecticut Savings Bank of New Haven, before me,

Lillian O. Anderson
Lillian O. Anderson
Notary Public.



SEP 6 1960

Received for Record _____
at 10 h. 30. m. A.M. and recorded by
Edel M. Street Ass't. Town Clerk

4.

4. Said Grantor shall furnish to said Grantee all such waivers and releases of liens or claims or conditional sales on said premises and said equipment and accessions as said Grantee may deem necessary or request for the protection of this mortgage.

5. Said Grantor shall pay all costs, charges, and expenses, including reasonable attorney fees, incurred by the Grantee in any foreclosure or other legal proceedings for collection of the debt hereby secured and in protecting this mortgage as a first lien on the said premises and in any other litigation or controversy arising from or connected with this mortgage or the debt hereby secured.

6. Said Grantor shall obtain the Grantee's written consent before beginning to demolish, remove, or substantially alter any of the buildings, or of said fixtures or equipment, on said premises.

7. This entire contract is primarily one between the Grantor and the Grantee and if the Grantor shall be adjudged bankrupt or insolvent, or if the buildings on the said premises shall be substantially damaged in any manner, or if the Grantor shall have violated or failed to perform any of the terms and provisions in this instrument or in the said note, or if any foreclosure proceedings shall be instituted on any mortgage or lien of any kind or nature affecting said premises, the entire indebtedness hereby secured shall, at the option of the said Grantee, become due and payable without necessity for demand or notice.

8. At its option, the Grantee may pay any expense or item which the Grantor herein agrees to pay, in case the Grantor shall fail to pay the same when due, and may perform any acts or covenants which the Grantor herein agrees and shall fail to perform, and may add the same, or the expense thereof, to the debt hereby secured; and the Grantor agrees to repay the same to the Grantee, together with interest thereon at six per centum per annum.

9. If any part or all of said property shall be condemned, or taken by condemnation proceedings, or damaged or destroyed by fire or otherwise, the Grantee may take all or any of the insurance or money due therefrom and apply same or any part thereof toward payment of the note hereby secured or any other obligation secured by this mortgage; or may allow same or any part thereof to be paid to the owner of said mortgaged property or applied to repair or replace the damaged or destroyed or condemned property, without reducing or affecting the amount of the debt hereby secured or any liability thereon; and in either case, all indebtedness hereby secured shall immediately become due and payable without demand or notice, at the option of said Grantee.

NOW THEREFORE, if all the covenants, stipulations, and agreements of said Grantor herein contained shall be fully and faithfully performed and said note paid in all respects according to its tenor, then this deed shall be void, otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this 29th day of January, A.D. 1940.

Signed, sealed and delivered in presence of:

George Leete Peck

Mabel T. Dixon

State of Connecticut)

County of New Haven,)

Alwine B. Brown (Seal)

ss. New Haven, January 29th, 1940.

Personally appeared Alwine B. Brown, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me,

George Leete Peck

Notary Public.

Received for Record February 2nd, 1940 at 10h. 54m. A.M. and recorded by

Grace P. Mansfield Dist. Town Clerk

DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that THE FIRST NATIONAL BANK AND TRUST COMPANY OF NEW HAVEN, Trustee, acting herein by Harold C. Salicy, its trust officer, duly authorized, for the consideration of One Dollar and other valuable considerations received to its full satisfaction of the STATE OF CONNECTICUT, does hereby give and grant unto the said STATE OF CONNECTICUT, its successors and assigns forever, a full and perpetual right of way and easement for the purposes of regrading, placing topsoil, stripodding, loaming and seeding an embankment or slope; and also a perpetual right of way for the purposes of installing pipe underdrain and berm ditch; over, under and across that certain parcel of land situated in the Town of Woodbridge, County of New Haven, and State of Connecticut, on the New Haven-Bethany Road, bounded and described as follows:

- NORTHERLY - by land now or formerly of Frank H. Simonds, about twenty-one (21) feet;
- EASTERLY - by the New Haven-Bethany Road, about 592.03 feet;
- SOUTHERLY - by land of the Grantor herein, about twenty (20) feet;
- WESTERLY - on land of the Grantor herein, about 593.3 feet.

For a more particular description of the above described premises, reference is made to a map to be filed in the Woodbridge Town Clerk's office, entitled: "Town of Woodbridge, Plan of slope rights to be acquired from The 1st. Nat'l B'k & Tr.

Co., of New Haven, Tr., by The State of Connecticut, New Haven-Bethany Road, Scale 1"-40' Dec. 1939, William J. Cox, Commissioner, Howard R. Manning, Eng. of Boundary Surveys."

With the further right to the Grantee, its officers, employees, servants and agents to enter on said described premises for the aforesaid slope and drainage purposes including maintenance of the same.

The Grantor reserves to itself, its successors and assigns, a right of way to pass and re-pass from land of the Grantor to the New Haven-Bethany Road across the above described land at all points thereon.

TO HAVE AND TO HOLD the premises, for the purposes aforesaid, unto the said State of Connecticut, its successors and assigns forever.

IN WITNESS WHEREOF, The First National Bank and Trust Company of New Haven, Trustee, acting herein by Harold C. Bailey its Trust Officer duly authorized, has hereunto set its hand and seal this 31st day of January, 1940.

Signed, sealed and delivered in the presence of:

D. Benton Crittenden
Carl F. Hauser

STATE OF CONNECTICUT)
COUNTY OF NEW HAVEN)

THE FIRST NATIONAL BANK AND TRUST COMPANY OF NEW HAVEN, TRUSTEE
By Harold C. Bailey (L.S.) Trust Officer

Seal of
The 1st
Nat'l Bank
& Tr. Co. of
N.H.

New Haven, Jan 31st 1940.

Personally appeared The First National Bank and Trust Company of New Haven, Trustee, acting herein by Harold C. Bailey, its trust officer duly authorized, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed, and the free act and deed of said Bank, before me,

Carl F. Hauser
Notary Public.

(Notarial Seal) -2-

Received for Record February 3rd, 1940 at 11h. 14m. A.M. and recorded by

Grace S. Mansfield Deed Town Clerk

WARRANTY DEED

To all People to whom these Presents shall come---Greeting;

Know Ye, That We, Arthur R. Heise and Dorothy E. Heise, husband and wife, both of the Town of Woodbridge, County of New Haven and State of Connecticut, for the consideration of one dollar and other valuable considerations received to our full satisfaction of Dorothea K. Snyder, wife of Daniel K. Snyder, of the Town of Hamden in said County and State, do give, grant, bargain, sell and confirm unto the said Dorothea K. Snyder and unto her heirs and assigns forever a certain piece or parcel of land with all the improvements thereon situated in said Town of Woodbridge, County of New Haven and State of Connecticut, and bounded:-

- EASTERLY by Newton Road, one hundred and seventy-five (175) feet;
- SOUTHERLY by Old Mill Road as shown on a Map entitled "Property of Newton H. Street, Woodbridge, Conn., Surveyed May 1935, Scale 1 inch equals 100 feet", Frederick C. Hahn, Surveyor, on file in the Woodbridge Town Clerk's Office, two hundred and seventy (270) feet;
- WESTERLY by other land of said grantors, three hundred and eighty (380) feet, more or less, by a straight line drawn at right angles to the Northerly line of said Old Mill Road;
- NORTHEASTERLY by land now or formerly of Howard E. Newton, eighty (80) feet, more or less;
- EASTERLY by land now or formerly of Estelle Millsbaugh, one hundred and sixty-eight (168) feet, more or less, by a straight line drawn parallel with and two hundred feet distant Westerly from the Westerly line of Newton Road; and
- NORTHERLY by land now or formerly of said Estelle Millsbaugh, two hundred (200) feet, by a straight line drawn at right angles to the Westerly line of Newton Road.

Together with and subject to any and all riparian rights in and to any brooks that may cross said above described premises.

Said premises are conveyed subject to the following restrictions: that said premises are to be used solely and wholly for residential purposes; that only one one-family dwelling house to cost not less than \$6000. shall be erected or maintained on said premises, but nothing herein shall be construed as to prevent the erection of a private garage as an appurtenance to said dwelling house.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said grantee, her----heirs and assigns forever, to her and their proper use and behoof. And also, we----the said grantors do for ourselves ----our heirs, executors and administrators, covenant with the said grantee her----heirs and assigns, that at and until the ensueing of these presents we are----well seized of the premises as a good indefeasible estate in Fee Simple; and have good right to bargain and sell the same in manner and form as above written; and that the same is free from all incumbrances whatsoever. Except building lines if established, except all provisions of any zoning ordinance enacted by said Town of Woodbridge, and except as aforesaid.

And Furthermore, we the said grantors do by these presents bind ourselves and our heirs forever to Warranty and defend the above granted and bargained premises to her the said grantee,---- her----heirs and assigns, against all claims and demands whatsoever. Except as aforesaid.

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME—GREETING:

WHEREAS The First National Bank and Trust Company of New Haven, a corporation organized under and pursuant to the laws of the United States, located in the Town of New Haven, in the County of New Haven, and State of Connecticut, is Trustee under a certain Trust Agreement from Mary K. Russell, dated May 1st, 1937, which Trust Agreement is referred to and identified in a certain deed from Mary K. Russell to The First National Bank and Trust Company of New Haven, Trustee, dated May 1st, 1937, and recorded in Volume 43 on Page 6 of the Woodbridge Land Records; and

WHEREAS said recorded deed contains certain of the powers conferred upon said Trustee by the Trust Agreement, to wit: "to manage and maintain said property and pay all expenses for the necessary upkeep and preservation thereof, and to sell said property during the life time of the grantor upon the written request of the grantor's sons, Edward S. Russell and Dr. Thomas H. Russell, or the survivor of them;" and

WHEREAS said Mary K. Russell is still alive, and her sons, Edward S. Russell and Dr. Thomas H. Russell have requested said Trustee in writing to make this sale and conveyance;

NOW THEREFORE KNOW YE THAT The First National Bank and Trust Company of New Haven, Trustee as aforesaid, for the consideration of One dollar and other valuable considerations, received to its full satisfaction as such Trustee, of Harold A. Brooks, of the Town of Woodbridge, in said County and State, doth give, grant, bargain, sell and confirm unto the said Harold A. Brooks, and unto his heirs and assigns forever, all the right, title and interest which the grantor, as such Trustee, has or ought to have in and to a certain leasehold interest in all those certain pieces or parcels of land, with all the improvements thereon, situated in said Town of Woodbridge, bounded and described as follows:

The First Piece, bounded and described as follows:
Beginning at a point in the northerly highway line of a proposed highway to be known as Russell Road, a plan of which is on file in the Woodbridge Town Clerk's Office, said point being at a distance of 117.1 feet westerly from the westerly highway line of Aury Road, when measured along the northerly highway line of Russell Road; from thence running westerly along the northerly highway line of Russell Road, bounded as follows:
Southerly by Russell Road, 393.18 feet;
Westerly by other land of The First National Bank and Trust Company of New Haven, as as Trustee aforesaid, 145.05 feet, by a straight line, making an angle of 96 degrees with a tangent to the curve at the intersection of said westerly boundary line with the northerly highway line of Russell Road, when measured from the east to the north;
Northerly by other land of said The First National Bank and Trust Company of New Haven, as Trustee aforesaid, 539 feet, by a straight line making an angle of 102 degrees, 01 minutes with the last line herein described, when measured from the south to the east;
Easterly by other land of said The First National Bank and Trust Company of New Haven, as Trustee aforesaid, 173.3 feet, by a straight line making an angle of 69 degrees, 15 minutes with the last line herein described, when measured from the west to the south. Said easterly boundary line also making an angle of 98 degrees 37 minutes with the tangent to the curve at the intersection of said easterly boundary line with the northerly highway line of Russell Road, said angle being measured from the west to the north;

The Second Piece, bounded and described as follows:
Beginning at a point in the southerly highway line of Russell Road, said point being on a straight extension southerly of the westerly boundary line of the first piece herein described, from thence running easterly along the southerly highway line of said Russell Road, bounded as follows:
Northerly by Russell Road, 436 feet;
Easterly by other land of said The First National Bank and Trust Company of New Haven, as Trustee aforesaid, 95 feet, more or less, said line being on a radial line to the arc of the curve defining the southerly highway line of Russell Road;
Southerly by land now or formerly of Henry Dilonge, 250 feet, more or less;
Westerly by other land of said The First National Bank and Trust Company of New Haven, as Trustee aforesaid, 85 feet, more or less, by a straight line in a straight continuation southerly of the westerly boundary line of the first piece herein described;

said leasehold interest heretofore mentioned being for 99 years from the 2nd day of May, 1785, and as more particularly described in a certain deed from Revil F. Smith to Joseph Hale, dated April 22, 1821, and recorded in Volume 18 on Page 657 of the Woodbridge Land Records, reference to which is hereby made for more particulars concerning the same;

The above described parcels of land constitute Parcels #1 and 2 as shown on a certain map entitled: "Property to be conveyed to Harold A. Brooks comprising Parcels 1 & 2 only shown on this map, May 31, 1939", which map is being filed simultaneously with this deed;

It is hereby covenanted by the parties hereto that the said Russell Road, 50 feet in width from Amity Road to a line which is a direct continuation southerly of the westerly boundary of parcel #1 hereinbefore described, is dedicated as a highway for the benefit of the parties hereto;

As part of the consideration hereof, said grantor agrees for itself, its successors and assigns, as a covenant running with the land for the benefit of the two parcels of land hereinbefore described and conveyed, that the trees, now existing upon Parcel #3 as shown on the map hereinbefore described, shall remain standing and will not be cut down or destroyed unless their continuance shall, for reasons outside of the control of the parties, constitute a menace and danger, in which case such of the trees which constitute a menace and danger may be cut down and destroyed;

Said premises are subject to building lines if established, all laws, ordinances or governmental regulations, including building and zoning ordinances, affecting said premises;

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof unto the said grantee, and unto his heirs and assigns forever, to his and their proper use and behoof. And Also It, the said grantor, Trustee, as aforesaid, doth for itself, and its successors, covenant with the said grantee, his heirs and assigns, that at and until the unsealing of these presents it is well seized of the premises as a good indefeasible estate in FEE SIMPLE; and hath good right to bargain and sell the same in manner and form as above written; and that the same is free from all incumbrances whatsoever, done or suffered by said corporation, as such Trustee, and except as above written;

AND FURTHERMORE It, the said grantor, as such Trustee, doth by these presents bind itself and its successors forever, to

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WARRANT and defend the above granted and bargained premises to him the said grantee, his heirs and assigns, against all claims and demands whatsoever, of any person or persons claiming by, from or under said corporation, as such Trustee, and except as above written.

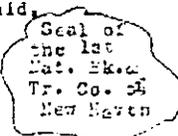
IN WITNESS WHEREOF On this 2nd day of June, A. D. 1939, said corporation, The First National Bank and Trust Company of New Haven, as such Trustee, hath caused this deed to be executed and delivered, and its corporate seal to be hereto affixed in its behalf by Harold C. Bailey, its Trust Officer, who is duly authorized and empowered.

Signed, sealed and delivered, in presence of:

George Leste Peck

D. Benton Crittenden

THE FIRST NATIONAL BANK AND TRUST COMPANY
OF NEW HAVEN, Trustee as aforesaid,
By Harold C. Bailey
ITS Trust Officer



State of Connecticut }
County of New Haven } SS. New Haven, June 2nd, 1939.

Personally appeared Harold C. Bailey, Trust Officer as aforesaid, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed as such Trust Officer, and the free act and deed of The First National Bank and Trust Company of New Haven, as such Trustee, before me,

George Leste Peck
NOTARY PUBLIC

We, the undersigned, being the sons of Mary E. Russell, referred to in the deed of trust hereinbefore described, do hereby ratify and approve the foregoing sale ~~and conveyance~~

U. S. Int. Rev. Stamps
\$1.50
cancelled

Edward S. Russell.

Thomas H. Russell

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Received for Record June 6th, 1939 at 1h 40m P.M. and recorded by
Echel W. Street Asst. Town Clerk.

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME-CREATING:

KNOW YE, THAT We, Jerry Pignaturo and Lena Pignaturo, husband and wife, both of the Town of Woodbridge, in the County of New Haven and State of Connecticut, for the consideration of One Dollar and other valuable considerations, received to our full satisfaction of Nicholas J. Bus of the Town of Woodbridge, in the County of New Haven and State of Connecticut, Bernard A. Pellegrino of the Town of Hamden, in said County and State and Joseph H. Pellegrino, of the Town of North Haven, in said County and State, whose mailing address is #475 Whitney Avenue, New Haven, Connecticut, do give, grant, bargain, sell and confirm unto the said Nicholas J. Bus, Bernard A. Pellegrino and Joseph H. Pellegrino, and unto their heirs and assigns forever, in the following proportions to wit: unto the said Nicholas J. Bus, an undivided one-fourth interest, unto the said Bernard A. Pellegrino, an undivided one-eighth interest, unto the Joseph H. Pellegrino, an undivided one-eighth interest, being an undivided one-half interest in and to all those three certain pieces or parcels of land with the buildings and all other improvements thereon, described on Schedule A attached hereto.

Said premises are subject to building lines if established, all laws, ordinances or governmental regulations, including building and zoning ordinances affecting said premises, and one-half of the taxes on the list of 1972, which taxes said grantees hereby accept and agree to pay as part of the consideration for this deed.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof unto the said grantees and unto their heirs and assigns forever, in the proportions hereinbefore set forth, to them and their proper use and behoof.

AND ALSO, we, the said grantors do for ourselves, our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that at and until the executing of these presents we are well seized of the premises as a good indefeasible estate in

1/12/72 Conveyance Tax received

Robert P. Schuchman
Town Clerk of Woodbridge

THE SAME, and have good right to bargain and sell the same in manner and form as above written, and that the same is free from all incumbrances whatsoever, except as above written.

AND FURTHERMORE, we, the said grantors do by these presents bind ourselves and our heirs forever to WARRANT and defend the above granted and bargained promises to them the said grantees, their heirs and assigns, against all claims and demands whatsoever, except as above written.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 16th day of August A.D. 1973.

Signed, sealed and delivered in presence of:

Paul R. North, Jr.
Paul R. North, Jr.
Rita E. North
Rita E. North

Jerry Pignataro (SEAL)
Jerry Pignataro
Lena Pignataro (SEAL)
Lena Pignataro

STATE OF CONNECTICUT)
NEW HAVEN COUNTY)

Woodbridge
New Britain

August 16 1973

Personally appeared Jerry Pignataro and Lena Pignataro, signers and sealers of the foregoing instrument and acknowledged the same to be their free act and deed, before us.

Paul R. North, Jr.
Notary Public
Paul R. North, Jr.

For the purpose of facilitating the recording hereof in the Said Town of Woodbridge and Bethany, this deed has been executed, acknowledged and delivered in duplicate, each to be taken to be an original and shall constitute but one and the same instrument.

THE STATE OF CONNECTICUT,

County of New Haven, ss.
I, the undersigned, Clerk of said County, do hereby certify that the following is a true and correct copy of the original of the same as the same appears in the files of the County Clerk's Office:

Together with all the right, title and interest of the Grantor in and to the land hereinafter described of some size or more or less of the County of New Haven, to-wit:

Together with certain other right, to-wit: a grant from the State of Connecticut to Robert J. Marjess, et al, dated August 21, 1960 and recorded in Volume 48 of the Woodbridge Land Records.

The foregoing description was based on a survey by Frederick C. Hahn entitled "The First National Bank and Trust Company of New Haven, Conn. Tracts of Agreement with Mary E. Russell, et al - 1907, 1919-1927".

The title to the aforesaid land, with or without, of the above described tract, is held in fee simple in the present owner, but by a leasehold interest based on a lease for years granted and appointed by the Court of Sessions to the said Mary E. Russell, et al, dated August 21, 1960 and recorded in Volume 48 on page 311 of the Woodbridge Land Records and a lease particularly described in a certain deed from Robert J. Marjess to Joseph Hale, dated April 23, 1851, and recorded in Volume 4 of the Woodbridge Land Records. Reference to which is made in the foregoing description concerning the same.

The said Frederick C. Hahn is an agreement not to cut down or remove any trees on the said tract in a Woodbridge, New Haven County, Connecticut, dated August 21, 1960 and recorded in Volume 48 of the Woodbridge Land Records.

The said Frederick C. Hahn is a deed of gift to the said Robert J. Marjess, et al, dated August 21, 1960 and recorded in Volume 48 of the Woodbridge Land Records.

The said Frederick C. Hahn is a deed of gift to the said Robert J. Marjess, et al, dated August 21, 1960 and recorded in Volume 48 of the Woodbridge Land Records.

Exemptions from the tax on the above described and not including heretofore mentioned lands are as follows: "Bond Bill" on file in the Woodbridge Town Clerk's Office.

The 1013B Map and the location of the Woodbridge, as bounded:

Being the same as Map of Largest of Lots, Property of Clarence H. Weston, Woodbridge, Conn., Book 14, p. 100-111, May 15, 1911, Revised June 1, 1927, Frederick C. Hahn, Surveyor, on file in the Woodbridge Town Clerk's Office, said not being bounded:

West by road or way, 200 feet, more or less;
North by lot 11, on said map, 320.82 feet, more or less;
East in part by land of the grantors herein and in part by a portion of lot 25 on a Map of Property owned by

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Edward L. Charron and Paul Gaudiano, Woodbridge, Conn.,
March 1956, Scale 1 inch equals 50 feet, on file in the
Woodbridge Town Clerk's Office, in all, 122.95 feet,
more or less;
South by Lot #4 on said map first herein described, 263.00 feet,
more or less.

Said premises may be subject to a grant in favor of the Southern
New England Telephone Company, dated February 20, 1959 and recorded
in Volume 63 on Page 180 of the Woodbridge Land Records.

Together with and said premises are subject to a drainage easement
contained in an instrument from Carafa Builders, Inc. and others to
the grantees herein, dated August 22, 1960 and recorded in Volume
68 on Page 418 of said Land Records.

Received for record August 22, 1973
at 0h 46r a.v. and recorded by

Patty A. Schuch
Town Clerk

APPENDIX I

March 10, 1954
The Board of Selectmen
6:10 p.m.

Present: Ms. DeFazio, ~~Ms. Schwartz~~, Messrs. Calistro, Goetsch, Harrison, and Sheehy

Also Present: Ms. Waldron, Finance Director; Mr. Zullo, Administrative Officer; Mr. Longa, Town Counsel; and Mrs. Shaw Clerk.

EXECUTIVE SESSION

The Board **VOTED UNANIMOUSLY** (Calistro - Schwartz) to move into Executive Session and invite Ms. Waldron, Ms. Shaw, Mr. Longa, and Mr. Zullo to attend.

No motions were made or votes taken in Executive Session.

The Board **VOTED UNANIMOUSLY** (Sheehy - Calistro) to move out of Executive Session and return to the regular meeting.

MOVE TO SUSPEND THE ORDER OF THE PUBLISHED AGENDA

The Board **VOTED UNANIMOUSLY** (Calistro - Sheehy) to suspend the order of the published agenda to accommodate the presentation by the Steinmetz children.

DISPOSAL ASHTRAYS

Amy, Allie, and David Steinmetz, 74 Forest Glen Drive, appeared before the Board to explain their proposal to provide disposal ashtrays for hikers using the Town trails. The ashtrays are provided by the R.J. Reynolds Co., free of charge. The proposal is to place a quantity of these in the map box at each trail head with a sign requesting that smokers use them instead of leaving their cigarette butts on the trails. The ashtray, a small metallic envelope, can then be put in the pocket and disposed of at home.

Amy explained that they had successfully promoted this idea at the area beaches while residents of Florida.

Mr. Harrison thanked them for their presentation. The Board agreed to a pilot trial on the Fitzgerald Trails.

PARKING AND TRAFFIC PATTERNS FOR MAY 3rd ELECTION

Mrs. Blessinger, Registrar, expressed the Registrars' concern for public safety during the Biennial Election on May 3rd. The construction and renovation at the Library has disrupted the parking and traffic lanes at The Center. Moving the polls to another facility is not viable. Mrs. Blessinger presented a plan worked out by the First Selectman, Fire Marshall and Police.

It was the **General Consensus** of The Board to approve the plan and submit to the Traffic Authority for final approval.

EMERGENCY MEDICAL SERVICES - Update

Russell Arpaia, EMS Director said that there were 21 calls, 43 patients during the month of February. (Service began on February 5th.) The average response time is was 5.3 minutes. 65% of calls were during the day shift.

Dr. Jamie Gerber, Chairman of the EMS Advisory Board complimented the Board on a "State of the Art" service, and he stressed the need for a similar facility. He said that in the first month of operation there were no medical errors or omissions. There were two bookkeeping errors. Dr. Gerber further stated that the dispatcher training is a priority. He also noted that the majority of the shifts are manned by members of the Woodbridge Volunteer Fire Association, with 31 staffers on standby on a per diem basis.

Both Dr. Gerber and Mr. Arpaia informed the Board that the Emergency Medical Services would be taking part in the MADD/SADD mock car crash at Amity High School on April 16.

Greenway Day - Mr. Arpaia expressed concern for the participants in the Greenway Day hike. He said that he had requested the organizers to submit a plan to EMS for medical coverage during the hike.

STATE REPRESENTATIVE THEMIS KLARIDES

Representative Themis Klarides was introduced by Mr. Calistro. Ms. Klarides said that she was present to observe the meeting and learn the Board's concerns. Ms. Klarides will be serving on the Public Health, Education, and Judiciary Committees. She is a sponsor of the voyeurism bill.

REQUEST TO PLACE TRANSMITTER ON MEISS PROPERTY

Fire Chief Marc Santoro and Police Lt. Raymond Stuart requested permission to install a transmitter on the Meiss property on Rimmon Road to cover the radio gap from Ford Road to the Seymour town line. Chief Santoro said that he had written to the Birmingham Utility Co. to request permission to install such a transmitter on the Company's watertower located at the town line. He was verbally told by an Administrative Officer that the Company does not grant such requests. However, he has not received a written response.

Messrs. Goetsch, Harrison, and Chief Santoro will meet with Mr. Knapp, Consultant from NECTEL to discuss the possibility of temporarily using space on Mr. Knapp's tower in West Haven.

MINUTES

The Board **VOTED UNANIMOUSLY** (DeFilippo - Sheehy) to approve the minutes of the January 14, 1999, meeting.

TOWN CLERK'S REPORT

The Board **VOTED UNANIMOUSLY** (Sheehy - Schwartz) to acknowledge receipt of the Town Clerk's report for the month ending February 28, 1999.

FINANCE DIRECTOR'S REPORT

FY2000 Budget - Ms. Waldron reported that the Board of Finance reduced the proposed budget by an additional \$80,000. At present the proposed mill rate is 29.8 mills.

Library Capital Budget - The Board **VOTED UNANIMOUSLY** (Sheehy - DeFilippo) to approve the inclusion in FY2000 Capital Budget \$280,000 towards the purchase of furnishings and fixtures for the new library.

Funding Requests - The Board **VOTED** to recommend the following funding requests to the Board of Finance:

9899-31 - Allocation \$ 3,825.00
To: Public Works/Capital Machinery
(Aerator/Fertilizer) (13-00/57410) \$2,400
Public Works/Groundskeeping Services
(1310-00/53400) \$1,425
From: Board of Finance Contingency (1170-00/56800)
For: New equipment and groundskeeping service
for the Parks Department
(Goetsch - Sheehy) **UNANIMOUSLY APPROVED**

9899-32 - Intra-Department Line Item Transfer \$ 5,000
To: Data Processing (1210-00/52210)
From: Assistants' Salary (1210-00/50215)
For: To cover expenses for computer software
for Y2K compliance.
(Sheehy - Goetsch) **UNANIMOUSLY APPROVED**

Reallocation of Funds - The Board **VOTED UNANIMOUSLY** (Sheehy - Goetsch) to recommend to the Board of Finance the reallocation of \$15,000 from Fascia Repair at South School to Replacement of the Gym Floor.

Tax Refunds - Pursuant to Section 12-129 of the General Statutes and the recommendation of the Tax Collector the Board **VOTED UNANIMOUSLY** (Sheehy - Goetsch) to refund taxes in the total amount of \$3,011.70. A copy of the detail that makes up this total amount is attached to and becomes a permanent part of these minutes.

BUILDING/ZONING PERMIT FEES

A resolution will be submitted at a future meeting for adoption and implementation by July 1, 1999.

PERSONNEL

It was the consensus of the Board to refer the proposed changes to the Personnel Rules and Regulations to the Personnel Committee for their recommendation as to accept or reject the same.

CENSUS 2000 PROCLAMATION

The Board agreed to the adoption of a Proclamation recognizing the Federal Census 2000 and to sign upon preparation of same.

ENHANCED 9-1-1 AGREEMENT

The Board VOTED UNANIMOUSLY (Sheehy - Calistro) to authorize the First Selectman to execute the Public Safety Answering Point Enhanced 9-1-1 system Agreement between the Town of Woodbridge and the State of Connecticut.

CONNECTICUT RESOURCES RECOVERY AGREEMENT

There was NO MOTION OR VOTE to remove action on this agreement from THE TABLE.

STORAGE CONTAINERS - LITCHFIELD TURNPIKE

No action taken at this time.

OPEN SPACE ACQUISITION - RUSSELL FAMILY PROPERTY

The Board VOTED UNANIMOUSLY to acknowledge the Russell Family's acceptance of \$275,000 for forty-one 41 acres of open space land located at 236 Newton Road, to the corrections to the Agreement for purchase of said land as outlined in the letter from Gillian Hunting Boeve dated February 24, 1999, and to refer said purchase to the Board of Finance for approval.

EXCHANGE OF LAND - ALEGI/HITCHCOCK/ERNST ARNOLD

The Board VOTED UNANIMOUSLY (Goetsch - DeFilippo) to authorize the Town Counsel to draft an agreement between Ernst Arnold and The Town of Woodbridge whereby Mr. Arnold grants to said Town the rights to a 30' or 50' right of way from Woodside Drive to the Alegi/Hitchcock property in exchange for the passive farming rights to a 200' x 280' section of the Alegi/Hitchcock property. It is understood that no structures will be erected on said section.

31 ENOCH DRIVE - aka LOT #10 ROUND HILL SUBDIVISION

The Board VOTED (Calistro - Sheehy) to authorize the First Selectman and Mr. Goetsch to negotiate with Messrs. Pellagrino and Marlowe for the purchase of 6.2 acres known as 31 Enoch Drive. Acquisition of said property will provide safe and ready access to the Town's Greenway Trail.

VOTE: Aye: Calistro, Harrison, Schwartz, Sheehy
Abstained: DeFilippo
Other: Mr. Goetsch recused himself from voting.

STATE GRANT FOR LAND ACQUISITION - WALLACE PROPERTY

The Board **VOTED UNANIMOUSLY** (Goetsch - Sheehy) to authorize the First Selectman to apply to the State Department of Environmental Protection under the Open Space & Watershed Land Acquisition Grant Program for funding towards the purchase of 198 acres known as the Wallace Property with the following resolution:

Be It Hereby Resolved:

Whereas, The Board of Selectmen of the Town of Woodbridge recognize the intrinsic open space value of 198 acres of property located on Peck Hill Road known as the Wallace property; and

Whereas, said property and/or any portion thereof has long been listed in the Open Space Plan of the Town of Woodbridge as most worthy of acquisition; and

Whereas, acquisition of said 198 acres will protect a critical link in the Greenway of the Town of Woodbridge, the headwaters of the Wepawaug River, property already held as open space by either the Town, the Land Trust, and the Park Association; and

Whereas, this property is a pristine acreage of historic value, having been held in the same family for several generations and consisting of vernal pools, native flora, and home of various species of wild life,

Now, therefore, the Board of Selectmen do hereby authorize the First Selectman to make application to the Open Space and Watershed Land Acquisition Grant Program for funding to acquire said 198 acres.

TAX APPEAL SETTLEMENT

The Board of Selectmen **VOTED UNANIMOUSLY** (Calistro - Sheehy) to approve the stipulated judgement on the Frechette Family Limited Partnership Tax Appeal in the settlement amount of \$6,630.59.

RESIGNATIONS

West Rock Ridge Park Advisory Council - The Board **VOTED UNANIMOUSLY** (Sheehy - Goetsch) to accept, with regret, the resignation of Kathryn Gartland from the position of Woodbridge Selectmen's Representative to the West Rock Ridge Park Advisory Council.

Historic District Study Committee - The Board **VOTED UNANIMOUSLY** (Sheehy - Goetsch) to accept, with regret, the resignation of Kathryn Gartland from the Historic District Study Committee.

APPOINTMENT

West Rock Ridge Park Advisory Council - The Board VOTED UNANIMOUSLY (Goetsch - Sheehy) to appoint Michael Walter to serve as the Woodbridge Selectmen's Representative to the West Rock Ridge Park Advisory Council.

LIAISON REPORTS/PROJECT UPDATES

Computer Upgrade - Ms. Waldron reported that she, the Assessor, Tax Collector and First Selectman met with a representative of "Munis" (accounting and tax software package) to discuss the problems encountered by the tax offices. A response is due by Friday, March 12.

Communication Tower - Mr. Harrison reported that his office is awaiting a list of communication needs.

Athletic Fields - Mr. Calistro reported that bids are due March 29 on the soccer field and tennis courts. The Request for Proposal for the 90' diamond will be ready for distribution next week. Mr. Harrison said that he is meeting with Mr. Rowland to discuss scheduling of the Babe Ruth League for possible use of Amity H.S. Field. Mr. Goetsch noted that the Amity field has no provision for the LaCrosse team and perhaps they will want to use the Alegi/Hitchcock property.

Mr. Harrison reported that the Cease and Desist on the grandstands at the Amity field is still in effect awaiting an engineers certification of strength and installation of the footings.

Sewer Authority - Mr. Calistro said that the sewer flow charges with New Haven are still under negotiation.

Recreation/Education Building Committee - Mr. Sheehy reported that the Committee is addressing the problem of corrosion on the hardware in the pool and locker room area. He also reported that the Superintendent's office construction is scheduled to begin March 15.

Recreation Commission - Mr. Goetsch reported that the Recreation Commission will request the Board of Selectmen to hold a Special Meeting in June regarding a Recreation Bond Issue.

ADJOURNMENT

The meeting adjourned at 9:45 P.M.

Respectfully submitted,



Geraldine S. Shaw, Clerk

TOWN OF WOODBRIDGE

SUMMARY FOR THE MONTH OF FEBRUARY 1999

REQUEST FOR ABATEMENT OR REFUND OF PROPERTY PER SECTION 12-24 TO 12-129

NAME	ACCOUNT	TYPE	TAX AMT	INTEREST	REASON
ROYSTER THOMAS R.	90 CHERRY ANN ST. HAMDEN 06514	M	\$55.13	0	SOLD
" " " " " " " "	" " " " " " " "	M	\$52.74	0	SOLD
AMERICAN HONDA	277 W. LONGMEADOW MA 01028	M	\$174.77	0	SOLD
GENERAL MOTORS	500 ENTERPRISE DR ROCKY HILL CT 06067	M	\$87.00	0	SOLD
GIBSON, BARBARA	89 MAPLE VALE DR, WOODBRIDGE	M	\$92.69	0	SOLD
GMAC	500 ENTERPRISE DR. ROCKY HILL CT 06067	M	\$137.08	0	SOLD
GMAC	" " " " " " " "	M	\$217.06	0	SOLD
GMAC	" " " " " " " "	M	\$176.49	0	SOLD
GMAC	" " " " " " " "	M	\$73.90	0	SOLD
MAZDA AMER. CREDIT	BOX 680030 FRANKLIN TN. 37068-0030	M	\$365.73	0	SOLD
" " " " " " " "	" " " " " " " "	M	\$365.73	0	SOLD
" " " " " " " "	" " " " " " " "	M	\$177.65	0	SOLD
" " " " " " " "	" " " " " " " "	M	\$216.77	0	SOLD
RONNE KARL	26 PUNKIN PATCH RD WDBGE	M	\$6.14	0	O/P
ROYSTER, THOMAS R	90 CHERRY ANN ST. HMD. 06514	M	\$52.74	0	O/P
BLACKBIRCH GRAPHS INC	260 AMITY RD	P	\$293.80	0	O/P
BEVERLY, KANUTE/ROSA	65 PARK LN	R	\$40.49	0	O/P
GAROFALO, ROBERT/JOYCE	32 HICKORY ROAD	R	\$50.30	0	O/P
HITCHCOCK, RBT/CARR, JOA	RD #2 BOX 2180 ARGYL, N.Y. 12809	R	\$8.70	0	O/P
MORE, WILLIAM/LINDA	37 FAIRGROUNDS RD	R	\$109.54	0	O/P
MORE, WILLIAM/LINDA	" " "	R	\$135.92	0	O/P
GOODMAN, ROBERT H	19 BEECHER RD	S	\$97.99	0	O/P
OXFORD RESOURCES COR	BOX 1583 MELVILL, N.Y..11747-0583	S	\$82.15	0	O/P

COLLECTORS RECOMDATION TO THE GOVERNING BODY/BOARD OF SELECTMEN

To the Board of Selectmen:	TOTAL	\$3,011.70
It is recommended that a refund of property taxes in the total amount of	\$3,011.70	

M. Pallotto
 Margaret P. Pallotto, Tax Collector

March 10, 1999
 Dated at Woodbridge, Ct.

ACTION TAKEN BY GOVERNING BODY

At a regular meeting of the Board of Selectmen Held of _____ day of _____ 19____
 it was voted to abate or refund Property Taxes in the total amount of \$ _____ to the abopve listed taxpayor(s).

Clerk

APPENDIX J



TOWN OF WOODBRIDGE
11 MEETINGHOUSE LANE
WOODBRIDGE, CONNECTICUT 06525

April 9, 1999

ROGER M. HARRISON
FIRST SELECTMAN

Bernard A. Pellegrino, Esq.
The Pellegrino Law Firm
475 Whitney avenue
New Haven, CT 06511

Via Fax: 777-2096

Re: 31 Enoch Drive, Woodbridge, CT

Dear Mr. Pellegrino:

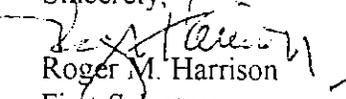
In my capacity as First Selectman of the Town of Woodbridge, I am writing to you as the designated representative for the owners of the 6.22-acre parcel known as 31 Enoch Drive in Woodbridge, Connecticut.

At the March 10, 1999, regular meeting of the Board of Selectmen, the Selectmen voted to purchase 31 Enoch Drive as open space for the bargain sale price of \$125,000. This parcel is identified in the Town's Open Space Plan as important to acquire in order to, among other things, provide safe and ready access to the Town's Greenway Trail and also to anchor the open space area on the eastern side of Round Hill.

Since this purchase price is considerably less than the Town's appraised valuation of the parcel, we anticipate the owners may wish to pursue a tax deduction for the difference. Accordingly, please be advised that the Town will cooperate by acknowledging that excess value as a non-cash charitable contribution and by executing and delivering IRS Form 8283 at the closing of title.

Also, the parcel shall be subject to a conservation restriction to the Woodbridge Land Trust granted at the time of the closing on the property so that the Town will be buying the property with the conservation restriction in place. The language of that conservation restriction will be mutually acceptable to the Town and to the Woodbridge Land Trust, and shall be approved by both prior to the date of closing.

This offer is good for the next fifteen (15) business days. If this offer is accepted, the earliest possible closing date, which meets the needs of both parties, will be arranged by mutual agreement. Please respond to me at the above address.

Sincerely,

Roger M. Harrison
First Selectman

APPENDIX K

The Pellegrino Law Firm

A PROFESSIONAL CORPORATION

BERNARD PELLEGRINO (1928-1984)
BERNARD A. PELLEGRINO
FRANK M. MORGILLO
MICHAEL D. SAFFER
ANTHONY R. DECHELLO
STEPHEN R. BELLIS
FRANCES B. GRANQUIST
BERNARD PELLEGRINO
JAMES J. LEDONNE

RECEIVED APR 8 1999

*Call Charles
Pellegrino*

April 28, 1999

Honorable Roger Harrison
First Selectman
Town of Woodbridge
11 Meetinghouse Lane
Woodbridge, CT 06525

Re: 31 Enoch Drive
Woodbridge, CT

Dear Mr. Harrison:

I am in receipt of your letter of April 9, 1999, and I have been authorized by all of the owners to accept your proposal to purchase the above property.

The owners will provide you with IRS Form 8283 which will indicate the fair market value to be the appraised value as determined by the Assessor of \$160,000.

It is my understanding that funds are available for this acquisition, and therefore I would appreciate the closing taking place as soon as possible.

Attorney Frank Morgillo from my office will be representing the owners at the closing, and I would appreciate the Town Attorney calling him to set a closing date.

Very truly yours,



BERNARD A. PELLEGRINO
BAP/etr

Cc: Hon. J. H. Pellegrino
Robert Marlowe
Nicholas J. Bua

APPENDIX L

Sec. 7-131b. Acquisition of open space land and easements. Revaluation of property subject to easement. (a) Any municipality may, by vote of its legislative body, by purchase, condemnation, gift, devise, lease or otherwise, acquire any land in any area designated as an area of open space land on any plan of development of a municipality adopted by its planning commission or any easements, interest or rights therein and enter into covenants and agreements with owners of such open space land or interests therein to maintain, improve, protect, limit the future use of or otherwise conserve such open space land.

(b) Any owner who encumbers his property by conveying a less than fee interest to any municipality under subsection (a) of this section shall, upon written application to the assessor or board of assessors of the municipality, be entitled to a revaluation of such property to reflect the existence of such encumbrance, effective with respect to the next-succeeding assessment list of such municipality. Any such owner shall be entitled to such revaluation, notwithstanding the fact that he conveyed such less than fee interest prior to October 1, 1971, provided no such revaluation shall be effective retroactively.

(c) Any owner aggrieved by a revaluation under subsection (b) of this section may appeal to the board of assessment appeals in accordance with the provisions of sections 12-111 and 12-112 and may appeal from the decision of the board of assessment appeals in accordance with the provisions of section 12-117a.

(1963, P.A. 490, S. 6; 1971, P.A. 73; P.A. 95-283, S. 24, 68.)

History: 1971 act added Subsecs. (b) and (c) re revaluation of property; P.A. 95-283 amended Subsec. (c) to replace board of tax review with board of assessment appeals and made technical changes, effective July 6, 1995.

See Secs. 12-107a and 12-107b re open space land.

Cited. 178 C. 295.

TOWN OF WOODBRIDGE

NOTICE OF SPECIAL TOWN MEETING

Electors and citizens qualified to vote at Town Meetings of the Town of Woodbridge are hereby duly notified and warned that a special Meeting of the Town of Woodbridge will be held on Tuesday, February 6, 1996, at 7:30 P.M. (E.S.T) in The Center gymnasium for the following purpose:

RECEIVED
JAN 18 1996
TOWN CLERK WOODBRIDGE

1. To receive communications from the Conservation Commission, Board of Finance and Board of Selectmen with respect to a resolution entitled "Resolution Appropriating \$1,500,000 For The Acquisition Of Open Space Land And Authorizing \$1,100,000 Bonds of the Town and \$400,000 of Available General Fund Surplus to Meet Said Appropriation And Pending The Issue Of Such Bonds the Making Of Temporary Borrowings For Such Purpose."

2. To consider a resolution entitled "Resolution Appropriating \$1,500,000 For The Acquisition Of Open Space Land And Authorizing \$1,100,000 Bonds Of The Town and \$400,000 Of Available General Fund Surplus To Meet Said Appropriation And Pending The Issue Of Such Bonds The Making Of Temporary Borrowings For Such Purpose."

3. To act upon a resolution entitled "Resolution appropriating \$1,500,000 For The Acquisition Of Open space Land And Authorizing \$1,100,000 Bonds Of The Town And \$400,000 of Available General Fund Surplus to Meet Said Appropriation and Pending the Issue Of Such Bonds The Making Of Temporary Borrowings For Such Purpose."

Copies of said proposed resolution are on file and open to public inspection at the office of the Town Clerk.

4. To transact any other business proper to come before the meeting.

Dated at Woodbridge, Connecticut, this 10th day of January, 1996.

BOARD OF SELECTMEN

Nan Birdwhistell

Joseph Calistro

Brad Cohen

Rosemary DeFilippo

Edward M. Sheehy

Mary Lou Winnick

Attest: A Majority of Members of the Board of Selectmen of the Town of Woodbridge.

Attest:

Stephanie Ciarleglio
Stephanie Ciarleglio, Town Clerk

RESOLUTION APPROPRIATING \$1,500,000 FOR THE ACQUISITION OF OPEN SPACE LAND AND AUTHORIZING \$1,100,000 BONDS OF THE TOWN AND \$400,000 OF AVAILABLE GENERAL FUND SURPLUS TO MEET SAID APPROPRIATION AND PENDING THE ISSUE OF SUCH BONDS THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

RESOLVED:

Section 1. The sum of \$1,500,000 is appropriated for the acquisition of land for open space preservation, recreation, conservation and other related public purposes, pursuant to the provisions of §7-131b(a) of the Connecticut General Statutes, as amended. Said appropriation shall be expended (i) to acquire in any land in any area designated as an area of open space land on the Town Plan of Development, or any easements, interests or rights in such open space land and (ii) to enter into any covenants and agreements with owners of such open space land or interests therein in order to maintain, improve, protect, limit the future use of or otherwise conserve such open space land; and for surveys, tests, architectural and engineering fees, legal, administrative, financing and related costs. Each acquisition or agreement shall be subject to the approval of the Board of Selectmen in the manner they shall determine in their discretion.

Section 2. (a) To meet a portion of said appropriation, \$400,000 from the unencumbered and unappropriated fund balance of the Town shall be transferred from the General Fund of the Town.

(b) To meet the balance of said appropriation not met from the transfer authorized by Section 2(a), \$1,100,000 bonds of the Town or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the twentieth year after their date. Said bonds may be issued in one or more series as determined by the First Selectman, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of said bonds outstanding at the time of the issuance thereof, and to pay for the administrative, printing and legal costs of issuing the bonds. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in bearer form or in fully registered form, be executed in the name and on behalf of the Town by the legal or manual signatures of the First Selectman and the Town Treasurer, bear the Town seal or a facsimile thereof, be certified by a bank or trust company designated by the First Selectman, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company designated by the First Selectman, and be approved as to their legality by Robinson

& Cole, Attorneys-at-Law, of Hartford. They shall bear such rate or rates of interest as shall be determined by the First Selectman. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of bonds to be issued, the annual installments of principal, redemption provisions, if any, the date, time of issue and sale and other terms, details and particulars of such bonds shall be determined by the Board of Selectmen, in accordance with the General Statutes of the State of Connecticut, as amended.

Section 3. Said bonds shall be sold by the First Selectman in a competitive offering or by negotiation, in her discretion. If sold in a competitive offering, the bonds shall be sold upon sealed proposals at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying municipal bond notices and devoted primarily to financial news and the subject of state and municipal bonds. If the bonds are sold by negotiation, provisions of the purchase agreement shall be subject to the approval of the Board of Selectmen.

Section 4. The Town Treasurer is authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the First Selectman and the Town Treasurer, have the seal of the Town affixed, be payable at a bank or trust company designated by the Town Treasurer, be approved as to their legality by Robinson & Cole, Attorneys-at-Law, of Hartford, and be certified by a bank or trust company designated by the Town Treasurer pursuant to Section 7-373 of the General Statutes of Connecticut, as amended. They shall be issued with maturity dates which comply with the provisions of the General Statutes governing the issuance of such notes, as the same may be amended from time to time. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing them, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the project. Upon the sale of the bonds, the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such notes then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

Section 5. Resolution of Official Intent to Reimburse Expenditures with Borrowings. The Town (the "Issuer") hereby expresses its official intent pursuant to §1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and after the date of passage of this resolution in the maximum amount and for the capital project defined in Section 1 with the proceeds of bonds, notes, or other obligations ("Bonds") authorized to be issued by the Issuer. The Bonds shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the project, or such later date the Regulations may authorize. The Issuer hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Town Treasurer or his designee is authorized to pay project expenses in accordance herewith pending the issuance of reimbursement bonds, and to amend this declaration.

Section 6. The First Selectman and Director of Finance are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to nationally recognized municipal securities information repositories or state based information repositories (the "Repositories") and to provide notices to the Repositories of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution. Any agreements or representations to provide information to Repositories made prior hereto are hereby confirmed, ratified and approved.

Section 7. The Board of Selectmen and Board of Finance are hereby authorized to expend the appropriation for the project described in Section 1 in the manner and to such extent as they shall determine in their discretion.

Official Statement Dated February 6, 1998

New Issue - Book-Entry Only

Ratings: (See "Ratings" herein.)

In the opinion of Bond Counsel, under existing statutes and court decisions and assuming continuing compliance with certain covenants and procedures relating to requirements of the Internal Revenue Code of 1986, as amended (the "Code"), interest on the Bonds is not included in gross income for Federal income tax purposes pursuant to Section 103 of the Code and, under existing statutes, such interest will not be treated as a preference item in calculating alternative minimum taxable income for purposes of the alternative minimum tax imposed under the Code with respect to individuals and corporations. Interest on the Bonds is included in the adjusted current earnings of certain corporations for purposes of calculating the alternative minimum tax imposed on such corporations. In the opinion of Bond Counsel, under existing statutes, interest on the Bonds is excluded from Connecticut taxable income for purposes of the Connecticut income tax on individuals, trusts and estates, and is excluded from amounts on which the net Connecticut minimum tax is based in the case of individuals, trusts and estates required to pay the Federal alternative minimum tax.



\$4,600,000 Town of Woodbridge, Connecticut General Obligation Bonds Issue of 1998

\$3.5m - Library
\$1.1m - Open Space

4.6m

Dated: March 1, 1998

Due: Serially on October 15,
as detailed below

The Bonds will bear interest payable semiannually on April 15 and October 15 in each year until maturity, commencing October 15, 1998. The Bonds are issuable only as fully registered bonds, without coupons, and, when issued, will be registered in the name of Cede & Co., as bondowner and nominee for The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository for the Bonds. Purchases of the Bonds will be made in book-entry form, in the denomination of \$5,000 or any integral multiple thereof. Purchasers will not receive certificates representing their ownership interest in the Bonds. So long as Cede & Co. is the Bondowner, as nominee of DTC, reference herein to the Bondowner or owners shall mean Cede & Co., as aforesaid, and shall not mean the Beneficial Owners (as defined herein) of the Bonds. See "Book-Entry Only System" herein. The Bonds are subject to redemption prior to maturity as more fully described under "Redemption Provisions" herein.

The Registrar, Transfer Agent, Paying Agent, and Certifying Agent will be First Union National Bank, 10 State House Square, Hartford, CT 06115.

The Bonds mature on October 15 in each of the years and in the principal amounts as follows:

Year	Principal Amount	Coupon Rate	Yield ¹	CUSIP	Year	Principal Amount	Coupon Rate	Yield ¹	CUSIP
1999	\$245,000	_____%	_____%	_____	2009	\$245,000	_____%	_____%	_____
2000	245,000	_____%	_____%	_____	2010	240,000	_____%	_____%	_____
2001	245,000	_____%	_____%	_____	2011	240,000	_____%	_____%	_____
2002	245,000	_____%	_____%	_____	2012	240,000	_____%	_____%	_____
2003	245,000	_____%	_____%	_____	2013	240,000	_____%	_____%	_____
2004	245,000	_____%	_____%	_____	2014	240,000	_____%	_____%	_____
2005	245,000	_____%	_____%	_____	2015	235,000	_____%	_____%	_____
2006	245,000	_____%	_____%	_____	2016	235,000	_____%	_____%	_____
2007	245,000	_____%	_____%	_____	2017	235,000	_____%	_____%	_____
2008	245,000	_____%	_____%	_____					

Interest rates, prices or reoffering yields, CUSIP and ratings will be set forth in the final Official Statement.

Sealed Bids Received Until:

11:30 A.M. (E.S.T.) on Wednesday, February 18, 1998 at People's Bank, Bridgeport Center, 850 Main Street, 13th Floor Conference Room, Bridgeport, Connecticut 06601.

Telephone Bids Will Be Received

By An Authorized Agent Until:

11:15 A.M. on the day of the sale at 203-338-7106.

The Bonds are offered for delivery when, as and if issued, subject to the approving opinions of Susman, Duffy & Segaloff, P.C. and Hawkins, Delafield & Wood, co-Bond Counsel. It is expected that delivery of the Bonds in book-entry form will be made to The Depository Trust Company ("DTC") on or about March 2, 1998.

APPENDIX M

MEMORANDUM**FROM THE FIRST SELECTMAN**

To: Charles B. Swanson, Chair
Town Plan & Zoning Commission
From: Roger M. Harrison, First Selectman
Re: Open Space Acquisition - 31 Enoch Drive
Date: May 6, 1999

Pursuant to its statutory authority under CGS Section 7-131b(a) as confirmed and ratified by the Open Space Bonding Resolutions passed at the recent Special Town Meetings, the Board of Selectmen has negotiated and approved the purchase of the following open space parcel identified in the Town's Open Space Plan as important to acquire for open space purposes: 31 Enoch Drive.

After consultation with the Town Counsel, on this date I am referring this purchase to the TP&Z for an advisory report even though any such referral to the TP&Z is not required and any response by the TP&Z is not binding on the Board of Selectmen's decision to acquire open space pursuant to CGS Section 7-131b(a) and the Bonding Resolutions. To be perfectly clear, the Board of Selectmen is only interested in the TP&Z's advisory response to the following specific questions:

Is the acquisition of this open space parcel consistent with the Town's current Plan of Conservation and Development?

Is the acquisition of this open space parcel consistent with any written draft update of the Town's Plan of Conservation and Development?

Is the acquisition of this open space parcel consistent with the Town's Zoning Regulations?

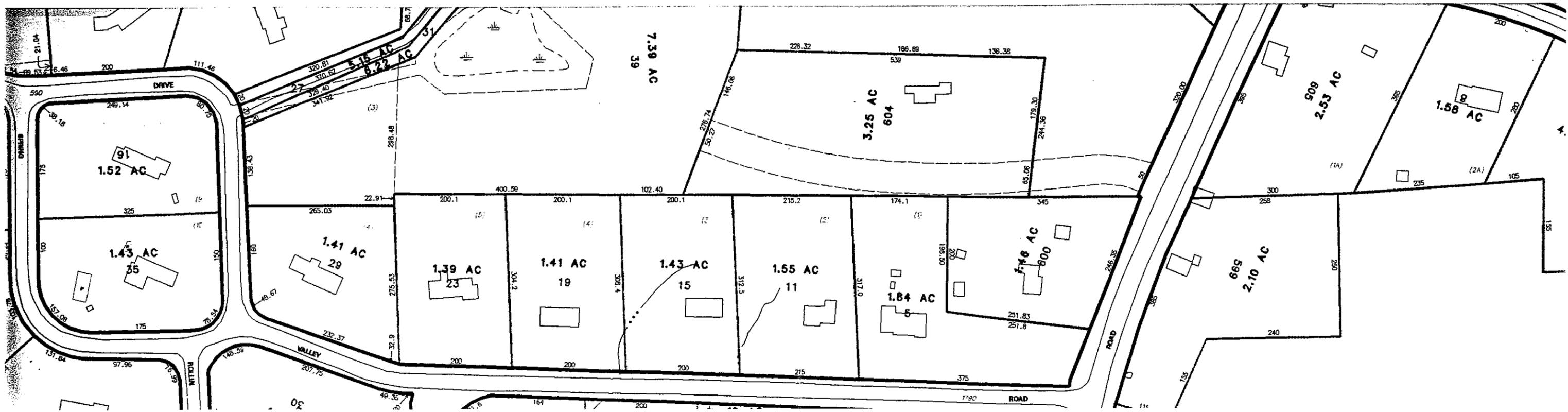
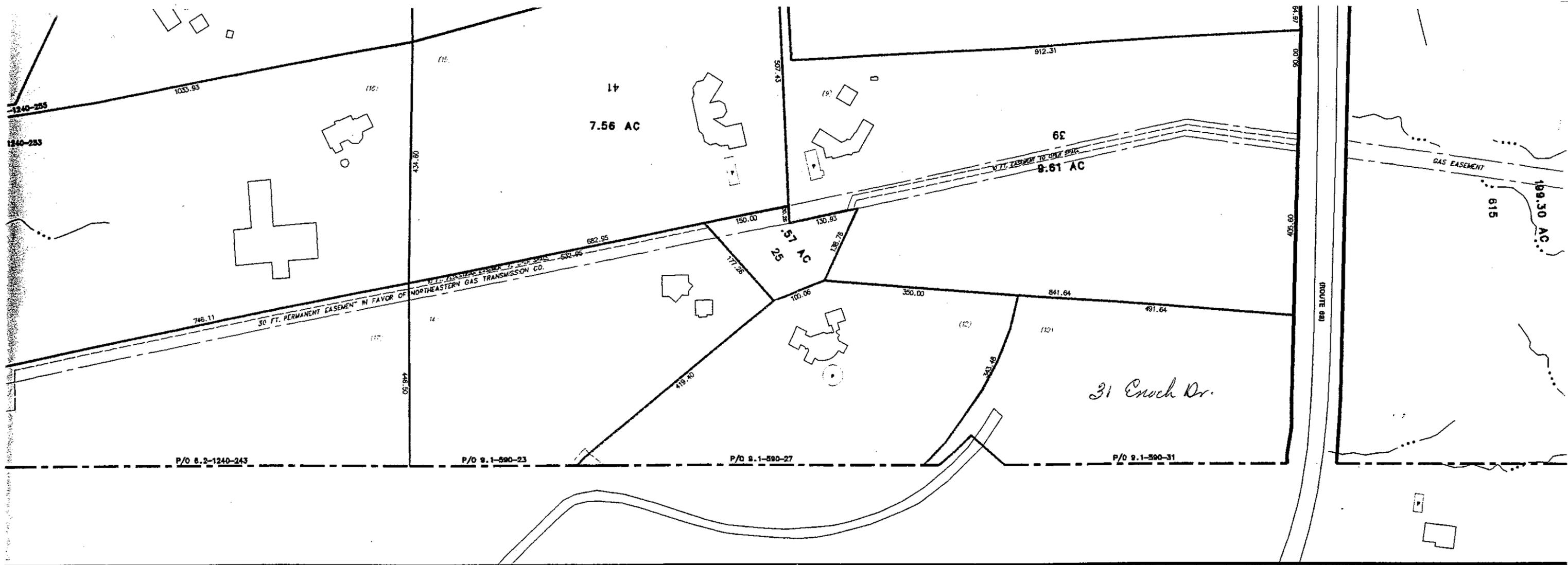
Please be advised that the purchase price negotiated by the Board of Selectmen is not a subject over which the TP&Z has any authority or jurisdiction. That is purely a matter for the Board of Selectmen and the Board of Finance. We are requesting your response to the above questions solely in your capacity as the Town's Planning Commission and Zoning Commission.

For your information, 31 Enoch Drive is a 6.22 acre parcel that is recommended for acquisition as open space at page 6 of the Town's Open Space Plan. The reasons for its acquisition include the following:

- the Greenway Trail passes through it;
- one of the real needs for the Greenway is safe parking areas where hikers can gain convenient access to the trails: this parcel provides a much needed public point of access to the Greenway Trail (currently there is no place to safely park and gain access to the Greenway Trail between Dillon Road the juncture of Sanford and Seymour Roads, and this parcel has an ideally flat unpaved area for cars to safely park near the Trail head);
- it provides the nearest access point to the Town owned open space parcel at the top of Round Hill ;
- it faces West Rock Ridge to the east and affords views of the Ridge;
- it anchors and extends the open space area on the eastern side of Round Hill where the Greenway Trail and a loop trail are located.

I am attaching a map of the parcel.

APPENDIX N



TOWN OF WOODBRIDGE

May 17, 1999

A meeting of the Zoning and Planning Commission of the Town of Woodbridge was held on May 17, 1999 at Woodbridge Town Hall, Woodbridge, Connecticut.

Present were: C. Swanson, Chairman; R. McKernan; H. Kantrovitz; B. Snaider; J. Countryman, Secretary (9:30 p.m.); & R. D'Angelo.
Alternates present: D. King (9:30 p.m.); R. Berke; & J. Palmieri.

Also present: Sam Spielvogel, Town Planner; Terry Gilbertson, Enforcement Officer (10:10 p.m.); Penny Tackach, Recording Secretary.

Meeting commenced 8:13 p.m.

OLD BUSINESS

JOHN NETHERTON for CareMatrix, Inc., to amend Section 3.692 and 1.4 of the Woodbridge Zoning Regulations in order to develop a Planned Residential Care Development for the Elderly in Development District 1.

Mr. Swanson said one of the things the Commission needs to consider is age representing whether there would be a legal binding agreement of a skilled nursing facility. Mr. Swanson said these are big units, they have two bedrooms with dens, 1,450 to 1,900 square feet, and a one car garage. Mr. Swanson said they are proposing 60 units.

Mr. Kantrovitz said he thought they could sell 60 units with these types of amenities. Mr. Kantrovitz said the concern is if the Commission enacts this legislation and somebody comes along and wants to just build your everyday condominium, the Commission would have to approve it. Mr. Snaider said this has to do with health facilities and is for the elderly, and as long as the Commission is locked into that, the legislative purpose, I think we are going to be safe from opening the flood gates to development of any kind of condominium that anybody wants.

Mr. Snaider said the Commission can and are making that distinction, it's a legitimate distinction. Mr. Kantrovitz said the services offered there are a much

these significantly different kind of development, but it is just a condominium, and the only difference is you have to be 55-60 years old and you can pick up the telephone and call over to Laurel Gardens and get some services. Mr. Kantrovitz said the concern is if it is approved and then another construction company comes along and says we have 30-40 acres and I propose this amendment, what is different about that other than the few services they offer. Mr. Snaider said the Commission has to look at the application before us and judge it on its own merits and can't say this might happen and that might happen, they have to do it ad hoc.

Mr. Kantrovitz said the concern about the character of the Town is a good concern. Mr. Snaider said if they grant this that the Commission can set standards, qualifications, restraints built in that would not open the flood gates. Mr. Palmieri said why 2-3 bedrooms when people at that age are usually scaling down. Mr. Swanson said two bedrooms with a den. Mr. Kantrovitz said elderly couples might have separate bedrooms and the extra room could be for when family come and visit.

Mr. McKernan said his problem was when he asked what services are you providing for the elderly that differentiate this from a regular condominium and only thing they said was there would be a separate building that would be able to be used for occasional meals and things, but that kind of thing is built in almost all condominiums, sort of a place for parties located at the pool, that sort of thing. Mr. Kantrovitz said another thing they offered was where people could press a button and get help and there are private companies that do this.

Mr. McKernan said part of the problem was the original amendment was the very first attempt which intended to be assisted living attached to the nursing home rather than moving it down to continuum to elderly housing then to assisted living, they moved it down to a much more independent living. Mr. McKernan said this he believes initially was supposed to be attached to the nursing home rather than to Laurel Gardens, which is assisted living attached to a nursing home, so that the continuum was assisted living with nursing home rather than doing another type of residence, this was farther along the scale, which differentiated it more from what this is. Mr. McKernan said he agrees with Mr. Kantrovitz, and he feels that the association is very loose.

Mr. Kantrovitz said the concept in a vacuum is fine, but what bothers him is that this happens to be a town in which they don't have this kind of development,

and once you allow it, it is going to be hard to not allow it. Mr. Kantrovitz said he didn't feel the services were enough to distinguish it from other condominiums and this would change the character of the town. Mr. Snaider said this type of facility would not be able to be built in a residence A area, so he didn't understand the concern. Mr. Kantrovitz wondered if the Commission should seek a legal opinion, and Mr. Swanson asked Sam Spielvogel, Town Planner, to inquire of Town Counsel. Mr. Snaider said he felt the resolution could be worded in such a way that it doesn't spread all over the place. Mr. Swanson asked Sam Spielvogel, Town Planner, to inquire about that too. Mr. D'Angelo said he felt case law would be much stronger and that any opinion was as good as anybody's.

The Commission discussed post amendment at length. It was suggested to evaluate whether the proposed amendment would set a precedent of similar broader conditions proposed in other sections. A review was continued to another work session.

RICHARD L. SMITH - to subdivide land as shown on a map entitled "Subdivision Plan Prepared for Stone Haven, 151 Ansonia Road, Woodbridge, CT.", Scale: 1"=40', Dated: September 28, 1998 Revised to: 1/5/99.
(Alternate seated: Mr. J. Palmieri for Ms. J. Countryman.)

Mr. Swanson asked if everybody had an opportunity to look at the site and the members said yes. Mr. Swanson said the concerns were several. The concerns included the neighbor's concerns which were the impact on the proposed development on the water shed, drainage problems, concerns expressed about potential damage to wells. Mr. Swanson said it appears that he is making three lots out of plenty of land, but it's not good land.

Mr. Snaider said that the Commission should eliminate from their thinking the effect on the water. Mr. Snaider said he didn't think they could make a determination on conjecture. Mr. Kantrovitz said there was nothing substantive other than the neighbors saying they thought they would get more water, but there was no engineer that said that. Mr. McKernan said he agreed with the members, and also, because of the configuration of these lots he didn't think the water flow was going to be very much and the applicants are putting in a couple galleries.

Mr. Kantrovitz said the shape of the lots is what

violates the spirit of the provision. Mr. Snaider asked if it is that a person to turn down the application if voters, in the spirit was violated? Mr. McKernan said the worst case scenario is that your neighbors could wall you in, but it was highly unlikely. Mr. McKernan said he feels one drive for two lots is poor planning.

Mr. D'Angelo said if these lots were approved then it would be hard to turn down other applications with similar shapes. Mr. D'Angelo said he feels this is a self imposed hardship. Mr. Snaider said they are not here for a variance and the issue is is it an economic, orderly use of the land.

Mr. Snaider asked Sam Spielvogel, Town Planner, if drainage had been addressed yet and whose responsibility it was on the northern lot to maintain the galleries. The Commission reviewed aspects of the proposal and decided to continue further consideration at another work session.

MOSHE SHWEKY - Sediment and Control measures as shown on the following maps entitled:

1. "Zoning Location Survey, Plot Plan Lot 6, Jeremy Homes Subdivision. Jeremy Garden Lane, Land of Moshe Shweky, Woodbridge, CT", Scale: 1"=40', Dated: March 5, 1999.

The Commission agreed that they told Mr. Shweky that this matter was okay.

2. "Site Plan, Subsurface Sewage Disposal System, Lot 7, Jeremy Homes Subdivision, Jeremy Garden Lane, Woodbridge, CT", Scale: 1"=40', Dated: March 5, 1999.

The Commission agreed that they told Mr. Shweky that this matter was okay.

3. "Site Plan, Lot 2, #44 Rock Hill Road, Land of Moshe Shweky, Woodbridge, CT", Scale: 1"=40', Dated March 5, 1999.

The Commission agreed that the stipulations set forth in Ms. Lager's letter of 5/3/99, except #4, the septic matter, because that is already regulated by the Quinnipiac Valley Health District and should be approved. The stipulations were:

2) Installation of trench breaks in the stone material. Trench breaks consist of a 1 to 2 foot thickness by 4 foot width of trench wall or compacted fill material. Stone shall be spread 50 feet on center within the trench to stop longitudinal flow through the stone material.

2) To prevent bypass of sheet flow over the top of frozen stone to the trench. Construct an earth (fill) berm approximately 1 foot high to be installed on the down slope side of the trench on upland soil in order to detain sheet flow which may pass over the top of the trench.

3) Required periodic maintenance of the trench by the property owner, which would include regular removal of leaves, pine needles, silt, etc. from the top of the trench and the replacement of the stone material should the stone voids become silted and clogged.

5) As to stipulation number 3: It should be placed on the land records to provide notice of the requirements to future owners of the property.

C. P. TOTALO - to locate The Children's House of Montessori at 19 Lunar Drive, Woodbridge, CT. (Ms. J. Countryman abstained.)

Mr. Kantrovitz said he would make a motion to approve subject to their erecting proper signage at the entrance driveway and along the front of the building warning people to be careful of the presence of children.

CLARENCE E. PHILLIPS - to conduct a Residence Office at 27 Old Quarry Road, Woodbridge, CT. (Ms. J. Countryman abstained.)

Mr. Swanson said each member received a letter from Terry Gilbertson, Zoning Enforcement Officer, in regard to this application. Mr. Kantrovitz wondered if the Commission had to consider the circulation area as part of the office. Mr. D'Angelo asked if you have to go through the circulation area to get to the office. Mr. Kantrovitz asked how much work do you have to do at home before you consider it a home office.

The Commission agreed to approve the application for a period of one year. Mr. Berke said the Commission should limit the counter area as dimensioned on the plan as being 13' by 19'-8" and 256 square feet.

AMANDA WILSON - approval of a building as shown on a map
entitled "Site Plan for F. and J. Orlando Company, Inc."
located at 111 Research Drive, Woodbridge, CT, Scale: 1"=20',
dated March 20, 1999, Rev. April 16, 1999.

Mr. Swanson said this was a proposal for a
laboratory building. Mr. Kantrovitz said he would
make a motion to approve subject to the requirement of
the tenant coming back before the TP&Z Commission for
approval with a specific use and the name of the
facility.

OTHER BUSINESS

Correspondence - A memorandum dated 5/6/99 from the
First Selectman, Roger Harrison, to Charles Swanson,
Chairman of TP&Z Commission, discussing Open Space
Acquisition of 31 Enoch Drive, a 6.22 acre parcel. The
memorandum also discussed CGS Section 7-131b(a), the
power of acquiring open space, and Section 8-24 of the
CGS indicating that a referral to the TP&Z Commission
under 8-24 was not required. The Commission decided to
suggest that this be clarified.

The Commission discussed open space and elected four
volunteers to work on the Plan of Development. The four
elected volunteers were: R. McKernan, B. Snaider, R.
D'Angelo; & H. Kantrovitz.

DECISIONS

JOHN NETHERTON for CareMatrix, Inc., to amend Section
3.692 and 1.4 of the Woodbridge Zoning Regulations in
order to develop a Planned Residential Care Development
for the Elderly in Development District 1.

Continued.

RICHARD L. SMITH - to subdivide land as shown on a map
entitled "Subdivision Plan Prepared for Stone Haven, 151
Ansonia Road, Woodbridge, CT.", Scale: 1"=40', Dated:
September 28, 1998 Revised to: 1/5/99.
(Alternate seated: Mr. J. Palmieri for Ms. J.
Countryman.)

Continued.

... to establish the number 3; it should be given of
... records to provide notice of the requirements.
... of their party.

PHILLIPS - to receive the Children's house of
Montessori at 19 Lamy Drive, Woodbridge, CT.

- ** Mr. H. Kantrovitz made a motion to approve.
- ** Mr. B. Snaider seconded.
- ** The motion passed unanimously.
- ** Ms. J. Countryman abstained.

Motion to approve subject to their erecting proper
signage at the entrance driveway and along the front of
the building warning people to be careful of the
presence of children.

CLARENCE E. PHILLIPS - to conduct a Residence Office at
27 Old Quarry Road, Woodbridge, CT. (Ms. J. Countryman
abstained.)

- ** Mr. R. McKernan made a motion to approve R. Berke's
amended motion.
- ** Mr. H. Kantrovitz seconded.
- ** The motion passed unanimously.

Motion to approve application with the usual
stipulations for a period of one year and to limit the
counter area as dimensioned on the plan as being
13' by 19'8 and 256 square feet.

JAMES URBANO - Approval of a building as shown on a map
entitled "Site Plan for F. and J. Urbano Company, Inc.,
lot #4 - Research Drive, Woodbridge, CT, Scale: 1"=20',
Dated: March 20, 1999, Rev. April 16, 1999.

- ** Mr. H. Kantrovitz made a motion to approve.
- ** Mr. B. Snaider seconded.
- ** The motion passed unanimously.

Motion to approve subject to the tenant coming back
before the TP&Z Commission for approval with a specific
use and the name of the facility.

ADJOURNMENT: 11:10 p.m.

Sec. 8-24. Municipal improvements. No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report. Notwithstanding the provisions of this section, a municipality may take final action approving an appropriation for any proposal prior to the approval of the proposal by the commission pursuant to this section. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefor shall be recorded and transmitted to the legislative body of the municipality. A proposal disapproved by the commission shall be adopted by the municipality or, in the case of disapproval of a proposal by the commission subsequent to final action by a municipality approving an appropriation for the proposal and the method of financing of such appropriation, such final action shall be effective, only after the subsequent approval of the proposal by (A) a two-thirds vote of the town council where one exists, or a majority vote of those present and voting in an annual or special town meeting, or (B) a two-thirds vote of the representative town meeting or city council or the warden and burgesses, as the case may be. The provisions of this section shall not apply to maintenance or repair of existing property, buildings or public ways, including, but not limited to, resurfacing of roads.

(1949 Rev., S. 857; 1959, P.A. 679, S. 5; 1963, P.A. 617; 1971, P.A. 862, S. 7; P.A. 85-365, S. 1, 2; P.A. 09-92, S. 1.)

History: 1959 act substituted legislative body for enumerated persons and entities and added abandonment of streets etc. to categories of proposals; 1963 act rephrased first sentence; 1971 act changed from 30 days to 35 days the period within which commission must report on proposal or failure to do so will be considered approval; P.A. 85-365 made a variety of technical changes and inserted provisions concerning approval of appropriations prior to commission action and specifying that section does not apply to maintenance or repair of existing property, public ways or buildings; P.A. 09-92 added provision re exemption for resurfacing of roads, effective July 1, 2009.

Cited. 148 C. 517; 149 C. 719; 153 C. 194. Rezoning of an area approved by zoning commission but opposed by planning commission, reversed by courts where "transportation, water and sewerage" was lacking as planning commission could refuse approval also of new facilities for area. 154 C. 202, 210. Only two acts of planning board are binding without further action by other municipal agencies: designation of and assessments for municipal improvements and action on subdivision plan. 159 C. 1. Cited. Id., 423; 160 C. 295. Whether town has abandoned a particular street, thus necessitating referral to the town planning and zoning commission, is a question of fact, to be determined from the circumstances. 174 C. 282. Legislature intended that coastal site plan review be part of planning or zoning application or referral under section as listed in Sec. 22a-105(b) and not a separate review; report issued by

planning and zoning commission pursuant to such referral is purely advisory and is not appealable. 266 C. 338.

Cited. 2 CA 213; 21 CA 77; 26 CA 540.

APPENDIX P

Access in regard to her mother's estate. Beside
Norsen living trust. Mr. Garcia said the property is 13
1/2 acres and is located at the end of Perkins Road and
Walker Lane, and the access is off of Walker Lane. Mr.
Garcia showed the Commission the map of the property.
Mr. Garcia said the intent of this is an attempt to
settle her estate quickly and sell the house and allow
the estate to still hold onto the adjacent parcel.

Mr. Garcia said the reason for keeping the other
parcel in the estate and not as a building lot, the
reason it can't be a building lot is because there is no
access to it without crossing a wetland corridor which
leaves my client open on this, one of the options
is to donate it to the Landtrust, but now she needs the
revenue. Mr. Garcia said this does not create an
additional lot, it would just be existing.

Mr. Snaider said he was wondering if he could
subdivide or resubdivide if he is not creating a
building lot. Mr. Snaider said he didn't think you can
create something that is not a building lot. Mr.
Garcia said you can create donation parcels into
anything that does not conform, it just has to conform
to the minimum requirements of a parcel of property in
the Town of Woodbridge.

Mr. Snaider said, as he understood the subdivision
regulations, you can't divide or subdivide into
something that is not a building lot. Mr. Garcia said
the regulations state that you cannot land-lock a
parcel, but there is nothing that says it has to be a
bona fide building lot.

Mr. Snaider said the definition of resubdivision is
a change in a map of an approved or recorded subdivision
or resubdivision if such change (a), (b), or the
pertinent part is (c) diminishes the size of any lot
shown thereon and creates an additional building lot.
Mr. Garcia said technically you are not creating a
building lot. Mr. Snaider said that's exactly the
point. Mr. Garcia said he was just creating a parcel.

Igor Zakoworotny signed in. Mr. Zakoworotny said
he owns a piece of property adjacent to this parcel and
he does not want someone land-locked immediately
adjacent to any property he owns.

In rebuttal Mr. Garcia said this parcel is not
land-locked and so long as you access the parcel it does
not have to be able to be driven to, you don't have to
be able to take a plane to it, so long as you can walk

to it or otherwise access a parcel that is not land-locked, this parcel is not land-locked. Mr. Garcia said that a legal access and this parcel meets the legal definition of a piece of real estate in the Town of Woodbridge.

PROPOSED AMENDMENT OF THE ZONING REGULATIONS, TOWN OF WOODBRIDGE, CONNECTICUT, Dated: April 1999 dealing in (i) Section 1.4 entitled "Definitions" with a definition for "Access Drive" and "Minimum Size of Lot" delineating the area(s) which are excluded in newly created lots as counting towards the required minimum "Size of Lot"; (ii) a new Section 3.441 dealing with the requirement of water supply and septic disposal facilities and access drive to serve a lot and (iii) in Table 3.13 entitled "Table of General Bulk Regulations" under column #3 entitled "minimum Size of Lot", in sub-column entitled "Area in Sq. Feet" insert the requirement that all new lots in a Residence A District created after the effective date of this amendment, shall have a square with 150 feet on each side which will fit on the lot".

Harwood Loomis signed in. Mr. Loomis said he was an architect and a resident of the Town of Woodbridge. Mr. Loomis said he was a former chair of the Commission. Mr. Loomis submitted a four page letter from himself to the Commission members. Mr. Loomis said his family was involved in the Estate of Helen M. C. Wallace, which owns a significant amount of land off of Peck Hill Road.

Mr. Loomis said these proposed amendments taken as a whole have the effect of increasing the minimum lot size required for approval of subdivision in Woodbridge in an arbitrary and capricious manner and that this unfairly targets the few remaining property owners in Woodbridge who have large tracks of land which have not as of yet been subdivided.

Mr. Loomis said since 1950, at least, in the Residence A District the requirement has been for 1 1/2 acres and that has not created any significant problems with respect to overall zoning density, to water supply from private wells, and to septic disposal through private septic systems. Mr. Loomis said therefore, I can see no particular reason for these amendments. Mr. Loomis said referring to section one the enacting clause of the regulations under purpose, it reads: "To divide the Town into districts of such number, shape, and area as may be best suited to carry out the purposes of the statute to regulate the erection construction,

alteration, reconstruction, alteration, or use of buildings or structures, and the use of land in accordance with a comprehensive plan if it has a legal

Mr. Loomis said it is his understanding the plan has not been revised recently and these amendments are just an outgrowth of any change to the comprehensive plan. Mr. Loomis said his understanding of the State statute and of the zoning regulations is that the intent within any zoning district is to have provisions applied uniformly to all properties. Mr. Loomis said he can see no overriding public purpose to going beyond that and further requiring that the wetland areas and the 20% slope areas be subtracted from the net area of the lot before the lot area is calculated and before the proposed 150' square is applied to the lot. Mr. Loomis said he feels it is contrary to the intent of the regulations and the State statute because it does not effect all property owners in the same district equally.

Mr. Loomis said in regard to Section 3.441 he felt the proposed language was not clear. Mr. Loomis said the part that says "capable of being served" by public utilities he believes the Commission's intent is that the proposed lot must be served by public water service and/or sewer, in lieu of on-site utilities. Mr. Loomis put emphasis on the words "served by" and "and/or".

Mr. Loomis said in regard to Table 3.13, minimum square, he has two comments. Mr. Loomis said in general he supports a square lot. Mr. Loomis said he does not support the proposal as offered in the draft with the exception of numbers 1-5 of the definition minimum lot size. he does not feel it's fair, and secondly, he opposes it because it is only in Resident A District. Mr. Loomis said if the Commission is going to change it, change it in all districts or none at all.

Mr. Loomis said, the last thing to discuss, was property values and one of the purposes for zoning regulations enumerated in the State enabling statute is to preserve property values. Mr. Loomis said the overall impact of proposed amendments on the few property owners who have still kept their large property, the amendment specifically says it has no effect on existing approved lots, so presumably then their property values are not affected, but because the net effect of all these amendments taken together is to force a large lot size on future subdivisions, without coming out and saying we want larger lots, the net effect is to reduce the value of existing large tracts in the Town of Woodbridge. Mr. Loomis said it is for

t. Zakoworotny he feels these regulations are arbitrary and capricious and potentially unconstitutional. And

in accordance with the regulations, Mr. Zakoworotny signed in. Mr. Zakoworotny said he is a resident of the Town and develops land in the Town. Mr. Zakoworotny said he believes the proposed regulation is unfair. Mr. Zakoworotny said in regard to "Access - Drive" he wondered if this applied to private roads. Mr. Zakoworotny said under "Lot, Minimum Size of," number 1. "Land subject to easements for any utilities, whether located above or below the ground." Mr. Zakoworotny said that this penalizes those who want to put in underground utilities. Mr. Zakoworotny said most the time underground services were located on Town property within the first 13 feet of the road, and now this proposal wants these structures to be built on the individual landowner's lot and then the landowner has to give the Town the right of way over their private land. Mr. Zakoworotny said we are forced to take away from good land and we are forced to have more power lines, which would then be directly over the roads. Mr. Zakoworotny said underground services are more attractive and this penalizes those who want underground services.

Mr. Zakoworotny said in regard to number 7, "The forgoing provisions shall not apply to lawfully conforming lots in existence prior to the effective date of this amendment." Mr. Zakoworotny said he would propose the Commission undergo an analysis for a study to find out how many existing lots in the Town would not be considered lots if these regulations had been placed in effect 20, 30, 40 years ago. Mr. Zakoworotny said he felt if the regulations were passed, anybody that did not meet these regulations be sent a letter being told that they cannot have any future further developments on their property, no additions on their homes because they do not meet the regulations.

Mr. Zakoworotny said there are building lots in Town that have been approved years ago sitting empty and they will come in and will not be denied. Mr. Zakoworotny said to now have such restrictions on landowners is unfair and is unconstitutional.

Mr. Zakoworotny said under addition to Table 3.13 which talks about the 150' square lot, he feels that it is unfair. Mr. Zakoworotny said he does not live on a square lot, but loves his lot. Mr. Zakoworotny brought a map of his lot to show the Commission members. Mr. Zakoworotny asked the Commission if they knew how many of the existing building lots in Town do not meet this

criteria.

Mr. Zakoworotny said he also proposes that everybody pay taxes on their property that we are now taken out of inventory, or potential building lots slopes over 20%, or certain wetland areas that cannot be assumed, and this will be taken out of the Town's tax base and the Commission has a primary responsibility to evaluate that or propose it to the Town for evaluation. Mr. Zakoworotny said so if 20% of the in Town can no longer be taxed, that the remaining properties have to be increased at least 25% to make up for the loss. Mr. Zakoworotny said the ramifications of these decisions and the enactment of this regulation, the impact on the taxes has to be considered.

Mr. John Paul Garcia signed in. Mr. Garcia said he is a resident of Bethany, but represents landowners in the Town of Woodbridge in regards to these proposed changes. Mr. Garcia said he was not either in favor or against the proposed amendments.

Mr. Garcia said the first thing the Commission should look at is under the definition of "Access - Drive", 12% is relatively flat for this topography. Mr. Garcia said a lot of Towns normally go to 15% and 15% is reasonable.

Mr. Garcia asked under the "Lot, Minimum Size of", are these regulations going to be applied to rear lots in which case you are now looking at 97,500 square feet of excluded areas. Mr. Garcia said under number 1, "Land subject to easements" in various Towns where SNET and other companies require easements onto private property after a subdivision is approved, so if you approve a subdivision which is an area excluding this, you have 65,000 square feet.

Mr. Garcia said he can demonstrate three easement maps prepared in the last few weeks in the Town of Oxford which has regulations similar to these in which we now have 10', 15' wide easements on the property. Mr. Garcia said these lots would be rendered illegal according to these regulations, if passed the way they are.

Mr. Garcia said 65,000 square feet with no wetlands is excessive for this type of area. Mr. Garcia said maybe no more than 20% of the lot be classified as wetlands would be more appropriate. Mr. Garcia said that it allows a minimum lot with an inclusion, or what they call a vertical wetland that may be a perfectly

one lot with a depression that is otherwise a good lot, you are now excluded from developing it. Mr. Garcia said he felt the proposed amendment is very restrictive.

Mr. Robert Wiznia signed in. Mr. Wiznia said he has been a resident of the Town of Woodbridge for 20 years. Mr. Wiznia said the current regulations have served the Town of Woodbridge for many years. Mr. Wiznia said the preservation of open space is desirable, but it is unfair to do this at the expense of owners of undeveloped land and who have paid taxes on that land for years.

Mr. Wiznia said if the proposed amendments were passed, it would drastically reduce the value of this undeveloped land. Mr. Wiznia said it was said in an earlier meeting with this Commission and the Board of Selectman that the Town had very little land left for subdivisions, so what is the need to drastically change the zoning regulations. Mr. Wiznia said the majority of the lots would be nonconforming if these regulations were passed.

Mr. Wiznia said new home buyers would prefer to buy a house that conforms to the current regulations and it would be more difficult to sell an existing lot and they probably would have to lower the price more than they desire. Mr. Wiznia said this drastically changes the types of lots scattered in the Resident A District.

Mr. Wiznia asked under "Lot, Minimum size of" under utility easement, why all of a sudden change it now. Mr. Wiznia said it doesn't seem fair and it shouldn't be part of the building lot area. Mr. Wiznia said, in addition to that, it will create problems with Town draining easements, which are another factor, particularly on existing properties when easements have to be obtained, the Town will have to go to the ZBA to get approval for draining easements because the lots won't fit the current definition of preexisting lots.

Mr. Wiznia said as far as easement for ingress and egress, again, this is part of a lot being passed, why shouldn't it be part of a building lot, it doesn't seem fair. Mr. Wiznia said the same goes for rights-of-way. Mr. Wiznia said a lot of deeds say that the deed is subject to right-of-ways or easements. Mr. Wiznia said the current regulations for the wetlands are more than sufficient.

Mr. Wiznia said many lots in Woodbridge would not fit this type of requirement, that they are to be 150'

square with no wetlands. Mr. Wiznia said he could not see why slope was an issue. Mr. Wiznia said that there are roads in Connecticut that have a 20% or greater slope.

Mr. Wiznia said number 6, contiguous areas, exclusions, how can you have land after exclusions, utilities, easements, rights of ingress, and right of egress, setbacks, slopes, then you take all those out, how are you going to find a lot that is going to have 1 1/2 acres square with these exclusions. It will render most undeveloped property worthless for use. Mr. Wiznia said it is taking property without just compensation. Mr. Wiznia said if these regulations are passed I am sure taxes will continue probably to go at the current rate and it doesn't seem to be a fair or reasonable thing.

Mr. Wiznia said in regard to 3.441, assess - drive, exclusive use, this will also add to the list of currently proposed lots that will no longer conform to proposed regulations. Mr. Wiznia said the proposed regulations should not be adopted because they unduly penalize owners of undeveloped land and to leave the current regulations the way they are because they are more than satisfactory.

Mr. Richard Smith signed in. Mr. Smith said he applauds the amended regulations because the current regulations as written do not truly represent the intent of the Town and the Board as they are currently written so to the degree that they are for clarification, he applauds that.

Mr. Smith asked has the Commission contemplated perhaps when considering wetlands by a reduction factor when determining lot size, that is in a zone where a lot minimum size was 1 1/2 acres and a portion of that is wetlands and perhaps the wetlands can be considered at a 80% rate so that the effective size of the acreage would be increased if in deed it did contain a portion that was unsuitable for building.

Mr. Swanson introduced a letter dated the 18th of May addressed to Mr. Spielvogel, Town Planner, from the chairman of the Regional Planning Commission. Mr. Swanson said the letter was in regard to the proposed amendments regarding Section 1.4, definitions, and Section 3.441, Table 3.13 regarding Table of General Bulk Regulations. Mr. Swanson then read the letter into the record. Mr. Swanson said a resolution of the Regional Planning Commission suggests that the proposed changes do not impose an intermunicipal conflict.

Mr. Swanson introduced a letter dated the 18th of [illegible] to Sam Spielvogel, Town Planner, [illegible] Regional Planning Agency, [illegible] the proposed amendments to Section 3.64. Mr. Swanson said the Valley Regional Planning Agency at its meeting last week voted to accept the staff recommendation [illegible] the above [illegible] amendments, [illegible] one negative vote and a copy of the staff recommendation is attached.

OLD BUSINESS (Discussion)

JOHN NETHERTON for CareMatrix Inc., to amend Section 3.692 and 1.4 of the Woodbridge Zoning Regulations, in order to develop a Planned Residential Care Development for the Elderly in Development District 1. (seated: C. Swanson, R. McKernan, H. Kantrovitz, & B. Snaider.)

Mr. Kantrovitz said if the Commission approved this zone change it will be the opening of the door for other applications to come in with the same proposals in Development District 1. Mr. Swanson asked if he had heard back in regard to an opinion from town counsel. Mr. Sam Spielvogel, Town Planner, said he put a call in to the Town Attorney who indicated it was possible that the Commission could expect more applications of the same nature. Mr. Snaider and Mr. Kantrovitz said that was not what they wanted.

Mr. Snaider asked if the Commission denies the standard everyday development of a condominium, are we creating a distinction, are we discriminating against such an application because it is so close to this one because this application has opened the door for that type of concept. Mr. Kantrovitz said from a legal planning and zoning point of view is there enough difference here. I don't think there is. Mr. Kantrovitz said the physical existence of this condominium is no different than the physical existence of any other condominium. Mr. Kantrovitz said in his opinion the proposed contractual relationship they have with Laurel Gardens does not set it aside.

Mr. McKernan said the Commission asked the applicant if the perimeters of the units themselves, do they differentiate themselves in any way from a regular condominium. Mr. McKernan said he doesn't see a real differentiation except that they are selling them to

elderly people and there is the contract with Laurel Gardens. Mr. Snaider said doesn't it being 60 yards from a nursing facility differentiate and restrict application to a limited area. Mr. Snaider said we have to rule on this application on the merits and not on what might happen in the future. Mr. Kantrovitz said from a planning point of view you don't want to open the Town to other or random developments in the Development District 1 because it is not in the interest and of the character of the Town of Woodbridge.

Mr. Snaider said we have taken the position to care for the elderly in Woodbridge. Mr. Kantrovitz said for a Town our size we have already a lot of facilities and programs to take care of elderly people in other sections of the town. Mr. McKernan said this is a non-residential district, "Development District 1" and he opposed Laurel Gardens originally. Mr. McKernan said originally the Town attempted a facility to provide for assisted care in conjunction with the nursing home and this application is quite a move down. Mr. McKernan said from a planning point of view who will come in next if this zone change to approve is granted.

Mr. Snaider said he thought these were visible distinctions and didn't have a problem with it. Mr. Snaider said they agreed to 62 years of age. Mr. McKernan and Mr. Kantrovitz said they might agree to 62 years of age, but the Commission could not restrict other applications from the legal age. Mr. Kantrovitz said in his opinion age doesn't effect his opinion and he doesn't think there are enough elements to make it different from a regular condominium which are not permitted in the current regulations in the zoning district, granting the amendment will have repercussions on the land use in the current zoning district.

RICHARD L. SMITH - to subdivide land as shown on a map entitled "Subdivision Plan Prepared for Stone Haven, 151 Ansonia Road, Woodbridge, CT.", Scale: 1"=40'. Dated: September 28, 1998 Revised to: 1/5/99.
(C. Swanson, R. McKernan, H. Kantrovitz, B. Snaider, & J. Palmieri seated.)

Mr. McKernan said he had a problem with a horseshoe lot wherein your neighbor could wall you in, it's not germane to the issue, but only in a planning sense. Mr. McKernan said he thought the applicant was off in regard to the access. Mr. McKernan said insofar as practicality he doesn't like it, but there was not

anything in the regulations to defeat it. Mr. McKernan said two lots would be better than three lots. Mr. McKernan said the side lines are not perpendicular to the front lot line, but the language says, insofar as possible, and there really is no other way to deal with it. Mr. McKernan said he doesn't like the lot, but the applicant was very prepared.

Mr. Sneider said he agrees with Mr. McKernan. Mr. Sneider said the opposition was really from the neighbors, but they didn't produce anything. Mr. Sneider said the neighbors said they had fear and suspicion, but there wasn't anything to back it up. Mr. McKernan said he thought the water flow was going to be minimal and Mr. Kantrovitz said there were galleries installed to reduce the water flow.

A few of the Commission members had problems with the side lines and angles of the lots. Mr. Swanson said he had a problem with the lots because there is so much wetlands and there was very little usable land. Mr. Sneider made a motion to approve the subdivision and there was no second so the motion died. Mr. Kantrovitz said he felt the subdivision violates the spirit of the regulations and it would be inconsistent if the Commission approved it. The Commission continued the application until Monday, July 6th.

DECISIONS

JAMES URBANO - to conduct a Residence Office at 52 North Pease Road, Woodbridge, CT.

No show, continued.

STONEWALL DEVELOPMENT, L.L.C. - to subdivide land as shown on Maps entitled "Stonewall Estates, Land of Estate of Helen M.C. Wallace, 172 Peck Hill Road, Town of Woodbridge, New Haven County, Connecticut". BS-1 "Property Survey", Dated 5/10/99; EX-1 and EX-2 "Property/Topographic Survey", Dated 5/10/99; SB-1 "Subdivision Map", Dated 5/13/99; SP-1 and SP-2 "Site Plan", Dated 5/17/99; EC-2 "Erosion and Sediment control Plan", Dated 5/17/99; PR-1 "Roadway Plan and Profile", Dated 5/17/99.

Continued at the request of the applicant.

1/20. Scale: 1" = 60'
MIRA HANSON ARONOFF, TRUSTEE - to divide land as shown on a map entitled "Resubdivision for the Property of Besse L. Nazsan Living Trust, Walker Lane, Woodbridge, CT." Dated: 5/1/99, Scale: 1" = 60'. (H. McKernan abstained.)

Continued.

PROPOSED AMENDMENT OF THE ZONING REGULATIONS TOWN OF WOODBRIDGE, CONNECTICUT, Dated: April 1999

(i) Section 1.4 entitled "Definitions" with a definition for "Access Drive" and "Minimum Size of Lot" delineating the area(s) which are excluded in newly created lots as counting towards the required minimum "Size of Lot"; (ii) a new Section 3.441 dealing with the requirement of water supply and septic disposal facilities and access drive to serve a lot and (iii) in Table 3.13 entitled "Table of General Bulk Regulations" under column #3 entitled "minimum Size of Lot", in sub-column entitled "Area in Sq. Feet" insert the requirement that all new lots in a Residence A District created after the effective date of this amendment, shall have a square with 150 feet on each side which will fit on the lot".

Continued.

JOHN NETHERTON for CareMatrix Inc., to amend Section 3.692 and 1.4 of the Woodbridge Zoning Regulations in order to develop a Planned Residential Care Development for the Elderly in Development District 1.

Mr. Kantrovitz made a motion to deny CareMatrix Inc. application to amend Sections 3.692 and 1.4 of the Woodbridge Zoning Regulations in order to develop a Planned Residential Care Development for the Elderly in Development District 1 pursuant to the letter dated 1-20-99. Mr. McKernan seconded it. Voting in favor of the denial were C. Swanson, H. Kantrovitz, R. McKernan. Opposed B. Snaider.

RICHARD L. SMITH - to subdivide land as shown on a map entitled "Subdivision Plan Prepared for Stone Haven, 151 Ansonia Road, Woodbridge, CT.", Scale: 1"=40'. Dated: September 28, 1998 Revised to: 1/5/99.

Continued.

OTHER BUSINESS (Correspondence)

Public Works Director - Dogwood Court Subdivision

The Commission received a letter from Mr. Currier, Public Works Director, dated May 27th, 1990, concerning the status of Dogwood Court subdivision and road which was approved over 20 years ago, with the road and system not completed in spite of extensive production by the developer and a lack of performance by Mr. Vito Esparó, the developer. The letter by Mr. Currier indicated that there is a problem with the road and it's in complete condition. Sam Spielvogel, Town Planner, suggested they have him put up a cash bond. A property bond was posted 20 years ago on #8 Dogwood Court AKA lot 8. This lot has been sold now and Carl M. Porto, 2nd, attorney for the owner wished to transfer the bond to another lot in the subdivision.

Terry Gilbertson, Enforcement Officer, asked if there was a statutory limitation for completion of the road. The Commission wondered if they have authority to transfer a bond action on behalf of the Board of Selectman. The Commission decided that this should be referred to town counsel's opinion seeking completion of Dogwood Court without further delay.

31 Enoch Drive -

The Commission discussed the continued referral for the acquisition of 31 Enoch Drive from the Board of Selectman. In the absence of reply from the Board seeking town counsel's clarification of sections 7-131(b)a and 8-24, the Commission deferred consideration of the referral.

Bayberry Lane -

Residents of Bayberry Lane wanted to know what surveying activity was going on what they thought was Birmingham Utility land. Mr. McKernan indicated it was actually the Sirowich property comprising some 23 acres, which was apparently sold to Mr. Amato on Friday.

MEETING ADJOURNED: 11:10 p.m.

APPENDIX Q

The May 12, 1999 meeting of the Board of Selectmen convened at 6:00 p.m. in the
Central Meeting Room at the Town Hall.

Present: Ms. DeFilippo, Messrs. Calistro, Goetsch, Harrison, and Sheehy

Also Present: Selectmen Elect: Elizabeth Ridinger and Christian Sorenson

Staff: Ms. Waldron, Finance Director; Mr. Zullo, Administrative Officer

Mr. Longa, Town Counsel; and Mrs. Shaw, Clerk.

YOUTH SERVICES – EVENING PROGRAM

Ms. Klancko, Chair, Human Services Commission and Ms. Giberti, Youth Services Director said that they would be attending the May 24th meeting of the Bethany Board of Selectmen to request financial support for the Youth Evening Program that the Woodbridge Human Services sponsors at the Amity Junior High School in Bethany. The program is attended by many Bethany youths, but while Bethany does provide some in-kind services they do not financial support the program.

The Board of Selectmen **VOTED UNANIMOUSLY** (Sheehy – DeFilippo) that Mr. Harrison write a letter to the Bethany Board of Selectmen to be hand carried by Ms. DeFilippo to the May 24th meeting stating that it is the sense of the Woodbridge Board of Selectmen that Bethany contribute a fair share to the Youth Services Evening Program for FY2000 or the Woodbridge Human Services would have to consider charging the Bethany attendees.

EXECUTIVE SESSION

The Board of Selectmen **VOTED UNANIMOUSLY** (Sheehy - DeFilippo) to move into Executive Session and to invite Ms. Ridinger, Ms. Waldron, Mrs. Shaw, Mr. Sorenson, Mr. Longa, and Mr. Zullo to attend.

No motions were made or votes taken in Executive Session.

The Board of Selectmen **VOTED UNANIMOUSLY** (Sheehy – DeFilippo) to move out of Executive Session and return to regular session.

ACTION ON ITEMS HEARD IN EXECUTIVE SESSION

- Frechette Tax Relief Stipulated Judgement Agreement – The Board **VOTED UNANIMOUSLY** (Sheehy- DeFilippo) to return an additional \$500.00 in interest to the Frechette LLC as agreed upon.
- Property at 31 Enoch Drive – Mr. Goetsch reported that the owners of property located at 31 Enoch Drive has accepted the Town's offer to purchase the property for open space.

Mr. Goetsch recused himself from any discussion or vote on this purchase as he is a property owner in the sub-division and a member of the association.

MOTION: Mr. Sheehy **MOVED** that the Board recommend to the Board of Finance the purchase of the property located at 31 Enoch Drive for open space for the amount of \$125,000. Mr. Calistro **SECONDED** the motion.

DISCUSSION: Ms. DeFilippo said that the Board and the Town, "by purchase of this property are accepting some future financial obligations that the Board of Finance should be aware of. By purchase of this property, on a private road, the Town becomes liable for the maintenance of the private road to the extent of the Town's ownership. There are 10 lots, so the Town would become 1/10th liable for the maintenance of the private road." She noted that, "there are deed restrictions that have additional financial obligations that attend the purchase of the property and that the Town would be back-charged for any plowing or repair to the road." She also noted that the road is in need of repair.

Mr. Sheehy suggested that the Town accept the property on the condition that the Town would accept "no responsibility for maintenance or repair of the road". In answer to this, Ms. DeFilippo said that she believed that because each lot contained a deed restriction, filed on the Town's land records, the property would not be sold to the Town.

Mr. Longa suggested that a history of the maintenance costs be presented to the Board of Finance prior to that Board's voting on the purchase.

Mr. Harrison said that he did not believe the costs of snowplowing or road repair would be so high as to negate the benefits of ownership of the property.

The Board discussed at length if it wanted to recommend to the Board of Finance the purchase of the property if the deed restrictions apply to the sale. The Board agreed to go ahead with the recommendation to the Board of Finance along with the full disclosure from the present owners of the costs of the maintenance over the past few years.

The Board **VOTED** on the following **MOTION AS AMENDED BY MS. DEFILIPPO:**

That the Board of Selectmen recommends to the Board of Finance the purchase of the property located at 31 Enoch Drive as open space. And further that the Board of Finance be given all information regarding past maintenance costs of the private road and the language of the deed restriction prior to its decision on the possible purchase of said property.

Vote: Aye – Calistro, DeFilippo, Harrison, Sheehy
Abstain – Mr. Goetsch recused himself from acting on the motion.

FINANCE DIRECTOR'S REPORT

Ms. Waldron reported that the aggressive collection of delinquent taxes has increase the surplus over the amount budgeted. She reported that several departments are either over expended on various line items, or running very close to over-expenditure. Because the Contingency account is nearly expended she is analyzing other departments for transfers to balance various account.

Stock Donations Library Building Fund – Ms. Waldron reported that stock donated to the Library valued at \$250,000 is currently worth \$287,000. The stock will be sold tomorrow and the profit used to restore some items deleted from the project due to cost.

SECTION 125 PLAN

Ms. Waldron said that she is recommending that the Board consider adopting a non-taxable plan, known as the "cafeteria plan". The employees contribute to the plan and then use the funds to pay for medical expenses not covered by the medical plan, or dependent care. She said that the Board of Education has had such a plan in place for some time. Diversified Management Products would administer the plan for a charge of \$600 per year plus \$5.25 per account. The Town would realize the savings in not have to pay social security on the pre-tax deductions.

The Board **VOTED UNANIMOUSLY** (Calistro – Sheehy) that Ms. Waldron prepare a finalized proposal to the Board of Selectmen for the June meeting.

FUNDING REQUESTS

The Board **VOTED** to recommend the following funding requests to the Board of Finance:

- | | | |
|---------|---|------------------|
| 9899-38 | Allocation | Amount: \$16,000 |
| | To: Fire Dept. Maintenance/Repairs (1230-00/53520) | |
| | From: Contingency (1170-00/56800) | |
| | For: Repairs to Engine #6 | |
| | (Sheehy – Goetsch) UNANIMOUSLY APPROVED. Also bid process be waived due to expediency of need of repairs. | |
| 9899-39 | Intradepartmental Transfer | Amount: \$ 1,465 |
| | To: Library/Groundskeeping (1550-00/54300) | \$1,225 |
| | Library/Bldg. Maintenance (1550-00/55130) | \$ 240 |
| | From: Library Heat | |
| | For: Unanticipated maintenance and prevention work done to the large Ash tree outside the new building. | |
| | (DeFilippo – Goetsch) UNANIMOUSLY APPROVED | |

9899-40 Allocation Amount: \$ 2,000
To: Public Works/Machine Hire Rental (1310-00/534610)
From: Contingency (1170-00/56800)
For: Work to be done on guardrails in various locations.
(DeFilippo, - Goetsch) UNANIMOUSLY APPROVED

Appropriation – Special Education – Annual Town Meeting – the Board VOTED UNANIMOUSLY (Goetsch – Sheehy) to add to the Call of the Annual Town Meeting an additional \$9,500 to the requested appropriation of \$46,000 for unanticipated costs of Special Education.

TAX REFUNDS

Pursuant to Section 12-129 of the General Statutes and the recommendation of the Tax Collector the Board VOTED UNANIMOUSLY (Sheehy – DeFilippo) to approve tax refunds in the amount of \$142.15. A copy of the detail of these refunds is attached to and becomes a permanent part of these minutes.

BLUE CROSS/BLUE SHIELD OF CONNECTICUT CONTINGENT PREMIUM AGREEMENT

The Board VOTED UNANIMOUSLY (Sheehy – DeFilippo) to approve and authorize the execution of the Blue Cross/Blue Shield of Connecticut Contingent Premium Agreement as presented by Ms. Waldron.

PUBLIC COMMENTS

Open Space Acquisitions - Mr. Calistro suggested that when land purchases for open space are finalized notification should be made to the residents (perhaps by special articles in the paper) noting that the funds for the purchase were put in place by the approved. Open Space Bond Issue.

Mr. Goetsch noted that the State Statute 7-131b(a) gives the Board the authority to negotiate for the acquisition of open space without having to go to Special Town Meeting, superseding the Town's Charter. Therefore, each and every piece of proposed open space property does not have to have separate approval from the Town's people.

Mr. Harrison reported that the TPZ rejected the proposal to purchase two recent open space acquisitions. He noted that the State does not require that the Board refer any proposed open space acquisitions to the TPZ for comment, but that such referral has been done as a courtesy.

Mr. Goetsch said that the TPZ believes that funds should be used to purchase any large tract of developable land regardless of its intrinsic value as open space. He also presented a draft letter to be sent to the TPZ.

The Board agreed to the following: 1) to not send the letter at this time and 2) to charge TPZ to work on and complete the Town Plan which has not been updated in 25 years (and by State Statute is to be updated every 10 years).

MINUTES

The Board **VOTED UNANIMOUSLY** (Sheehy - DeFilippo) to approve the minutes of March 10, 1999.

TOWN CLERK'S FEES

The Board **VOTED UNANIMOUSLY** (Sheehy - Goetsch) to acknowledge receipt of the Town Clerk's report for the month ending April 30, 1999.

BUILDING DEPARTMENT FEES

Mr. Gilbertson, Building Official, presented a proposed fee structure of \$20.00 for the first \$1,000 of value and \$10.00 for each thousand thereafter.

The Board **VOTED UNANIMOUSLY** (Calistro - Goetsch) to adopt the Building Permit Fee Structure as presented by Mr. Gilbertson to become effective July 1, 1999.

RECREATION COMMISSION

Chairman Gedansky and members of the Commission were present to request the Board of Selectmen to call a Special Town Meeting for the first week of June to secure funds to construct soccer fields, baseball fields (90' diamond) and tennis courts.

Dwight Rowland spoke to the need for a 90' baseball diamond to address the needs of the Babe Ruth league. Carrie Kahn addressed the need of a proper playing surface for the over 550 children enrolled in the soccer program and Janet Hershman spoke to the need for at least two and preferably 4, tennis courts.

The Board did not vote on a proposed Special Town Meeting. The Board thanked the Recreation Commission for its presentation.

RECONFIGURATION OF MEETINGHOUSE LANE/NEWTON ROAD INTERSECTION

The Board **VOTED UNANIMOUSLY** (Goetsch - Sheehy) to refer the proposed reconfiguration of the Meetinghouse Lane/Newton Road intersection to the Traffic Authority for comment and report to the June Board of Selectmen meeting.

The May 12, 1999

Present: Mr. DeFilippo
Also Present: Mr. Sheehy

NEIGHBORHOOD ASSISTANCE ACT - 1999

The Board **VOTED UNANIMOUSLY** to acknowledge receipt of the Neighborhood Assistance Act application of to schedule a Public Hearing for the June 9, 1999 meeting.

TABLED AGENDA ITEMS

The Board **VOTED UNANIMOUSLY** (Sheehy - Calistro) to leave the following agenda items **TABLED** - CRRA Agreement; Storage Containers on the Perrotti Property on Litchfield Turnpike; Supplemental Agreement/State/Gateway project; and the Police Department Captain Project.

The Board **VOTED UNANIMOUSLY** (DeFilippo - Sheehy) to remove from the **TABLE** the request for an additional A-2 Survey of the 34 acre Park Lane property.

The Board **VOTED UNANIMOUSLY** (DeFilippo - Sheehy) to **NOT** authorize an additional A-2 Survey of the 34 acre Park Lane Property and to return the \$2,000 for such survey to the contingency fund.

The Board discussed the **TABLED** item "Action on Town Policy for Use of Town Owned Vehicles". The Board did not vote on this **TABLED** item.

SPECIAL MEETING - BOARD ELECT FOR APPOINTMENTS

The Board of Selectmen Elect will meet on Monday, June 28, 1999, at 6:00 p.m. to make appointments to the Boards and Commissions to become effective July 1, 1999.

APPOINTMENTS

Cablevision - Ms. DeFilippo nominated and Mr. Calistro seconded the appointment of Mr. Robert Schulz to fill a vacancy on the Cablevision Advisory Council. The motion failed.

Mr. Sheehy Moved and Mr. Goetsch Seconded that the nominations to the Cablevision Advisory Council, the Long-Range Planning Committee and the Historic District Study Committee be **TABLED**. The motion was approved.

LIBRARY TOUR

The Board of Selectmen will tour the new Library on May 19th. At 5:00 p.m.

OTHER BUSINESS

Ms. Betsy Nolan was present to comment on the resignation of the Tax Collector. She discussed the problems with the tax package computer software that precipitated the resignation. She requested the Board address the pros and cons of the present software and consider the purchase of other software from another company.

Mr. Calistro suggested that the Personnel Committee meet with Ms. Pallotto to discuss her concerns and action. Mr. Harrison will meet with Ms. Waldron first.

EXECUTIVE SESSION

The Board **VOTED UNANIMOUSLY** (Calistro – DeFilippo) to move into Executive Session and to invite Mr. Longa, Ms. Shaw, and Mr. Zullo to attend.

No motions were made or votes taken in Executive Session.

The Board **VOTED UNANIMOUSLY** (Calistro – DeFilippo) to move out of Executive Session and return to the regular meeting.

SPECIAL MEETING

The Board of Selectmen will meet in special session on May 19th at 6:00 p.m. to discuss the Recreation Commission's request for a Special Town Meeting in early June to consider bonding for the various recreation projects.

The Boards of Selectmen and Finance will meet in special session on May 20th to consider the Recreation Commission's request for a Special Town Meeting in early June to consider bonding for the various recreation projects.

ADJOURNMENT

The meeting adjourned at 11:35 p.m.

Respectfully submitted,

Geraldine S. Shaw, Clerk
To the Board of Selectmen

TOWN OF WOODBRIDGE

SUMMARY FOR THE MONTH OF APRIL 1999

REQUEST FOR ABATEMENT OR REFUND OF PROPERTY TAX PER SECTION 12-124/129

ACCOUNT NAME	ADDRESS	ACCOUNT TYPE	TAX AMT.	INTEREST	VIN NUMBER
AMERICAN HONDA FIN	3470 GRANBY RD BRADLEY MA 01075	M	\$ 53.03		0 JH4LB756653 12211
DILLAWAY WAL/MARGU	1196 JOHNSON RD BRADLEY MA 01075	M	\$ 29.56		0 1G3BP8147A9000463
LAUREL GARDENS	21 BRADLEY RD BRADLEY MA 01075	M	\$ 59.56		0 1FDKE30711672472
			\$ 142.15		

COLLECTORS RECOMMENDATION TO THE GOVERNING BODY/BOARD OF SELECTMEN

IT IS RECOMMENDED THAT A REFUND OF PROPERTY TAXES IN THE AMOUNT OF \$142.15 FOR THE LISTED TAX PAYORS BE MADE IN ACCORDANCE WITH STATE STATUTE.

M. P. Pallotto
Margaret P. Pallotto, Tax Collector

April 27, 1999
Dated at Woodbridge, Ct.

ACTION TAKEN BY GOVERNING BODY

At a regular meeting of the Board of Selectmen held on the 12 day of MAY 1999 it was voted to abate or refund property taxes in the total amount of \$ 142.15 to the listed taxpayer(s)

clerk *Ceraldine D Shaw*

APPENDIX R

Ferguson & McGuire

Auto/Home/BUSINESS/Life/Health

FAX COVER SHEET

To: Jackie for DIANE WALDRON _____ From: ROBERT J. MARLOWE _____
Finance Director-Town of Woodbridge
Company: _____ Pages to Follow: _____

Fax#: (203) 389-3480 Phone: 965 5631 Date: May 13, 1999

Re: Purchase of LOT # 10 _____ CC: (Atty. Charles Goetsch)
ROUND HILL, WOODBRIDGE, CT _____ CC: (David Montesi- BUA & CO.-CPA)

Dear Jackie/ Diane:

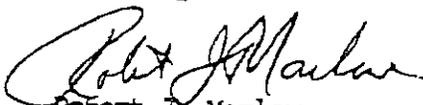
At the request of Selectman Charles Goetsch, in regard to the cost for the above mentioned lot for the period of the last three (3) years, which information the Board of Finance may need the following is the cost figure.

SNOW REMOVAL & SANDING

Year: 1998	=	\$ 3,375.	(For all 17 Lots in this development)
Year: 1997	=	\$ 2,451.	(" " " ")
Year: 1996	=	\$ 7,380	(" " " ")
TOTAL	=	\$13,206.	

Thus, the above total figure (\$ 13,206.) divided by 17 lots = an average per annum for the above 3 Year period of \$ 776.82 for this lot.

Thank you

Sincerely,

Robert J. Marlowe

Insurance

APPENDIX S



TOWN OF WOODBRIDGE, CONNECTICUT BOARD OF FINANCE MEETING MINUTES

Thursday, May 20, 1999

A Board of Finance Meeting for the Town of Woodbridge was held in the main meeting room at the Town Hall, Woodbridge, Connecticut on Thursday, May 20, 1999.

PRESENT: Chairman Matthew Giglietti, Vice Chairman Melvin Stoltz, Gregory Egnaczyk, Peter Weinstein and First Selectman Roger Harrison.

ALSO PRESENT: Diane M. Waldron, Finance Director, Louis Zullo, Administrative Officer and Jackelyn Giamette, Administrative Assistant - Finance.

Mr. Giglietti called the meeting to order at 5:18.

PUBLIC COMMENTS:

None at this time.

MOTION TO ESTABLISH TAX RATE FOR FISCAL YEAR 2000

After a brief discussion, the Board of Finance voted (Giglietti/Weinstein) unanimously to approve the tax rate for the Fiscal Year 2000.

To levy a tax of 29.82 mills on the dollar on the Grand List of October 1, 1998, to pay the expenses of the Town of Woodbridge for the fiscal year ending June 30, 2000, and the tax this day levied shall be due to the Collector of taxes on July 1, 1999, provided, however, any tax payer may pay any tax in excess of fifty dollars (\$50.00) levied upon such person's real property and/or personal property (except for the motor vehicle tax) in two (2) equal installments, the first one-half of said tax to be due on July 1, 1999, and payable on or before August 2, 1999, and the second one-half of said tax remaining unpaid shall be due on January 1, 2000, and payable on or before February 1, 2000. Any tax in an amount of fifty dollars (\$50.00) or less and any motor vehicle tax due to the Town shall be due in a single payment on July 1, 1999, and payable on or before August 2, 1999.

FINANCE DIRECTOR'S REPORT

BUILDING MAINTENANCE – Repairs to the Center Building due to renovations have caused the need for an additional \$7,000 to \$8,000 to prior to fiscal year end. Diane Waldron suggested a line item transfer from The Board of Selectman and General Administration accounts, which would provide the additional funding necessary.

PUBLIC WORKS – Overtime in the amount of \$22,000 over budget due to snowstorms, which the majority happened to fall on holidays.

PARKS DEPARTMENT – Some adjustments need to be done to the budget.

FIRE DEPARTMENT – Marc Santoro has reported that he will remain within his budget for this year.

POLICE DEPARTMENT – Will have surplus funds for the year.

The auditors Kostin, Ruffkess & Company have begun their annual audit. Diane Waldron has set the goal of completing the audit by October 30, 1999.

Diane Waldron conveyed to the Board the Resignation of Margaret Pallotto, Tax Collector. Diane commented on what an excellent job Ms. Pallotto had done collecting past due taxes. Linda Cahill, Assistant Tax Collector, will be covering the Tax Office until a permanent replacement is found for Margaret Pallotto.

The Town of Woodbridge is offering a Section 125 Flexible Benefit Plan and Diane Waldron is conducting a survey to see the amount of interest there is in the Plan. Diane mentioned that the Plan was being offered at a very low annual fee.

APPROVAL OF MINUTES

The Board unanimously (Giglietti/Stoltz) approved to accept the minutes of March 3, 1999.
The Board unanimously (Giglietti/Stoltz) approved to accept the minutes of April 22, 1999.

PROPOSED BUILDING FEE PERMIT INCREASE

Ms. Waldron informed the Board that The Board of Selectman voted to increase building fee permits effective July 1, 1999.

UPDATE ON SPECIAL EDUCATION REQUEST FOR 98/99

The Board of Finance unanimously approved \$46,194 in additional Special Education Funds (Giglietti/Stoltz).

THE PURCHASE OF 31 ENOCH DRIVE

As part of the Open Space Plan, the Board unanimously approved (Giglietti/Stoltz) the purchase of 31 Enoch Drive in the amount of \$125,000.

FUNDING REQUESTS

9899-38 – Allocation..... Not to exceed - \$16,000.

To: Fire Dept./Maintenance and Repairs (1230-00/53520)
From: Board of Finance - Contingency (1170-00/56800)
For: For repairs to engine #6.
Vote: (Giglietti/Stoltz) Unanimously approved.

9899-39 – Line Item Transfer..... Not to exceed \$1,465.

To: Library/Groundskeeping \$1,225 (1550-00/53400)
Library/Building Maintenance \$240 (1550-00/55130)
From: Library/Heat 1550-00/55230
For: Unanticipated maintenance and prevention work done to the large ash tree outside the new building.
Vote: (Giglietti/Stoltz) Unanimously approved.

9899-40 – Allocation Not to exceed \$2,000.

To: Public Works/Machine Hire Rental (1310-00/53610)
From: Board of Finance - Contingency (1170-00/56800)
For: Work to be done on guiderails in various locations.
Vote: (Giglietti/Egnaczyk) Unanimously approved.

LIAISON REPORTS:

POLICE COMMISSION

Melvin Stoltz: Discussed the possibility of having a full-time police officer present at the high school.

EXECUTIVE SESSION:

The Board did not go into executive session at this time.

ADJOURNMENT

The motion to adjourn the meeting was made at 6:30 p.m. (Giglietti/Stoltz) and the Board unanimously agreed.

Respectfully submitted:

Jackelyn Giamette
Administrative Assistant – Finance Department

APPENDIX T

MAINTENANCE AGREEMENT

ROUND HILL - SOUTH

AGREEMENT Made this 4th day of January, 1980, by and between ROUND HILL - SOUTH, PROPERTY OWNERS ASSOCIATION, INC., a Connecticut corporation having its office and principal place of business in the Town of Woodbridge, County of New Haven and State of Connecticut, acting herein by *Bernard F. Pellegrino*, its President, hereunto duly authorized (hereinafter referred to as the "ASSOCIATION") and PAUL^{B.}/M^{J.}ARLOWE, RUBER^{J.}I/M^{B.}ARLOWE, NICHOLAS J. BUA, of the Town of Woodbridge, BERNARD A. PELLEGRINO, of the Town of Hamden and JOSEPH H. PELLEGRINO, of the Town of North Haven, all of the County of New Haven and State of Connecticut (hereinafter referred to as "PROPERTY OWNERS")

W I T N E S S E T H :

WHEREAS, the Property Owners are the owners of certain property situated in the Town of Woodbridge, County of New Haven and State of Connecticut, being Lots #10, 11, 12, 13, 14 and 17 as shown on a "Final Subdivision Map Round Hill Woodbridge - Bethany, Connecticut Dated April 12, 1979 and Revised December 28, 1979 Scale 1" = 100' - Sheet 1 Prepared by Angus L. McDonald & Associates, Inc., Old Saybrook, Connecticut"

NOW THEREFORE, in consideration of the mutual promises herein contained and other good and valuable considerations, receipt of which is hereby acknowledged by each of the parties, it is agreed as follows:

1. The Association does hereby assume and agree to pay all of the charges for snow removal, sanding, maintenance and repair of said private driveway, storm drainage system, and retention basin (located on Lot #13 as shown on said Map) which is appurtenant thereto, (hereinafter drainage system) and whatever charges the Association shall determine necessary to keep and maintain the said private driveway and drainage system in good and usable condition. It being

PELEGRINO
PELEGRINO & PELEGRINO
PROFESSIONAL CORPORATION

understood that the Association shall maintain said private driveway in a comparable manner as the Town of Woodbridge maintains its public roads.

2. Each of the purchasers of the following Lots - 10, 11, 12, 13, 14 and 17 - presently owned by the Property Owners and their successors, and successors in title, must become a member of the Association by his, her or its paying to the Association an initiation fee of One Hundred (\$100) Dollars, in addition to the other fees assessed every other member of the Association. Said assessment shall be made by the Association as of the 31st day of December of each year and shall be due and payable on or before the 15th day of January of each year. It is also agreed and understood that the purchasers of the above mentioned lots, their successors and assigns shall not be permitted to withdraw as members of the Association and/or to dissolve the Association without the consent of the Town of Woodbridge.

3. Every purchaser or their successors or successors in title shall pay to the Association, annually on the 15th day of January of each year, an equal share of the cost of maintaining the private driveway and drainage system, belonging to the Association. Each of such annual payments shall be assessed each of the Property Owners by the Association, at least 15 days before the payments are due and payable, and said payment shall, if they are not paid on the date when they are due and payable, the Association shall have the right to place a lien upon the land of each of said Property Owner, and his or her successors in title until they are paid. Said liens shall apply to all Property Owners regardless of whether they may have resigned their membership in the Association.

In no event shall a purchaser of any of the lots above designated be required to pay more than a 1/5th share of the total yearly assessment as determined by the Association.

4. In the event the private driveway and drainage system shall become in disrepair or is inoperative, and the Association shall fail to repair same within a reasonable time, then the Town of Woodbridge shall have the right, after thirty (30) days prior written notice, to make the repairs and to charge the Association the reasonable cost

thereof which shall be added to the yearly assessment and charged equally to each lot owner as provided in Paragraph 3 above. If however, an emergency situation shall arise in connection with the repair and/or maintenance of the driveway or drainage system, which shall require immediate attention, and upon the failure of the Association to properly respond, then and in that event the notice requirement of this Paragraph shall be waived and the Town of Woodbridge may enter upon the premises and rectify the situation and charge the Association of the cost thereof as provided hereunder, and the Association shall hold the Town of Woodbridge harmless from any and all claims made against said Town in connection with the work performed on said premises. In the event that the Town of Woodbridge does incur expenses in connection with the above, and the Association shall not reimburse the Town of Woodbridge within thirty (30) days after the Town has notified it of said expenditure, then the Town of Woodbridge shall have the right to place a lien on the lot of each of the Owners of said lots as mentioned in Paragraph 2 above and in the event that said Town shall be obligated to institute legal proceedings for the collection of same, and if the Town shall prevail in same, the Town shall be entitled to collect legal costs and a reasonable attorney's fee. Nothing herein contained, however, shall in any way obligate the Town of Woodbridge to maintain and/or repair the said private driveway and drainage system.

5. The Association shall be responsible to keep said private driveway and drainage system free of all obstructions at all times so that emergency vehicles and the like shall have access thereto.

6. The agreements herein contained shall be binding upon and shall inure to the benefit of each of the parties hereto, their successors, assigns, administrators and executors.

7. When the context of this Agreement so requires, its masculine gender shall include all genders, the singular shall include the plural and the plural the singular.

8. If for any reason whatsoever, the Association is dissolved the parties agree that the owners of lots mentioned in Paragraph 2 above, their heirs, executors, administrators, successors and assigns shall be personally and individually responsible for any and all of the obligations hereunder including but not necessarily limited to the maintenance of the private driveway and drainage system.

IN WITNESS WHEREOF, the parties have hereunto set their hands and respective seals the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Marie A. Mentone
Marie A. Mentone
Ann L. Lyons
Ann L. Lyons

PROPERTY OWNERS:

Paul B. Marlowe
PAUL/MARLOWE

Robert Marlowe
ROBERT/MARLOWE

Nicholas J. Bua
NICHOLAS J. BUA

Bernard A. Pellegrino
BERNARD A. PELLEGRINO

Joseph H. Pellegrino
JOSEPH H. PELLEGRINO

ROUND HILL - SOUTH PROPERTY OWNERS ASSOCIATION, INC.

Bernard A. Pellegrino
BERNARD A. PELLEGRINO,
PRESIDENT, DULY AUTHORIZED

STATE OF CONNECTICUT)
COUNTY OF NEW HAVEN) ss. New Haven January 4, 1980

Personally appeared PAUL^{B.} MARLOWE, ROBERT^{J.} MARLOWE, NICHOLAS J. BUA, BERNARD A. PELLEGRINO, JOSEPH H. PELLEGRINO, signers and sealers of the foregoing instrument and acknowledged the same to be their free act and deed, before me.

Marie A. Mentone
MARIE A. MENTONE, NOTARY PUBLIC

STATE OF CONNECTICUT)
COUNTY OF NEW HAVEN) ss. New Haven January 4, 1980

Personally appeared Bernard A. Pellegrino, who acknowledged himself to be the President of ROUND HILL-SOUTH, PROPERTY OWNERS ASSOCIATION, INC., a corporation, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed, and the free act and deed of said corporation, before me.

Received for record January 9, 1980 at 10h 02m a.m. and recorded by:

Marie A. Mentone
MARIE A. MENTONE, NOTARY PUBLIC

Polly P. Schuf
Ass't Town Clerk

PELLEGRINO
PELLEGRINO & PELLEGRINO
PROFESSIONAL CORPORATION

APPENDIX U



TOWN OF WOODBRIDGE
11 MEETINGHOUSE LANE
WOODBRIDGE, CONNECTICUT 06525

Telephone: (203) 389-3400
FAX: (203) 389-3480
E-mail: gshaw@ci.woodbridge.ct.us

April 20, 2001

Tara Gaffney, Bookkeeper
Herbert S. Newman and Partners P.C.
300 York Street
New Haven, CT 06511

Dear Tara and Herb,

The snowing plowing bill directed to property owners of Round Hill South has been given to me to be researched. Volume 117, page 723 records the maintenance agreement for Round Hill – South and lists lot #10 in said agreement. However, the “Schedule A” attached to the deed for this property recorded in Volume 311 page 363 of the Town land records, does not reference the maintenance agreement. I have checked the deeds of other Round Hill – South property owners and have found that the maintenance agreement with the proper volume and page reference number is referred to in the Schedule A attached to those deeds.

The problem arises that the Town of Woodbridge owns other pieces of land throughout the Town that, in some cases, are located in areas having “neighborhood associations” with attending maintenance agreements. Research does not show any reference to maintenance agreements in the Town deed.

I have asked Town Counsel for an opinion regarding the Town’s responsibility for the maintenance agreement since it is not listed on the Schedule A attached to the Deed. He is of the opinion that the Town is not a party to the maintenance agreement. This matter will be discussed at the May meeting of the Board of Selectmen. If you or Mr. Newman have any further thoughts on this, please communicate them for the Board’s consideration.

Sincerely,

Geraldine S. Shaw
Administrative Assistant

Cc: Members, Board of Selectmen
Joseph F. Hellauer, Administrative Officer

300 YORK STREET
NEW HAVEN
CONNECTICUT 06511
203 772 1090
203 772 1097 FAX
HSMP@HSNPARCH.COM

HERBERT S. NEWMAN AND PARTNERS P.C.
ARCHITECTURE PLANNING INTERIOR DESIGN

TO: Dr. Richard Matza
A. Natale Construction LLC
Town of Woodbridge ✓
Paul Antinozzi
Sam Bridgers

FROM: Herb Newman

DATE: May 16, 2001

SUBJECT: Road re-paving estimate

Gentlemen:

Enclosed is an estimate from Glen Persson Construction for the much needed road re-paving of Round Hill Lane. Sam Bridgers, Paul Antinozzi and I have met with Mr. Persson and are satisfied his estimate is competitive and we know his work to be very competent.

Our deed agreements require that we all participate. Please review the estimate and call me to confirm your participation. We intend to do this work in the next few weeks.

Thank you.



Glen Persson Construction
Grading and Paving
124 Hawley Road
Oxford, Ct. 06478
(203) 888-8292

Estimate

Herb Newman
12 Round Hill Lane
Woodbridge, Ct. 06525

Job location:
Round Hill Lane
Woodbridge, Ct. 06526

March 29, 2001

Roadwork:

Section I

Rip up and removal of existing asphalt
Regrade base and install processed gravel for proper water drainage and stabilize base
Asphalt pave two courses 1½ inches each after compaction

Subtotal \$14,870.00

Section II

Rip up and removal of existing asphalt
Regrade and gravel for proper water drainage
Asphalt pave one course 2 inches after compaction

Subtotal \$6,158.00

Section III

11 x 16 gravel backup area to be installed at the end of the road
110 x 16 area rip existing asphalt and repave 2 inches after compaction
Areas to be patched as noted:

6 x 107	4 x 12	16 x 6
4 x 11	131 x 5	

Subtotal \$5,800.00

Total \$26,828.00

Price subject to material cost increase after 30 days

Armour coating:

To be 1 coat of oil and 3/8 of an inch native trap rock to be rolled with a rubber tire roller

Section I

Subtotal \$2,799.84

Section II

Subtotal \$1,154.25

Section III to be 28 ½ cents per square foot, plus sweeping and cleaning

Cc Paul Antinozzi
Sam Bridgers

HERBERT S. NEWMAN FAIA

JOSEPH C. SCHIFFER AIA
ROBERT GODSHALL AIA
A. MICHAEL RASO AIA
MAVIS B. TERRY
RICHARD G. MUNDAY AIA
PETER J. NEWMAN

CARL H. WIES AIA
HOWARD C. HEBEL AIA
JOSEPH C. HUETHER AIA

JAMES L. ELMASRY AIA
GWEN WOOD EMERY
GEORGE A. BARNES AIA
JOSÉ A. HERNÁNDEZ AIA
MARC C. HOUSTON AIA

RECEIVED
JUL 26 2001

July 20, 2001

Town of Woodbridge
Attention: Geraldine Shaw
(re: 10 Round Hill)
c/o First Selectman's Office
11 Meeting House Lane
Woodbridge, CT 06525

Bernard Pellegrino, Attorney
The Pellegrino Law Firm, PC
475 Whitney Avenue
New Haven, CT 06511

This letter is written to inform you that the property owners along Round Hill Lane (Enoch Drive) are commencing with reconstruction and re-paving of our common road. We have an agreement for \$26,828.00 for this work. Your share will be \$4,471.34.

We don't know if the Town is responsible or the Marlowe, Bua, Pellegrino team is responsible for your share of the cost of this necessary work, but we do know one of you is. It is in our deed agreement.

Please decide this so we know where the bill should be sent. We have tried to resolve this with Bernie for the last two months but he is unresponsive to our many attempts at a resolution of this issue.

We are chagrined and frustrated and urge a quick response.

Thank you very much.



Herbert S. Newman
12 Round Hill Road

cc: Paul Antinozzi,
Sam Bridgers
Richard Matza
A. Natale Construction, LLC

300 YORK STREET
NEW HAVEN
CONNECTICUT 06511
203 772 1595
203 772 1887 FAX
HSN@HSNPARSON.COM

F A C S I M I L E

T R A N S M I T T A L

Bernard Pellegrino, Attorney
The Pellegrino Law Firm, P.C.
fax: 777-2096

To: &
Town of Woodbridge, Geraldine Shaw
c/o First Selectman's Office
(Re: 10 Hill Road)
fax: 389-3480

From:

Herbert Newman

Company:

Re:

Re-paving Round Hill Lane

Fax #:

Project #:

Pages: 1, including this cover sheet

Date: July 30, 2001

Monday, July 30, 2001

Glen Persson is completing his work today.

For those of you who have sent him \$2,000.00
the reminder now due is \$2,471.34

For those who have not sent deposit
the amount now due is \$4,471.34

Please make checks to:

Glen Persson
Grading and Paving
124 Hawley Road
Oxford, CT 06478
(203) 888-8292

The above were faxed individually to:

- Paul Antinozzi
- Samuel Bridgers
- Richard Matza
- A. Natale, Developer

ORIGINAL WILL BE SENT VIA: MAIL MESSENGER OVERNIGHT MODEM WILL NOT BE SENT

FAD00VH5NPE
PERSONAL HSNMF
6363VFax001Pell
egrlno-Geraldine
Shaw.wpd

THE DOCUMENT ACCOMPANYING THIS TELECOPY TRANSMISSION CONTAINS INFORMATION FROM HERBERT S. NEWMAN & PARTNERS, WHICH IS CONFIDENTIAL. THE INFORMATION IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ON THIS TRANSMISSION SHEET. IF YOU ARE NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISCLOSURE, DISTRIBUTION OR THE TAKING OF ANY ACTION IN RELIANCE OF THE CONTENTS OF THIS TELECOPIED INFORMATION IS STRICTLY PROHIBITED AND THAT THE DOCUMENT SHOULD BE RETURNED TO THIS FIRM IMMEDIATELY.

Herbert and Edna Newman
 Plowing of Round Hill Lane
 Sal-War Incorporated
 Winter of 2000-2001

Invoice Date	Invoice Amount	<u>HSN's share</u>	<u>Antinozzi</u>	<u>Bridgers</u>	<u>Dr. Matza</u>	<u>Town of Woodbridge</u>	<u>A. Natale Construction</u>
12/12/00	\$106.00	17.66	17.67	17.67	17.67	17.66	17.67
12/21/00	\$106.00	17.67	17.67	17.67	17.66	17.67	17.66
01/02/01	\$212.00	35.33	35.33	35.33	35.33	35.34	35.34
01/06/01	\$106.00	17.67	17.67	17.67	17.67	17.66	17.66
01/09/01	\$106.00	17.67	17.67	17.67	17.67	17.66	17.66
01/23/01	\$159.00	26.50	26.50	26.50	26.50	26.50	26.50
02/07/01	\$159.00	26.50	26.50	26.50	26.50	26.50	26.50
02/25/01	\$212.00	35.33	35.33	35.33	35.33	35.34	35.34
03/07/01	\$318.00	53.00	53.00	53.00	53.00	53.00	53.00
03/10/01	\$106.00	<u>17.67</u>	<u>17.66</u>	<u>17.66</u>	<u>17.67</u>	<u>17.67</u>	<u>17.67</u>
TOTALS		\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00

300 YORK STREET
NEW HAVEN
CONNECTICUT 06511
203 772 1990
203 772 1997 FAX
HSNP@HSNPARCH.COM

HERBERT S. NEWMAN AND PARTNERS P.C.
ARCHITECTURE PLANNING INTERIOR DESIGN

To: Town of Woodbridge
From: Tara Gaffney, Bookkeeper, HSNP
Date: March 20, 2001
Subject: Snow Plowing Costs

MAR 21 2001

RECEIVED

Attached please find a spreadsheet that summarizes the snow plowing and sanding costs for the Winter of 2000-2001. As you may or may not be aware, Mr. Newman has been paying the bills in full for all Round Hill Lane residents after every storm that we have had thus far. The spreadsheet indicates the total invoice amount and then I have divided the cost among all six neighbors. This memo is to ask that you reimburse Herb for your portion of the snow plowing and sanding costs thus far. I have highlighted your cost and ask that you make the check payable to Herbert Newman. Should you have any questions or concerns, please feel free to call me at 772-1990 between 8:30a.m. and 5:00p.m. Thank you in advance for your cooperation.

Herbert and Edna Newman
 Plowing of Round Hill Lane
 Sal-War Incorporated
 Winter of 2000-2001

Invoice Date	Invoice Amount	<u>HSN's share</u>	<u>Antinozzi</u>	<u>Bridgers</u>	<u>Dr. Matza</u>	<u>Town of Woodbridge</u>	<u>A. Natale Construction</u>
12/12/00	\$106.00	17.66	17.67	17.67	17.67	17.66	17.67
12/21/00	\$106.00	17.67	17.67	17.67	17.66	17.67	17.66
01/02/01	\$212.00	35.33	35.33	35.33	35.33	35.34	35.34
01/06/01	\$106.00	17.67	17.67	17.67	17.67	17.66	17.66
01/09/01	\$106.00	17.67	17.67	17.67	17.67	17.66	17.66
01/23/01	\$159.00	26.50	26.50	26.50	26.50	26.50	26.50
02/07/01	\$159.00	26.50	26.50	26.50	26.50	26.50	26.50
02/25/01	\$212.00	35.33	35.33	35.33	35.33	35.34	35.34
03/07/01	\$318.00	53.00	53.00	53.00	53.00	53.00	53.00
03/10/01	\$106.00	<u>17.67</u>	<u>17.66</u>	<u>17.66</u>	<u>17.67</u>	<u>17.67</u>	<u>17.67</u>
TOTALS		\$265.00	\$265.00	\$265.00	\$265.00	\$265.00	\$265.00

APPENDIX V

JOANNE M. D'ANGELO
ATTORNEY AT LAW

FACSIMILE TRANSMITTAL SHEET

TO:

Amey Marrella, First Selectman

COMPANY:

Town of Woodbridge

DATE:

9/21/01

FAX NUMBER:

389-3480

TOTAL NO. OF PAGES INCLUDING COVER:

11

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

RE:

31 Enoch Drive

YOUR REFERENCE NUMBER:

With this transmission I am sending a copy of a letter that should be attached to the Completion Bond. I was told the original was mailed to Amey today. Please let me know when the map has been signed and/or if there are any other documents that need to be reviewed.

Notice: This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the agent or employee responsible for delivery, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please call (203) 389-7414 to arrange for return of the communication at no cost to you. Thank you.

70 BEECHER ROAD, P.O. BOX 3688, WOODBRIDGE, CONNECTICUT 06525
PH/F (203) 389-7414

I spoke with Herbert Newman, who apparently represents the other homeowners in the subdivision. He contracted on their behalf to have the road repaved, which he said was badly needed. The Town's share of expenses is approximately \$4,471.00. I talked to him about the possibility of relieving the Town of its responsibilities and pointed out the administrative difficulties of implementing our purchasing policy in this context (e.g., bidding requirements). He told me that he and another owner (Antinozzi) are architects and fully familiar and comfortable with the necessity of bidding the work. He foresaw that with the road repaved, projected expenses would only be snow plowing and sanding.

The Pellegrino Law Firm

A PROFESSIONAL CORPORATION

BERNARD PELLEGRINO (1928-1981)
 BERNARD A. PELLEGRINO
 FRANK M. MORGILLO
 MICHAEL D. SASSER
 ANTHONY R. DECONTO
 STEPHEN R. HOLLIS
 FRANCIS P. GRANQUIST
 BERNARD PELLEGRINO
 MAUREN J. BURNS
 GAYLE A. SIMS
 GIOSEBOPPO CALABRINO

8110101

FACSIMILE COVER SHEET FILE NO.

TO: Att. Jonn M. Angelo

FAX NO. 3897414

FROM: Attorney Frank M. Morgillo

RE: Warrant Deed Round Hill Assoc
Town of Woodbridge

NUMBER OF SHEETS INCLUDING COVER SHEET:

COMMENTS: _____

PLEASE CONTACT LINDA AT (203) 787-2225 IF THERE ARE ANY PROBLEMS WITH THIS TRANSMISSION.

CONFIDENTIALITY NOTICE

The information contained in this facsimile transmission is legally privileged and confidential and is intended for the sole use of the addressee. If the reader of this transmission is not the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, or copying of its contents is strictly prohibited. If this transmission was received in error, please notify this office immediately.

175 WHITNEY AVENUE P.O. BOX 1835 NEW HAVEN, CONNECTICUT 06508 - 1835
 Tel (203) 787-2225 Fax (203) 777-2096
 E-Mail atty initials@pellegrinolawfirm.com

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME - GREETING:

KNOW YE, THAT, BERNARD A. PELLEGRINO AND JOSEPH H. PELLEGRINO, both of the Town of Hamden, **NICHOLAS J. BUA**, of the Town of Madison and **ROBERT J. MARLOWE**, of the Town of Woodbridge, all of the County of New Haven, and State of Connecticut, **PAUL B. MARLOWE BY KEVIN S. O'NEILL**, his attorney in fact, of the Town of Naples, County of Collier and State of Florida, (hereinafter referred to as "Grantors"), for the consideration of **ONE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$125,000.00)** received to the full satisfaction of the Grantors, do hereby give, grant, bargain, sell and confirm unto **THE TOWN OF WOODBRIDGE**, a municipal corporation with the address of 11 Meetinghouse Lane, Woodbridge, Connecticut 06525, (hereinafter referred to as "Grantee"), and unto the Grantee's successors, and assigns forever:

All that certain piece or parcel of land, with all the improvements thereon, situated in the Town of Woodbridge, County of New Haven and State of Connecticut known as Lot No. 10 on a certain map entitled Final Subdivision Plan Round Hill and more particularly described in Schedule "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises hereby conveyed with the appurtenances thereof, unto the Grantee and unto its successors, and assigns forever, to its and their own proper use and behoof.

AND ALSO, the Grantors do for themselves, their heirs, administrators, successors, and assigns covenant with the Grantee, and its successors, and assigns, that at and until the ensealing of these presents, the Grantors are well seized of the premises as a good indefeasible estate in **FEE SIMPLE**; 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 encumbrances whatsoever, except as above stated.

AND FURTHERMORE, the Grantors do by these presents, bind themselves and their heirs, administrators, successors, and assigns forever, to **WARRANT AND DEFEND** the premises hereby conveyed to the Grantee, its successors, and assigns, against all claims and demands whatsoever, except as above stated.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed this ^{16th} day of May, 1999.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

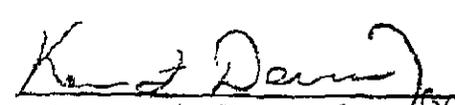
[Signature]
[Signature]
BARNARD A. PELLEGRINO

[Signature]
[Signature]
JOSEPH H. PELLEGRINO

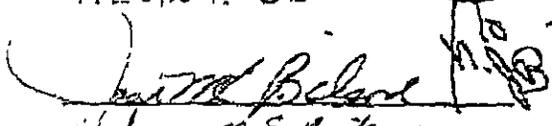
[Signature]
[Signature]
ROBERT L. MARLOWE

[Signature]
[Signature]
PAUL E. MARLOWE BY KEVIN S. O'NEILL, HIS ATTORNEY IN FACT

[Signature]
Louise S. Borraff


KEVIN F. DEVINE


NICHOLAS J. BUA

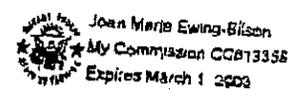

Joan M. E. Wilson

STATE OF FLORIDA)
COUNTY OF Collier) ss: 7th May, 1999

Personally appeared, **NICHOLAS J. BUA**, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed before me,



Notary Public
My Commission Expires:



STATE OF CONNECTICUT)
COUNTY OF NEW HAVEN) ss: New Haven May 10, 1999

Personally appeared, **ROBERT J. MARLOWE**, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed before me.



FRANK M. MORGILLO
COMMISSIONER OF SUPERIOR COURT

STATE OF CONNECTICUT)
COUNTY OF NEW HAVEN) ss: New Haven May 25, 1999

Personally appeared, **PAUL B. MARLOWE BY KEVIN S. O'NEILL**, his attorney in fact, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed as such attorney in fact and the free act and deed of his principal, before me.



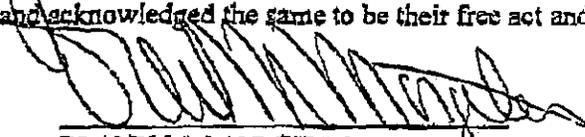
FRANK M. MORGILLO
COMMISSIONER OF SUPERIOR COURT

STATE OF CONNECTICUT)

) ss: New Haven, May 10, 1999

COUNTY OF NEW HAVEN)

Personally appeared, **BERNARD A. PELLEGRINO AND JOSEPH H. PELLEGRINO**, signers and sealers of the foregoing instrument and acknowledged the same to be their free act and deed before me.



FRANK M. MORGILLO
COMMISSIONER OF SUPERIOR COURT

Schedule "A"

All that certain piece or parcel of land, with all the improvements thereon, situated in the Town of Woodbridge, County of New Haven and State of Connecticut, being Lot No. 10 on a certain map entitled "FINAL SUBDIVISION PLAN ROUND HILL WOODBRIDGE-BETHANY, CONNECTICUT, DATE: APRIL 12, 1979 SCALE 1" = 100' REVISIONS: MAY 31, 1979, JUNE 14, 1979, OCTOBER 18, 1979, NOVEMBER 2, 1979, NOVEMBER 27, 1979, DECEMBER 6, 1979, DECEMBER 28, 1979", Angus L. MacDonald & Associates, Inc., Engineers-Planners-Surveyors, Old Saybrook, Connecticut, Sheet 1 and Sheet 2 of 2 on file in the Woodbridge Town Clerk's Office to which reference is hereby made for a more particular description of said lot.

Said premises are also known as 31 Enoch Drive.

Together with the non-exclusive right and subject to the rights of others to use for purposes of access, ingress and egress only, the existing paved private road running easterly from Enoch Drive the full distance and being a part of said lot 10 as shown on said map.

Together with a right of way for purposes of ingress, access, and egress on foot or with vehicles over all roadways as shown on said map. A portion of said premises is subject to the actual placement of the private road adjoining the property.

Together with and subject to certain drainage rights as set forth in a grant from Carafa Builders, Inc. et al to Robert J. Marlowe, et al, dated August 22, 1960 and recorded in Volume 68, Page 418 of the Woodbridge Land Records.

Said premises are subject to:

1. Building lines if established, all laws, ordinances or governmental regulations, including and zoning ordinances affecting said premises.
2. Taxes on the List of October 1, 1998, not yet due and payable.
3. The title to a portion of said premises is a leasehold interest held by the Grantors pursuant to the terms of a 999 year lease between a Committee appointed by the Society of Amity and Samuel Osborn and Enoch Newton, dated May 2, 1785 and recorded in Volume 1 Page 311 of the Woodbridge Land Records, and as more particularly described in a certain deed from Bevil P. Smith to Joseph Hale, dated April 22, 1851 and recorded in Volume 18 Page 657 of the said Land Records. Reference to which is hereby made for more particulars concerning the same.
4. Together with a right of way for purposes of ingress, access, and egress on foot or with vehicles over all roadways as shown on said map. A portion of said premises is subject to the actual placement of the private road adjoining the property.
5. Together with and subject to certain drainage rights as set forth in a grant from Carafa Builders, Inc. et al to Robert J. Marlowe, et al, dated August 22, 1960 and recorded in Volume 68, Page 418 of the Woodbridge Land Records.
6. Agreement not to cut down or destroy trees thereon, as set forth in a deed from The First National Bank and Trust Company, Trustee to Harold A. Brooks dated June 2, 1939 and recorded in Volume 44 Page 196 of the Woodbridge Land Records.
7. Certain slope and drainage easements as set forth in a grant from The First National Bank and Trust Company of New Haven, Trustee to the State of Connecticut, dated January 31, 1942 and recorded in Volume 44 Page 196 of the Woodbridge Land Records.

8. Together with the non-exclusive right and subject to the rights of others to use for purposes of access, ingress and egress only, the existing paved private road running easterly from Enoch Drive the full distance and being a part of said Lot 10 as shown on said map.
9. Grant from The First National Bank and Trust Company of New Haven, Trustee to Northeastern Gas transmission Company, dated June 15, 1951 and recorded in Volume 51 Page 503 of the Woodbridge Land Records.
10. Such rights and rights of way as exist in the highways known as Russell Road and Round Hill Road as shown on said map.
11. Grant in favor of The Southern New England Telephone Company dated February 20, 1959 and recorded in Volume 65 Page 180 of the Woodbridge Land Records.
12. Declaration of Restrictions dated December 6, 1979 and recorded in Volume 117 at Page 719 of the Woodbridge Land Records; which restrictions were amended by instrument dated October 26, 1981 and recorded in Volume 120 at Page 812 of the Woodbridge Land Records.
13. Terms and conditions of a certain Maintenance Agreement for Round Hill - South dated January 4, 1980 and recorded in Volume 117 at Page 723 of the Woodbridge Land Records.
14. Terms and conditions of a certain quit-claim deed in favor of the Town of Woodbridge dated January 4, 1980 and recorded in Volume 117 Page 740 of the Woodbridge Land Records.
15. Utility Easement in favor of The United Illuminating Company and The Southern New England Telephone Company dated and recorded October 27, 1981 in Volume 120 Page 808 of said land records.
16. Easement in favor of The Connecticut Light & Power Company dated October 10, 1984 and recorded in Volume 129 at Page 222 of the said land records.
17. Easement in favor of The Southern New England Telephone Company dated April 8, 1985 and recorded in Volume 130 at Page 699 of the Woodbridge Land Records.
18. As part of the consideration of this deed the Grantee herein agrees for itself and its successors and assigns, that the following restrictions shall run with the Land:
 - A. That the Grantee shall not further divide or subdivide the herein conveyed premises.
 - B. That prior to the commencement of the construction of any buildings on the within described premises to submit to Bernard A. Pellegrino, 475 Whitney Avenue, New Haven, Connecticut, his heirs and assigns, a complete set of the proposed plans for the dwelling unit and all appurtenances thereof to be constructed thereon. Said Bernard A. Pellegrino shall have a period of fifteen (15) business days after the receipt of the said proposed house plans to notify the Grantee of his approval or disapproval of the submitted plans. Failure by Bernard A. Pellegrino to deliver written evidence to the Grantee of his approval or disapproval of said house plans within the prescribed time period shall constitute acceptance thereof.
 - C. Grantee shall advise Grantor in writing of the proposed placement of the dwelling house and all appurtenances thereto prior to the commencement of any construction on the subject premises. The same time and the procedure to be followed relative to approval or disapproval by the Grantor shall be as set forth in the immediately preceding paragraph.
19. Notes, drainage easements, easements, conditions, data, etc. as contained on the subdivision map of record on file in the Woodbridge Town Clerk's Office as Map 172 to which reference is hereby made.

APPENDIX W

From: Nicole Donzello nicole.donzello@sbcglobal.net
Subject: Re: EXTERNALRe: 31 Enoch Maps
Date: Nov 20, 2023 at 10:33:23 AM
To: Anthony Genovese
agenovese@woodbridgect.org
Bcc: Nicole Donzello nicole.donzello@sbcglobal.net

Thank you very much Tony.

Sent from my iPhone

On Nov 20, 2023, at 10:15 AM, Anthony Genovese
<agenovese@woodbridgect.org> wrote:

Since 2001, town expenditures for Round Hill Road total \$33,550.50. Two main categories are annual road maintenance (mostly snow plowing) for \$20,134.76 and road improvements (paving/drainage in 2018) for \$13,415.74.

Tony

Anthony F. Genovese
Administrative Officer
Director of Finance
Town of Woodbridge
11 Meetinghouse Lane
Woodbridge, CT 06525
203-389-3482 phone
203-389-3480 fax
agenovese@woodbridgect.org
www.woodbridgect.org

From: Nicole Donzello <nicole.donzello@sbcglobal.net>
Sent: Friday, November 17, 2023 1:04 PM
To: Anthony Genovese <agenovese@woodbridgect.org>
Cc: acardozo@snet.net
Subject: EXTERNALRe: 31 Enoch Maps

APPENDIX X

The October 8, 2014, Regular Meeting of the Woodbridge Board of Selectmen was convened at 6:00 p.m. in the Town Hall Central Meeting Room by First Selectman Ellen Scalettar.

Present: Ms. Heller, Ms. Jacobs, Ms. Scalettar, Messrs. Anastasio, Dey, and Grotheer (6:10 p.m.)

Present for Staff: Mr. Genovese, Administrative Officer/Director of Finance; Mr. Weiner, Town Counsel; Ms. Yagla, Assistant Administrative Officer; and Mrs. Shaw, Clerk.

WOODBIDGE BOARD OF EDUCATION – Superintendent Dr. Stella

Dr. Stella reported:

- Enrollment is over 800
- 50 – 60 attended the PTO Harvest Hike held today (10-8) at Alice Newton Street Park
- The summer reading program culminated last Friday (10-3) with a day-long reading session.
- Teachers are using the school construction project as a teaching tool and for discussion topics

BEECHER ROAD SCHOOL CONSTRUCTION

Dr. Stella presented a short video, prepared by one of the teachers, showing various elements of the renovation/construction work.

Matt Ward of ESG reported on the upgrades accomplished over the summer and early fall. He said that the project is ahead of schedule and on budget.

Ross Solar Group Letter of Agreement - The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Dey) to authorize the First Selectman to execute the Solar Agreement Letter of Intent with Ross Solar Group following clarification by Mr. Genovese of the fixed rate per kW hour.

PUBLIC WORKS GARAGE BUILDING COMMITTEE

Electric Vehicle Charging Station – Mr. Shanahan of EVSE LLC described the type of charging stations to be installed. He explained that under the DEEP Grant requirements the Station must be available 24/7. Also under the requirements, the Town cannot collect any fees for the electricity for three years, after which the Town may re-coop costs. Provisions will be in place for use of a credit card system. The State provides a map and signs locating the charging stations.

Grant Award – Electric Vehicle Charging Station - The Board of Selectmen **VOTED UNANIMOUSLY** (Jacobs – Dey) to authorize the First Selectman to accept the Grant Award from the Municipal & State Agency Electric Vehicle (EV) Charging Station Reimbursement Program in the amount of \$8,673.00 as outlined in a letter dated September 15, 2014, signed by Commissioner Robert J. Klee, Department of Energy and Environmental Protection.

State Vendor – Charging Station – The Board of Selectmen **VOTED UNANIMOUSLY** (Jacobs – Heller) to approve the recommendation of the Public Works Garage Building Committee and award the bid for the EV Charging Stations to be installed in the Town Hall parking lot to the State Vendor, EVSE LLC, 89 Phoenix Avenue, Enfield, CT 06092

HISTORIC HOMES BOOK COMMITTEE – Presentation

Ms. Ciarleglio, Town Clerk; Ms. McCreven, Head Researcher/Photographer; and Ms. Gartland, Chair of the 1995 Historic Woodbridge Book Committee, explained the process they were following in updating the Book. The new printing will have colored photographs of the homes and inserted photos of the original owners. Ms. Ciarleglio said that the Committee is requesting seed money of \$20,000 for the printing and associated costs. 1,000 books will be printed and sold for \$45.00 each.

MEMORIAL BENCH

The Board reviewed a letter from Mrs. Arthur Horowitz requesting permission to purchase and install a bench on the Fitzgerald Trail in memory of her late husband. Parks Supervisor, Adam Parsons, described the bench and the location.

The Board of Selectmen **VOTED UNANIMOUSLY** (Dey – Heller) to grant permission to Mrs. Arthur Horowitz of 25 Jenick Lane, to place a bench along the Fitzgerald Trail in memory of her late husband. It is understood that the bench will be similar to others already placed along the trail and Parks Supervisor Adam Parsons will oversee the choice and installation of the bench.

ATHLETIC FIELD MAINTENANCE – Adam Parsons, Parks Supervisor

Ms. Scalettar explained that since the Board of Selectmen adopted a policy to restrict the use of pesticides on Town property, Adam Parsons has worked diligently to implement the policy on the playing fields. She said that the program appeared to work well until last month when the Acorn Hill Road fields developed conditions no longer safe for play. Ms. Scalettar said that she inspected the fields along with Adam Parsons, Bob Hill (Recreation Commission), John Adamovich (Recreation Director), Tony Genovese (Administrative Officer) and Virginia and David Schneider. Dwight Rowland, President of the Beth-Wood League, had called previously to express his concerns. She noted that Deputy First Selectman Beth Heller, and Tony Anastasio, Liaison to the Recreation Commission, attended a Special Meeting of the Recreation Commission held to visit all the playing fields. Inspection showed deterioration and the probability that, if prompt action were not taken, the fields could be lost resulting in an enormous cost to the Town.

Ms. Scalettar said that in light of the information given her by those inspecting the fields, she exercised the authority granted in the Pesticide Policy to the First Selectman to allow the temporary use of a pesticide in the event of an emergency. She said that Mr. Parsons would explain the action he has taken. Also, that over the next few months he will be identifying experts and updated information in order to assist the Board of Selectmen as it considers if changes should be made to the policy, and if so what they

should be. Ms. Scalettar said that she fully supports the goal of eliminating the use of pesticides in Town. But, as a Town, the approach must be well informed and thoughtful, balancing the goal of eliminating pesticide use over time, with the availability of ball fields. She said that the health and safety of the Town's young people is the controlling factor in this consideration and it means weighing the risks of limited pesticide use on the fields, at least temporarily, with access to baseball and other sports.

Ms. Scalettar then thanked Adam for his dedication to trying to make the policy work and asked him for his update on the condition of the fields and what he has done.

Mr. Parsons said that the fields were torn up by the animals and birds rooting to get the grubs that were eating the turf's root system since late summer. He said that in late summer he sprayed the fields with a microscopic nematode that should have killed the grubs, but more water is required than that provided by the irrigation system and there was an unusual lack of rain. He said that the irrigation at most fields is inadequate; the West River Field has none; and that all fields need a better irrigation system.

The Recreation Commission closed all the fields for maintenance. They have been aerated, fertilized and over-seeded. As to the application of pesticides, he said that under the Integrated Pesticide Management program that he used in the past, there are only two applications per year. These applications are only as needed, only where needed, and after 24 hours, when no play is allowed, the fields are safe.

Mr. Parsons said he plans to report back in a month with a plan to move forward.

PUBLIC COMMENTS

Stan Gedansky, Chair of the Recreation Commission and Bob Hill, Commission member, thanked Ms. Scalettar for acting expeditiously and responsibly regarding the problem with the fields. Mr. Hill said that the Recreation Commission approved motions requesting the following:

- Hire an outside group to evaluate Mr. Parsons' plan
- Once fields are recovered, test the no-pesticide program on only one field.
- Investigate other States, if the program is successful, find out what they are doing.

Mr. Hill said that the Recreation Commission is not against the no-pesticide policy. The Commission is in favor of a program that works and that the fields are safe.

REVALUATION PROCESS

Ms. Quist, reported that she has 330 properties left to inspect. Presently she is on target time-wise and under budget. She said informal hearings will be held in November.

ADMINISTRATIVE OFFICER/DIRECTOR OF FINANCE REPORT

Monthly Report: Mr. Genovese reported that as of September 30, 2014, there is no projected deficit or surplus. He is projecting a fund balance at June 30, 2015, of \$4.2 Million or 9.2% of the annual budget.

MIRMA Refund: Mr. Genovese explained that at one time the Town belonged to MIRMA, a Municipal Risk Management Pool for workers compensation. The pool no longer exists. The assets and the portfolio have been sold to a third party and the Town has received a check for \$30,000.

Tax Refunds: The Board of Selectmen **VOTED UNANIMOUSLY** to refund taxes in the amount of \$9,424.90 pursuant to Section 12-124 to 129 of the Connecticut General Statutes and the recommendation of the Tax Collector.

Funding Requests: The Board of Selectmen **VOTED** to recommend the following funding requests to the Board of Finance:

#1415-04 – Interdepartmental Transfer	Amount: \$7,730
To: Government Access TV	
Technical (1135-00/55120)	\$5,715
General Professional Svc (1135-00/52100)	\$2,015
From: Grants – Miscellaneous Grants (1-2-1100/42600)	
For: Transfer grant funds to budget for grant projects	
(Anastasio – Heller) Unanimously Approved	

#1415-05 – Allocation Requested \$20,000	Amended Not to Exceed: \$25,000
To: Town Clerk Printing and Binding (1125-00/54400)	
From: Board of Finance Contingency	
For: Update and Printing of “Historic Woodbridge – An Historic and Architectural Resource Survey”. (1170-00/56800)	
(Heller – Jacobs) The Board amended the request to \$25,000 and directed that proceeds from the sale of the book reimburse the Contingency Fund.	

Animal Control – Water: Mr. Genovese reported that a new 400’ well was dug on October 7th. Flow results are 10 gallons per minute. After 36 hours of flow the water will be tested. He noted that it cost \$8,826 to dig the well vs. \$138,168 to connect to public water.

Bid Waiver – Police Vehicle: The Board of Selectmen **VOTED UNANIMOUSLY** (Jacobs – Dey) to waive the bidding requirements and approve the Police Department’s request to purchase the 2015 Police Utility AWS Interceptor under State Contract #12P5X0194.

Bid Award - #2015-04 - Sodium Chloride (Road Salt): The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Anastasio) to accept the Finance Director’s recommendation and award bid #2015-04 – Sodium Chloride (Road Salt) to Morton Salt, Inc. for a bid price of \$69.66 per ton.

Review of Budget Process: Ms. Scalettar noted that the budget process is about to begin. She thought a review of the process by Mr. Genovese would be helpful, especially for the Board members who had only been through it once, and in light of their questions about certain budget items.

Ms. Scalettar said the role of the Board of Selectmen is very important. The Board analyzes the budget, hears presentations, asks questions and makes a recommendation to the Board of Finance. She also pointed out that under the Town Charter it is the Board of Finance that is charged with ultimate budget responsibilities.

Mr. Genovese referred to the Budget Schedule in the Board packet and asked that the dates be entered into the Board members' calendars. He noted that the budget process is set by Charter. Mr. Genovese said that the departments are preparing their Capital Budgets which are due to the Finance Department October 17th. He reminded the Board that the Capital Budget is for items that are multi-year purchases or purchases that are over a certain value and life span. The Operating Budget packets will be distributed to the departments in November and due back to the Finance Department on Friday, January 2, 2015.

Following the presentation by Mr. Genovese, Ms. Scalettar asked the Board if there were any questions for Mr. Genovese or any suggestions or concerns about the budget process. There were no questions, suggestions or concerns from Board members. Ms. Heller reiterated that the budget process provides the opportunity for the Board members to hear all relevant information from all departments.

TOWN COUNSEL'S REPORT

Mr. Weiner reported that in 1999 the Town purchased the 6.2 acre lot at 31 Enoch Drive. According to the Board minutes the purchase was made to provide access to the Greenway Trail. However, preliminary study of the map does not indicate this and there is another access to the Trail. This property also abuts Round Hill Lane, a private road. As an owner, the Town is a member of the Round Hill Association and responsible for a portion of the snow-plowing and road maintenance costs. Mr. Weiner asked if the Board wants to consider selling the property if it is not needed for access to the Greenway. It was the consensus of the Board to refer the property to the Conservation Commission and the Commission on the Use of Publicly Owned Properties for their recommendation.

TOWN CLERK'S REPORT

The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Scalettar) to acknowledge receipt of the Town Clerk's report for the month ending September 30, 2014.

MINUTES

June 11, 2014 – Approved (Heller – Jacobs) Abstained: Grotheer

September 10, 2014 – Approved (Anastasio – Heller) Abstained: Dey, Grotheer

FIRST SELECTMAN'S REPORT

Ms. Scalettar reported:

Saturday, October 11th - the Woodbridge Road Race, the business district scarecrow festival, and the Massaro Farm Family Fun day are being held.

Amity Regional High School has been designated a Blue Ribbon School by U.S. Education Secretary Arne Duncan for overall academic excellence and providing safe, creative, and challenging learning environments. Amity is one of only 48 high schools nationally and only one of two Connecticut public high schools to be recognized.

Thank you letter - a resident sent a letter of thanks to Warren Connors for the department's responsiveness in removing a dying ash tree on Bear Hill Road.

Route 15/Exit 59 - met with DOT Commissioner Redeker & Mayor Harp from New Haven to discuss the issue of RT15/Exit 59. Because of work proposed for the West Rock Tunnel, DOT is rethinking the plan presented at a public meeting last year. The Commissioner understands the situation at Exit 59 and has proposed some expedited changes. Town staff will meet with DOT representatives within a few weeks.

RT67/63 Intersection - also discussed with the Commissioner residents' concerns regarding work at 63/67, especially blasting; the Commissioner is exploring a possibility that would obviate need for blasting; not a certainty because it requires federal approval to make the change.

County Club of Woodbridge - the Board will receive the updated financials next month when September is complete (maybe estimates for October also).

- **The Ad Hoc Committee** continues to analyze the responses to the RFP and is working diligently to come up with a recommendation to the BOS.

Woodbridge Energy Challenge - the Town has begun the launch of the Woodbridge Energy Challenge. Thank you and kudos to the Energy Task Force Advisory Committee - Lisa Connor, Lor Fernandes, and Dawn Kopel, and to Betsy Yagla. The initiative, which will run for about a year, includes home energy audits and recommendations, as well as solar opportunities. The first informational meeting is November 18th at 6:30 p.m. in the Library. Pre-registration is recommended. There is a link on the Town's website. There is a \$99.00 charge for the audit of which \$25.00 is returned to the Town to be donated to an agency of the Town's choice. The Board agreed to donate the funds to the Woodbridge Food and Fuel Fund.

- **Home Energy Audit** - The New Haven Register published an article re DEEP Commissioner Rob Klee, a Woodbridge resident, who had an energy audit and solar assessment done at his home.

Dogs and other animals in Town Buildings - Ms. Scalettar said that some people were concerned that a dog was brought to the last Board meeting. She said that she is now aware that the Town has a policy that no animals are allowed in Town Hall except for service dogs. She said that going forward the policy will be enforced in all Town buildings.

Baby Boomers - met with Human Services Commission member Sharon Bender who is interested in coordinating Town programs and services across departments, with emphasis on those of interest to "Baby Boomers".

Amity Regional District Superintendent - met with Chip Dumais to discuss the budget process; the Town's concern that the surplus was expended instead of any portion

being returned to the towns. He is very interested in establishing a good working relationship.

Crestview Drive – with Town staff met with the homeowners association re the Town paying for drainage. In the past the Town has paid for some of the work. The Town made an offer which was turned down. Discussion will continue.

Massaro Farm – continues to attend the Board meetings.

Tavern Night at the Thomas Darling House – Attended the charming, delightful evening, and the food was spectacular. Recommends people attend next year.

New England Brewery – with Mr. Genovese and Ms. Yagla, toured the New England Brewery on Amity Road owned by Rob Leonard. The Brewery has received several awards.

Annual Harvest Hike – participated in the Beecher Road School Annual Harvest Hike held in the Alice Newton Street Park. The hike was co-hosted by Beecher PTO, and the Woodbridge Parks Association.

ASSISTANT ADMINISTRATIVE OFFICER'S REPORT

Ms. Yagla reported:

High-Speed Internet – New Haven, Stamford, and Hartford issued an RFQ for a company to provide High-Speed Internet and are asking the surrounding towns to join in providing a statewide ultra-high-speed internet to benefit companies, employees, and residents.

Recommendations for U.I. Tree Cutting – Ms. Yagla referred to the recommendations in the packet developed by The Conservation Commission and the Commission on the Use of Publicly Owned Property. She said that the Ordinance Committee has addressed the issue with a policy in lieu of an ordinance. There are some minor differences in the recommendations and the policy. These will be forwarded to the Town Tree Warden, Warren Connors for his suggestions.

Three big events – Saturday, October 11th include the Road Race beginning with registration at 8:00 a.m.; Scarecrow Festival with music and food in the Bradley Road/Amity area from 10:00 a.m. – 4:00 p.m.; Massaro Farm Family Fun Day from 1 – 4 p.m. Details are on the Town website.

Library – The Library is investigating the potential partnership with Long Wharf Theater to provide discussion on plays performing at Long Wharf.

LIAISON REPORTS

Mr. Grotheer: Woodbridge Board of Education – reviewed the construction project; successful ice cream social; there are new report cards this year.

Amity Board of Education has not met.

Ms. Jacobs: Country Club of Woodbridge – is trending positive.

Police Commission – discussed the speeding issue on Landin Street. Ms. Scalettar will attend a neighborhood meeting on October 15th, regarding the traffic/speeding issues.

Ms. Heller: Town Plan & Zoning Commission – application regarding a sign for Thrive Wellness on Amity Road was postponed; approved the Woodbridge Gas LLC application for a convenience store/gas station on Litchfield Turnpike; discussed the

recent POCD Charrette; scheduling several work sessions for the POCD; planning to have future discussions regarding adding a marijuana moratorium to the Zoning Regulations; also discussed the need to address screening dumpsters, clothing bins, and trash receptacles on commercial properties.

Fire Commission is meeting on October 20th.

Mr. Anastasio: Conservation Commission – Not able to attend due to Senior Night at High School.

Commission on the Use of Publicly Owned Property – did not meet

Recreation Commission Special Meeting – Approved five motions regarding the playing fields at the Special Meeting; the Commission requested that the Town hire a consultant to assist Adam in formulating a plan to repair the fields.

Recreation Commission Regular Meeting – Commission thanked John and Kathy Adamovich for the successful summer programs, concerts, and all the work on the road race scheduled for October 11th; thanked Anthony Taddei for his work at the pool club; asked about plans for the ongoing cleaning of the locker rooms, etc.; the reported fire at the club was caused by the melting of a dryer vent; the Fire Department took care of it and there was no real damage.

The Fitness Room is busier than ever and the Commission is requesting an update on the progress of moving into the Old Fire House.

In response to the question re cleaning at the Country Club, Mr. Genovese said that a part time worker is being hired to do the cleaning that the Town is responsible for.

Mr. Dey: No report.

ADJOURNMENT

On a non-debatable motion from Ms. Heller, seconded by Mr. Dey, the meeting adjourned at 8:10 p.m.

Respectfully submitted
Geraldine S. Shaw, Clerk

APPENDIX Y

The December 10, 2014, Regular Meeting of the Woodbridge Board of Selectmen was convened by First Selectman Ellen Scalett at 6:00 p.m. in the Town Hall Central Meeting Room.

Present: Ms. Heller, Ms. Jacobs, Ms. Scalett, Messrs. Anastasio, and Dey

Excused: Mr. Grotheer

Present for Staff: Mr. Genovese, Administrative Officer/Director of Finance; Mr. Weiner, Town Counsel; Ms. Yagla, Ass't. Administrative Officer; and Mrs. Shaw, Clerk.

Ms. Scalett announced that Dr. Stella was not available to attend the meeting, and since one of the recipients of the Life Saving Award was not as yet present the Board agreed to move to Item #3 on the Agenda.

REVALUATION UPDATE – Assessor, Betsy Quist

Ms. Quist reported that she has completed the property inspections. 3,211 properties had full interior and exterior inspections. She noted this was an inspection rate of 87%, which is very good for revaluations. Her office will send preliminary notices of new assessments the third week of December; residents then have two weeks to schedule informal appeal hearings that will be conducted by an outside company; dates for informal hearings are listed in the letter along with instructions for making appointments. The Board of Assessment Appeals will meet following the January 31st filing of the grand list. Appointments may be made by calling the Assessor's Office.

Ms. Scalett complimented and thanked Ms. Quist for accomplishing all the inspections and the work that is included.

WOODBIDGE POLICE DEPARTMENT – LIFE SAVING AWARD TO JOHN ARPAIA AND JON ODDO

Deputy Chief Raymond Stuart said that Paramedic Michael Marganski brought to the Department's attention that on the evening of September 15, 2014, both Mr. Jon Oddo and Mr. John Arpaia recognized an individual going into cardiac arrest. They immediately called 911, and commenced early CPR which allowed time for the paramedic to arrive and provide continued life savings measures utilizing the Lucas Device providing mechanical chest compressions along with defibrillation and advanced life support. During transport the patient was subsequently returned to spontaneous circulation and was awake before arriving at the local hospital. Deputy Chief Stuart said if Mr. Oddo and Mr. Arpaia had not recognized the situation immediately and acted accordingly, the party would probably not have survived. He said that in 2009 the Town of Woodbridge was recognized as a "HEART Safe" Community by the Connecticut Department of Public Health, with the emphasis on early intervention, CPR, and notification of the EMS Services (which basically saves lives) - so it is with extreme pleasure that the Town of Woodbridge and the Woodbridge Police Department award Mr. Jon Oddo and Mr. John Arpaia the Life Saving Award.

Ms. Scalett and members of the Board thanked and applauded the recipients for their quick action that resulted in saving a life.

APPLICATION FOR EMERGENCY MANAGEMENT GRANT PROGRAM - \$4,800

The Board of Selectmen **VOTED UNANIMOUSLY** (Dey – Heller) to approve the following resolution....

***RESOLVED**, that the Woodbridge Board of Selectmen may enter into with and deliver to the State of Connecticut Department of Emergency Services and Public Protection, Division of Emergency Management and Homeland Security, any and all documents which it deems to be necessary or appropriate; and*

***FURTHER RESOLVED**, that Ellen Scalettar, as First Selectman of the Woodbridge Board of Selectmen, is authorized and directed to execute and deliver any and all documents on behalf of the Woodbridge Board of Selectmen and to do and perform all acts and things which she deems to be necessary or appropriate to carry out the terms of such documents.*

APPROVE SMALL CITIES GRANT RESOLUTION – SENIOR CENTER LAVATORY

Mr. Genovese explained that in the Small Cities Grant the Town is awarded funds to be loaned to income eligible individuals for housing rehabilitation. The loan is interest free and is paid back when the house changes title. As the program is a revolving fund, the Town can award funds to another individual or, under the Grant, it can be used for certain eligible expenditures. The Town is applying to use the funds for a lavatory in the Senior Center as the nearest lavatory is located one floor above requiring seniors to use either the stairs or the elevator.

The Board of Selectmen **VOTED UNANIMOUSLY** (Dey – Heller) to adopt the following resolution:

Whereas, the Town of Woodbridge has received funds under the Connecticut Small Cities Community Development Block Grant (CDBG) Program, administered by the State of Connecticut, Department of Housing, pursuant to Title I of the Housing and Community Development Act of 1974 as amended; and

Whereas, the Town of Woodbridge has expended those funds pursuant to Title I of the Housing and Community Development Act of 1974, the Code of Federal Regulations, and the Assistance Agreement, and,

Whereas, those funds received by the Town of Woodbridge has generated program income.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SELECTMEN:

1. *That it is cognizant of the conditions for the use of Program Income as prescribed by Title 24, Part 570, Section 489(e) of the Code of Federal Regulations.*

2. *That it realizes Program Income is governed by Title I of the Housing and Community Development Act of 1974.*
3. *That it may use Program Income only for the following activities:*
 - a) *The activity that generated the program income if the activity continues to meet the requirements of Title I of the Housing and Community Development Act of 1974.*
 - b) *Any additional activity that meets the requirements of Title I of the Housing and Community Development Act if the Town receives DOH's written approval to fund it with Program Income.*
4. *That it may use Program Income to fund Administrative and Program soft costs within the following limits:*

<i>Administrative Costs</i>	<i>8%</i>
<i>Total Administrative and Program Soft Costs</i>	<i>12%</i>
<i>(Housing Rehabilitation Activities <u>Only</u>)</i>	
<i>Total Administrative and Program Soft Costs</i>	<i>20%</i>
<i>(All Activities <u>Except</u> for Housing Rehabilitation)</i>	
5. *That it is hereby amending the Program Income Plan(s) that was adopted for the original activity that generated the Program Income to permit the funding of additional activities from that Program Income.*

ORDINANCE COMMITTEE REPORT

Ms. Scalettar said that the Ordinance Committee met on Monday December 8th. The Committee is continuing to review the Code of Ethics as to expansion of the Code and a question regarding the term "appearance".

The Committee also discussed recommending a policy on the uses of the Town Seal and facsimiles so the Town can prevent situations where something may look like an official Town document when it isn't.

Mr. Dey noted that for clarification, "seal" means not necessarily the raised seal, but the logo or facsimile of the seal that someone could copy from the website.

Ms. Scalettar agreed, stating the actual Town Seal is in the possession of the Town Clerk.

therefore be in order. Ms. Scalettar said that the last communication, of which she was aware, indicated that the homeowners were not interested in the Town's offer.

The Board agreed to invite the Town's consultant, Robert Criscuolo, to the January Board meeting to discuss his proposal including any information he has regarding the source of the problems. Warren Connors will be asked to attend to explain the history of the drainage ditches as he knows it.

Animal Control Water Issue – The Town's Environmental Scientist consultant, Joe Santavasi, assessed the water quality at the Animal Control facility and distributed reports summarizing the test results of the old and new well. He said that both wells tested "Not Detected" for Volatile Organic Compounds (gasoline, degreasing solvents, fuel oil, etc.). The new well at 405 feet and the old well at 160 feet both have above acceptable levels of sodium, chloride and TDS (total dissolved solids) in the untreated water.

Mr. Santavasi next distributed a summary of the test results of water from the old well after the filter treatment process and stated that the test results were well within any CT Dept. of Public Health criteria for drinking water. He stressed that the water is potable and acceptable for any use after being treated through the water softener and the reverse osmosis system that is now in place.

Options – Mr. Santavasi said that based on the test results he offers the following options to address the water quality issues from the old well:

1. Connect the municipal water supply to the facility (\$140,000 estimate for Main plus \$10,000 estimate to connect into facility)
2. Keep the existing water treatment in place – however it only provides potable water to one sink that is used primarily for the animals
3. Use of bottle water for the animals and staff (\$150 – 200 per month)
4. Keep the existing system, maintain it and have it tested by a third party on a quarterly basis to ensure it continues to work
5. Enhance the current system by expanding it to provide enough water to the entire facility (not just one sink) for all uses (washing machine, water heater, etc.) (\$50,000 estimate depending on water usage).
6. Connect the new and old wells to increase the gallons per minute, increase the water pressure with a new pumping system, and treat water from both wells through an enhanced system.
 - a. Install a water meter to determine amount of water usage.

PUBLIC COMMENT

Cheryl Lipson, 35 Brookwood Road: Ms. Lipson said that she hopes that as the Town studies ways to rectify the water problem at the Animal Control, it is kept in mind that the water treatment that makes the water safe and healthy for humans may not be the same for the animals. She also recommended that the Town contact the businesses in the area to learn if they are interested in extending the public water supply. She said that what may be more expensive initially, may result in fewer problems and less expensive in the future.

Edee Lockyer, 948 Baldwin Road, stated that she met with Ms. Scalettar seeking answers to several questions regarding the handling of the plans for the Country Club of Woodbridge, her concerns about how the Selectmen's meetings are conducted, emergency evacuation plans for The Center building, and the issue of the Woodbridge Volunteer Fire Association's patio. She said that she is waiting for answers to her questions.

Roger Sherman, 5 Fairview Road, said that he is an Independent and his comments are not political for him. He said that he was speaking about the handling of the Country Club negotiations. Mr. Sherman said that it is fine to go into executive session to discuss financial matters – but it is not right not to let the Town know who the two bidders are. He said that he believes a back-room deal was made when the Town purchased the club, that the Town paid \$6.9M for the property, the club house and two houses on the property. Then one of the houses was sold back to the owners of the Woodbridge Country Club for \$1.00, and they in turn sold the house to a private party for \$190,000. He stated that the information was not made public and he said he wants to know why.

George Giering, 8 Crestview Drive and Crestview Associates: Mr. Giering said that he wanted to clarify what appears to be some confusion concerning the drainage ditches on Crestview Drive. He said that the sediment build-up in is not an Association problem. The sediment build-up is the result of drainage from the Elderslie Development and Evergreen Drive and is the Town's responsibility. He said he had a letter from Ms. Robinson, owner of #20 and #24 Crestview Drive, stating that when she and her husband purchased the properties they were told that the Town was responsible for keeping the drainage ditches clear of sediment and debris. He also referred to a report from the Southwest Conservation District that he had distributed to the Board at a previous meeting.

Cathy Wick, 181 Rimmon Road: Ms. Wick said that many residents who attended the Special Meeting on December 3rd inquired as to who had requested that a Police Officer be present at the meeting and why it was requested.

Ms. Scalettar said that she was told that leaflets had been distributed throughout Town by an unnamed source urging residents to attend the meeting and there was a concern about the capacity of the room. She further noted that since the December 3rd meeting, the Fire Marshal has determined and posted the capacity.

Donald Celotto, 103 Knollwood Road: Mr. Celotto thanked Ms. Scalettar for her remarks regarding capacity. He said that the Town Counsel was taking headcounts of the room and said to certain members of the Board of Selectmen, "*well there are 13 of your people here, and then there are 10 of our people*". He accused Town Counsel of orchestrating the filling up of the room by getting team mates to the meeting and so it was a completely specious representation that there were concerns about over capacity. He then stated that the Fire Marshal takes care of over-capacity – not policemen.

Maria Kayne, 1891 Litchfield Turnpike: Ms. Kayne said that the Proposed Plan of Conservation and Development should include the Town's plans in regard to climate change and address drainage issues.

She said that she also wanted the Board to be aware said that she has been told that Milone and MacBroom, the firm drafting the Woodbridge Plan of Conservation and Development, is the developer of a planned cluster housing project in Cheshire. She believes that there could be a major conflict of interest with their work in Woodbridge.

TOWN COUNSEL'S REPORT

Amend Motions of November 9, 2011 Selectmen's Meeting re Beecher Road School Construction Project: Mr. Weiner said that the Town has the support of the State Board of Education and should be on the priority list for legislative action in June 2015. The State Board requires certain language and recommends that the Board of Selectmen motions approved at the November 9, 2011 meeting be amended.

Comments: Ms. Scalettar noted that if the Town's application for the priority list is not approved there is another route to follow, but this is much more secure for us. Ms. Scalettar thanked Senator Crisco and Town Counsel Weiner for their time and effort spent on the Grant application.

The Board of Selectmen **VOTED UNANIMOUSLY** (Jacobs – Anastasio) to approve the following motion:

The Woodbridge Board of Selectmen hereby amends its motion dated November 9, 2011 to include the following:

RESOLVED, that the Board of Selectmen authorizes the Board of Education to apply to the Commissioner of Education and to accept or reject a grant for the proposed Beecher Road School Infrastructure Upgrade at the Beecher Road School (Project Number TMP-167-PJVK);

RESOLVED, that the Woodbridge Board of Selectmen hereby authorize at least the preparation of schematic drawings and outline specifications for the proposed Beecher Road School Infrastructure Upgrade at Beecher Road School (Project Number TMP-167-PJVK).

American Medical Response Contract Renewal: Mr. Weiner said that the Town's contract with American Medical Response ("AMR") expires on January 1, 2015. He said that the Emergency Medical Services Commission ("EMS") has been negotiating with AMR for several meetings and recommends a four year extension of the current contract with increases over the four years of 9.5%: 2015 – 1%; 2016 – 2%; 2017 – 3%; 2018 – 3.5%. After 2018 the Town will have an option for an additional year at a price to be agreed upon by the parties.

Mr. Genovese distributed information outlining the increases.

Ms. Scalettar said that the practice with respect to the ambulance service has been through negotiations, and not necessarily going out to bid, because it is such a crucially important service. Rather than automatically going out to bid, the recommendations of the EMS Commission have been followed. The EMS Commission is extremely pleased with the service; the response times are excellent; and the service is working very well for the Town.

During discussion Mr. Weiner noted that AMR holds the license from the CT Dept. of Health for service in the area, and transferring the license to a new entity would be a complicated process and the Commission took this into consideration.

Ms. Yagla noted that the EMS Commission meets quarterly and reviews response times. Reports show that AMR meets or exceeds contractual response times, even in poor weather conditions (for which an allowance is given).

The Board of Selectmen **VOTED UNANIMOUSLY** (Anastasio – Jacobs) to authorize the First Selectman to sign the contract in accordance with the terms that Mr. Weiner and Mr. Genovese presented this evening.

31 Enoch Drive – Review Alternatives: the property, located in the Round Hill Section, is owned by the Town. The Town is obligated, as a member of the Round Hill Association, to contribute to the cost of maintaining the approximate 600 foot private road on which the property is located. The Town has budgeted \$2,300 for this year. The Association has voted to re-asphalt the drive. The Town's share of the cost is estimated at \$3,000 to \$4,000. At a previous meeting the Board discussed the possible sale of the lot. Mr. Weiner said that he attended two meetings of the Association and conveyed to them that the Town may consider selling the lot.

Mr. Weiner said he understands that the lot was originally purchased for access to the Greenway Trail that borders the upper portion of the lot, however, there is an alternative access to the Greenway Trail through another easement. He said that it is possible to sell the lot with a restrictive conservation covenant that there be no building on the Greenway portion of the lot. Mr. Weiner asked if the Board wanted to move forward with an appraisal and title search of the property.

The Board discussed: (a) seeking an appraisal; b) check of the title; and c) an opinion letter from Bond Counsel regarding the possible sale of the property.

It was the sense of the Board to wait for a report from the Conservation Commission before authorizing any further action.

TOWN CLERK'S REPORT

The Board **VOTED UNANIMOUSLY** (Scalettar – Jacobs) to acknowledge receipt of the Town Clerk's report for the month ending November 30, 2014.

APPROVE BOARD MEETING SCHEDULE FOR 2015

The Board of Selectmen **VOTED UNANIMOUSLY** (Scalettar – Dey) to approve the dates for the Board of Selectmen meetings for calendar year 2015, as submitted.

For the 2015 calendar year, the Woodbridge Board of Selectmen will hold Regular Meetings at 6:00 p.m. in the Town Hall Central Meeting Room, on the second Wednesday of the month or as noted below:

January 14, 2015	August 12, 2015
February 11, 2015	September 9, 2015
March 11, 2015	October 14, 2015
April 8, 2015	November 10, 2015 (Tuesday Due to Veterans Day)
May 13, 2015	December 9, 2015
June 10, 2015	January 13, 2016
July 8, 2015	

FIRST SELECTMAN'S REPORT

Ms. Scalettar reported on her activities since the last Regular Meeting:

- Attended the Early Solar Workshop at The Center Gym. Close to 100 people attended, indicating the interest of the Town in the availability of solar programs as well as home energy audits.
- Toured, with Ms. Yagla, White Knight Dental Implants, a new business in Woodbridge that creates some of the implants and bridges with 3-D printing.
- Attended two Senior Center Lunches – Thanksgiving, sponsored by the Police Union and the Holiday Party sponsored by the Rotary. Ms. Scalettar thanked Police Union and the Rotary for sponsoring the popular events. She also thanked the staff of the Human Services Department, particularly the kitchen staff, Elaine Marcucio and Trish Di Buduo for the amazing meals they prepare.
- Staff has been meeting about the Small Cities Grant application approved this evening.
- Attended the Capital Budget presentations.
- Attended the Beecher Road School Book Fair.
- Attended the Holiday Reception at the Thomas Darling House.
- Along with Mary Ellen LaRocca accepted holiday baskets from the “Daisy” Troop of the Girl Scouts.
- Reminded and encouraged everyone to attend the DOT presentation regarding its revised plan with respect to the exit 59 intersection on December 16th, 7:00 p.m. at the Mauro/Sheriden School, 191 Fountain Street, New Haven.
- December 19th there will be a Holiday Luncheon for employees, and December 22nd, in the evening, is the Holiday Reception for Board and Commission members.

ASSISTANT ADMINISTRATIVE OFFICER'S REPORT

- Ms. Yagla mentioned the December 16th DOT meeting. DOT will present its new plan for exit 59 to address safety and traffic flow issues – to be held at the Mauro/Sheriden School, 191 Fountain Street, in the Westville section of New Haven
- Human Services is seeking residents to adopt a family for the holidays. If you are interested in helping a family in need, please call 203-389-3429. All donations are to be in the Human Services Offices by December 17th.
- The Ad Hoc Energy Advisory Task Force is doing a lot of work with the Energy Challenge. The Solar Workshop in November was the kick-off to the program. Over the winter they will be hosting workshops at the Library about different energy topics to help residents to help residents understand how to save energy and save money. Some of the topics are: insulation, home energy assessments, heating and cooling options and how to finance those options. Dates for the workshops will be listed on the website.
- The dates for the DOT meeting and the Human Services Holiday Baskets are listed on the website along with additional information.
- The e-newsletter surpassed the 700 subscriber mark.

LIAISON REPORTS

Ms. Jacobs: No reports. She took the opportunity to wish her fellow Selectmen Happy Holidays and a Happy New Year.

Ms. Heller: Fire Commission November 17th - The Commission discussed the issues with Engine #9; hiring a company to monitor the oil water separator (same company will monitor the one at public works); Chief Sean Rowland attended an EBOLA response meeting; 2,500 people attended the Truck or Treat; December 17 & 18th Santa and Mrs. Claus will be in Woodbridge delivering gifts and on December 20th Santa and Mrs. Claus will greet children at the Fire House on Center Road; close to 2,000 man hours have been reported through October 18 of this year, these include brush fires, a structure fire and several motor vehicle accidents on the Parkway.

Historical Book Committee – Ms. Heller distributed the order form for the revised issue of the book, "Historical Woodbridge". Additional forms are available in the Woodbridge Events Magazine and in the Town Clerk's Office.

Town Plan & Zoning Commission – Met on December 1st and approved the free standing sign at 260 Amity Road; continuing to work on the Town Plan of Conservation and Development with a public meeting scheduled for January 26th in The Center Gym. Written public comments are accepted prior to the meeting.

Mr. Anastasio: Recreation Commission – met on December 1st. The Commission discussed proposed final changes to POCD; approved new times for recreation use of the pool to accommodate increased use by Beecher Road School students; passed a motion asking the Town to remove all paper work in the CCW building; four summer concerts are planned; donated \$4,000 to Human Services for the Food and fuel program; the skating rink is sealed and fenced in anticipation of winter use; continuing to work on policies and procedures to be presented to the Town.

Conservation Commission – Discussed 31 Enoch Drive; acknowledged and accepted Roger Harrison's resignation; a group of Scouts attended the meeting and participated in public comment; discussed a possible winter trail walk.

CUPOP – did not meet. Happy Holidays.

Mr. Dey: No report. He wished Happy Holidays all members.

THE ROLE OF LIAISON

Ms. Scalettar said that she and Mr. Dey have discussed the role of the Liaisons and that that Mr. Dey has not been attending the meetings of the Boards and Commissions he had originally agreed to. She said she believes that important information is provided at the meetings and the Boards and Commissions value the Board of Selectmen Liaison's role. Ms. Scalettar re-assigned Mr. Dey's commissions as follows: Library Commission – Ms. Jacobs; Inland Wetlands Agency – Mr. Grotheer; Human Services Commission – Ms. Scalettar.

Mr. Dey said that it is not that he thinks that the role of Liaison is not appropriate, but he thinks that it is not an effective use of resources. He said that he thinks the commissions and the Town would be better served to have the commissions come before the Board of Selectmen two or three times a year. He recommends that the Selectmen reinstitute the second monthly meeting to hear from boards and commissions and do strategic planning - such as what the CCW Ad Hoc Committee is doing.

Ms. Scalettar said that when Mr. Dey first raised his thoughts last year on the role of Liaisons, she looked into the suggestion and met with nearly all of the Chairs of the Boards and Commissions. She said that she concluded and reported to the Board of Selectmen that the current structure was effective and that the Board of Selectmen would continue with it. Ms. Scalettar said that with the new appointments, all the Boards and Commissions are now covered. She also noted that the public is welcome at the meetings of all Boards and Commissions.

Ms. Scalettar: Human Services – she gave a brief report from the December 1st meeting. Holiday Baskets – 28 households in Woodbridge received food baskets; Boy Scout Troops 63 and 907 sponsored a food drive to replenish the pantry; the Commission has submitted an application for an Area on Aging mini grant to fund two cultural and educational programs for seniors; the Holiday Fair was very successful, the total profit was over \$4,000; Volley Ball Tournament update – 93 students attended, \$365 dollars was collected and will be donated to Eldridge Family Fund to assist the family with expenses due to their son's recent accident.

ADJOURNMENT

On a non-debatable motion by Mr. Dey, seconded by Mr. Anastasio, the meeting adjourned at 8:10 p.m.

Respectfully submitted,
Geraldine S. Shaw, Clerk.

Dec 10, 2014 – 31 Enoch Drive

Gerry Weiner – the last item on my report is 31 Enoch Drive. As you may recall – a few months ago we talked about this property. This is owned by the Town and it is up in the Round Hill section. We became aware that the Town is obligated to pay for plowing – there is a private road that goes up to these lots – 6 lots – one of which is owned by the Town and is in an association that was formed at the time there was a sub-division by the zoning commission when they approved the construction of these homes. As a member of the association by virtue by being a homeowner the town has certain monetary obligations – maintain the driveway, the private driveway – and it is a long driveway – it is 600 feet. So we have been paying that over the last several years – this year it is approximately \$2,300 the town's share of the snow plowing. Plus the road is in terrible repair and the owners have voted in the association to repave – re-asphalt the drive – which is anticipated to be another \$3,000 - \$4,000 cost to the Town this year. So I attended two meetings of the association and indicated to the association that I would bring this back to the Board of Selectmen to see what position you want to do – one of the obvious thing that we could do and we explored last time is the possible sale of the lot. We learned – we haven't done the title search – but it appears that the Town owns it right now free and clear of any easements, conservation easements, with the exception there is a slight portion of a greenway that runs at the top of the Town's parcel – you can see on a map – and I think it was originally purchased for the ability of the Town to get to the greenway. There is a major greenway above our lot that there's an easement on a lot above the Town's property – which most people – all people get to through that r.o.w. Practically speaking our greenway is not necessary to get to the other trails – which people actually use. So it is up to the BOS – and I would ask the BOS what direction you want us to go. There is one individual who has expressed an interest in purchasing the lot. The Town seems to me to get no benefit of it other than this greenway – and it is possible to sell the lot with a restrictive covenant – a conservation covenant to protect no building on that greenway portion although once we sell it no one probably is not going to be able to access it – but we preserve the greenway and the access is not necessary from the Town's property because there is another way to it.

Ellen: Jerry, this is a building even with a the conservation easement.

Jerry: Yes – even if we did the conservation easement it would still be a significant building lot. It would reduce the value of the property somewhat – significantly probably – 6.2 acres the total parcel.

Joe Dey – It would be important to know why we purchased it in the first place.

Jerry – I did look at the minutes. Gerry has the minutes. You can look at them after the meeting.

Joe – Was it purchased as open space – with open space funds?

Ellen – we checked that. I think it was bond funds – but we checked with bond counsel and we don't have to maintain it as open space. I don't know -- it was just in a general bond package

Jerry – it was a million dollar bonding for purchasing open space. And the money came out – I think we paid \$150,000 – I'm not sure

Tony – right

Jerry – it came out of the bond package – but I have checked with our bond counsel, who reviewed all the documents and said there is no requirement that the town keep it as open space. We can sell it if we want to.

Joe – Oh, so we did purchase it with open space bond funds – as open space at the time.

Ellen – I'm not sure that is open space bond funds.

Joe – We should know that

Ellen – It was purchased

Jerry – purchased property

Ellen – I just want to catch you all up on one other piece of this – The conservation comm has been looking at the issue. They have not voted on anything yet – but I spoke with Jason Morrill – and he said it is pretty clear that the conservation comm doesn't think this is a parcel we need to keep for open space. They do think that a conservation easement will be important. You know – we'll have to do that. But this is not what they would consider – I don't want to put words in his mouth - but as open space it is not important for the town – but they would like to see the proceeds go into maintenance of open space that we have and any leftover still be used for open space. That is another decision we can make. But they don't have the opinion that parcel needs to be preserved.

Susan: Two questions – they haven't officially voted – do we have an appraisal?

Ellen: No – so that's the question tonight - whether we should go ahead and take the next steps – get an appraisal, the title checked, and the next steps so we can be ready to sell it.

Susan: we should get an appraisal

Ellen: right

Beth: Not making any decision further – just an appraisal – steps like the title search – good idea.

Jerry: An appraisal is usually a \$3,000 – other than a broker – or driveby to look at it – but an appraisal could be expensive.

Joe: for a building lot?

Jerry: Could be – could be

Joe: Let me know what _____ you got. I think less than that

Joe: Also as part of the due diligence we need a letter from Counsel.

Jerry: Yes we can

Tony: So you are saving yourselves from a longer liaison report – it was just this discussion – and I actually would like to tell you ----- part of this discussion was – there is some question as to whether or not the greenway trail itself does need some access and they were actually bringing in Mike Walter for the next meeting – which is --- and Mike's coming in – what they understand – it may not be true – there may be some record here in Betsy Quist's office – is where it ended up – that actually shows exactly where this greenway is – access to it is -- . They were trying to clear that up before giving their recommendation – which might change our minds –

Susan: Absolutely

Tony: I say – before we do anything – we should wait until they meet on the 18th ---
(not sure these were his exact words – but I could make out the 18th.)

They will be learning much more and they will have more research – we may want to just wait and see what their recommendation is – cause I like -----

Jerry: yes we can wait till the next meeting

Susan: something about marketing

Ellen: Okay – so that's – we'll wait – Thank you very much

Next item

APPENDIX Z



The Woodbridge Conservation Commission

January 2, 2015

RE: Disposition of 31 Enoch Dr, Woodbridge, CT

Dear Board of Selectmen,

At the December 18, 2014 regular meeting of the Conservation Commission members of the commission discussed the disposition of the town owned property at 31 Enoch Dr. The parcel was examined from a number of different aspects related to open space and conservation. Ultimately the commission felt the property could be sold so long as several crucial aspects were addressed:

- The greenway is protected in the final deed by means of a conservation easement. The protection would be a 50 foot trail corridor with the trail running through the center of said corridor. The corridor would have a 25 foot buffer on either side resulting in an overall protected space of 100 feet with the trail running through the center.
- The funds from the sale be used for improvement of other existing town owned open space or undeveloped properties or used for the purchase of a comparable property of open space

The undeveloped parcel known as 31 Enoch Dr is a single parcel of approximately 6.2 acres. The conservation commission reviewed and considered different aspects of this property. The list below summarizes our discussion and findings:

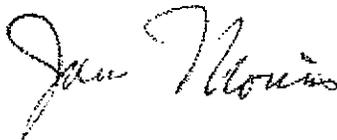
- The property borders only one additional open space parcel. That being the Regional Water Authority property across Rt 63.
- There may be active natural springs on the property. In several locations there is standing water and washed out sections which are either a result of heavy rains or seasonal flooding leading down to Rt 63.
- A portion of the town's greenway traverses the steepest part of the property. The greenway needs blazes refreshed and sections of the trail cleared and maintained. This aspect of the property was deemed the most important and critical aspect of our discussion as this property was originally purchased with the intent to preserve the town's greenway status.
- There is a single building lot permitted on this parcel due to the difficult topography - incredibly steep slope.
- This property may have vistas if trees are removed from the sloped portion of the property. Such removal would have a severe environmental impact. The commission would like to better understand any building or zoning regulations which may protect such highly erodible land from being cleared.
- There does not appear to be much, if any, "old growth" (> 150yrs) trees likely due to the sloped property.

- The property borders a major road which has been used for generations. However, it does not have any known historical significance. For example, no known Native American trails traverse this steep parcel.
- Other than the greenway the property does not represent a significant aspect to the overall open space plan for the town.
- Funds from the sale of this parcel should be used to further the town's open space goals and needs. These include supporting improvement of trails throughout the town or the purchase of parcels of importance to the overall open space goals.
- The commission is aware of the ongoing expense to the town for holding this property in the amount of thousands of dollars per year for snowplowing and the upcoming expense of road repair. By holding this property the town is obligated to participate in a home owner's association and share the related financial burdens. The money saved by not being in the association combined with potential tax income could help fund operating expenses related to open space management and maintenance.

This letter is meant to summarize the commission's discussion and ultimate decision on the disposition of 31 Enoch Drive. To better explain any areas of confusion I would like an opportunity to be present at any upcoming meeting of the Board of Selectmen where this property and related transactions are discussed.

The commission is willing and ready to work with the town leadership on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Jason Morrill". The signature is written in dark ink and is positioned above the typed name.

Jason Morrill
Chairman
Woodbridge Conservation Commission

APPENDIX AA

The January 14, 2015, Regular Meeting of the Woodbridge Board of Selectmen was convened at 6:00 p.m. in the Town Hall Central Meeting Room by First Selectman Ellen Scalettar.

Present: Ms. Heller, Ms. Jacobs, Ms. Scalettar, Messrs. Anastasio, Dey, and Grotheer

Present for Staff: Mr. Genovese, Administrative Officer/Director of Finance; Mr. Weiner, Town Counsel; Ms. Yagla, Assistant Administrative Officer; and Mrs. Shaw, Clerk.

MOMENT OF SILENCE

Ms. Scalettar asked for a moment of silence for the men, women, and children who have lost their lives in all parts of the world due to their race, religion, or political views and also for the brave first responders who have sacrificed their lives protecting the rights of us all. Following the moment of silence Ms. Scalettar turned to the meeting agenda.

SEN. JOSEPH CRISCO, SEN. GAYLE SLOSSBERG, REP. THEMIS KLARIDES

Ms. Scalettar welcomed Senator Joseph Crisco, Senator Gayle Slossberg, and Representative Themis Klarides of the Connecticut State Legislature. She said that the Town does a great deal of work with the State Delegation and State Government and that Woodbridge is very fortunate to have legislators who exemplify bi-partisan teamwork that benefits our residents.

Senator Crisco said that he serves the 17th Senatorial District which includes Ansonia, Beacon Falls, Bethany, Derby, Hamden, Naugatuck, and Woodbridge. He said that he is the Senate Chair of the Insurance & Real Estate Committee, Vice Chair of the Commerce, Banking and Public Health committees. He also serves as a member the Executive & Legislative Nominations and Legislative Management committees. Sen. Crisco said that he is very proud to have Sen. Slossberg and Rep. Klarides serving with him as they work very well together. He said that through their efforts Connecticut is one of the leaders in the United States if not the world in early diagnosis of breast cancer when dense tissue is involved. Senator Crisco said that recently they met with the Prime Minister of Health from a European country that has a high incident of such cancers. The Prime Minister is working to adopt similar legislation in his country.

Representative Klarides thanked the Board for the invitation to address them. She reminded the Board, those attending, and the video audience to contact their legislative offices with any concerns as they work together and because of this they have been very effective for Woodbridge. Ms. Klarides said that as the new House Minority Leader she no longer sits on any committees, but will continue to work to advance any of Woodbridge's issues.

Senator Gayle Slossberg said that she is the newest member of the Woodbridge delegation. She noted that Woodbridge is the only town of its geographical size to have

two senators and one house member. Sen. Slossberg also reminded the Board that they are always available to all of the residents of Woodbridge to answer their concerns. She has been appointed the Senate Chair of the Education Committee; serves as Vice Chair of the Human Service Committee (overseeing the Dept. of Social Services); a member of the Appropriations Committee; and a member of the General Law Committee.

Ms. Scalettar thanked the Delegation for taking the time to introduce themselves to the Board and the Town.

WOODBIDGE BOARD OF EDUCATION – Superintendent Dr. Stella

Dr. Stella thanked the representatives for all they do to help the Beecher Road School community and invited them to visit the school.

Dr. Stella reported on new programs and events:

- Implementation of a new reporting system
- Continuation of mathematics initiative that ties in with the Middle and High Schools
- Enhancing the work of the arts
- Continue to work on the building upgrade. Micro-turbine and Chiller were installed over the holiday break. First time in 10 years that classes have not had to be moved during the colder weather
- Tools for school committee very pleased with accomplishments
- The 2016 budget, approved by the Board of Education, will be presented to the Boards of Selectmen and Finance on February 3rd.
- Police Appreciation Day was held on January 12th specifically recognizing Officer Lynch
- Also mentioned the close working inter-personal relationships with Town departments
- Invited all to attend a special presentation, "An Evening in Morocco", presented by Beecher Road School teacher Caterina Zdrowski on January 27th from 6:30 – 8:00 p.m. at the Woodbridge Library.

DOT UPDATE RE INTERSECTION OF ROUTES 63/67 – Anil Sehgal, Project Engineer

Andy Fesenmeyer, Project Manager, was present along with Jennifer Sweeny, Project Engineer, and Anil Sehgal, Project Engineer to update the Board on the revised plan to improve safety and traffic operations at the intersection of Routes 63 (Amity Road) and 67 (Seymour Road). He distributed an Information Sheet outlining the history of the project.

Mr. Fesenmeyer said that after input from the community, the original plan is being redesigned to minimize blasting. The decision has been made to not lower the grade of the roadway, as this would entail additional blasting. However, the planned turning lanes, traffic light, and walkway signal poles will remain in the plan. Several improvements are already in place: 70% of drainage is done; 75% of installation required for the traffic is done; 80% of the stonewall work is done; and utility poles have been relocated. At present, the planned re-start time for the project is April 1, 2015 with a completion date of October 2015.

Mr. Shegal said that the barrels lining the southbound lane must remain over the winter for the safety of drivers. The contractor will replace any that are damaged by snowplows or vehicles. Mr. Shegal assured the Board that the State would notify the Town and area residents of the project restart date.

MERRITT AVENUE BRIDGE – David Foley of Cardinal Engineering

Mr. Genovese explained that the Town has a contract with Cardinal Engineering to design the bridge and to inspect contractor's construction of the bridge. Similar to the construction of the bridge, Cardinal Engineering's fees are reimbursed 80% by the Federal Local Bridge Program.

Mr. Foley said that the project, originally scheduled to be completed the week of Thanksgiving 2014, is 57 days behind schedule and expected to be completed in late April 2015. He said that most of the remaining work is temperature sensitive (sidewalks, landscaping) and paving cannot be done until the asphalt plants reopen in April. Mr. Foley stressed that though the project is behind schedule, the quality of the work is very good.

Mr. Foley said that in September when the contractor began to fall behind schedule the Town and Cardinal Engineering offered to extend allowed hours of work for a second crew. However, the contractor did not take advantage of the offer. He has since requested a time extension of 20 days claiming the project is behind due to the delayed delivery of the support piles for the bridge. Mr. Foley said that the claim has not been documented to his satisfaction.

Mr. Weiner said there is a per day liquidated damages clause in the contract. The Town has informed the contractor that the clause will be asserted with the daily fine deducted from payments.

ENERGY CHALLENGE BANNER ON OLD FIRE HOUSE

Lisa Connor reported that the first workshop, on energy efficiency, was held last evening (January 13th) and was well attended. Additional workshops are scheduled for February 4th – insulation and March 3rd - heating/cooling systems with a solar workshop in April and a lighting fair in May.

In order to continue to publicize the Woodbridge Energy Challenge United Illuminating has offered to produce a sign and Ms. Connor is requesting permission to mount it on the Old Fire House or place on the triangle in front. U.I. will also prepare a weatherproof progress meter for display.

The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Jacobs) to approve a sign that says "Woodbridge Energy Challenge" up to the 6 feet x 5 feet for placement on the Old Fire House as well as a Progress Meter to be placed either outside Town Hall or on the triangle, provided that at the triangle it does not impede traffic sight-line for safety.

PUBLIC WORKS GARAGE CHANGE ORDERS – Christian Sorensen, Terry Gilbertson

Mr. Sorensen and Mr. Gilbertson explained the background for the requested change orders.

The Board of Selectmen **VOTED** to approve the following change orders for Public Works Garage:

Change Order #18 - Cost to replace stolen light fixtures \$ 8,110.00
Expect Insurance Reimbursement

(Dey – Anastasio) Unanimously Approved

Change Order #19 – Labor and Material to bring AC Power to fiber optic switch
On fueling island \$ 1,130.00

(Jacobs – Heller) Unanimously Approved

Change Order #20 – Labor and Material for Various Data Cable Installations \$ 4,473.89
(Anastasio – Dey) Unanimously Approved

Change Order #21 – Labor and Material to construct platform for
Sprinkler System \$ 1,117.59

(Heller – Jacobs) Unanimously Approved

Change Order #22 – Labor and Material to install ceiling in Elevator
Mechanical Closet \$ 4,213.11

(Jacobs – Heller) Unanimously Approved

Change Order #27 – Labor and Material to install TC26-B and related material
For microwave vehicle sensor for lighting \$ 3,865.50

(Dey – Heller) Unanimously Approved

PUBLIC COMMENTS

Barbara Joyce Simpson, 5 Oak Hill Lane – read a statement (attached) requesting that the Board abandon the proposal to develop the Country Club of Woodbridge property and “focus intently on development of retirement housing around the Bradley Road/Flats area” and developing Selden Street into a pedestrian zone from June Street to Bank Street with parking, pocket parks, sidewalks, and dining areas. She stressed that changing the zoning of the Country Club Property would open the door for development of other large tracts and that: “Maintaining open space and parkland is what Woodbridge is all about”.

Ms. Simpson said that her son told her that many townhouses frequently become rental units because they are not suitable for those who are increasingly physically limited.

Michael Walter, 66 Luciani Drive and Town Trail Master – spoke to the possible disposition of the Town owned property at 31 Enoch Drive. Mr. Walter said that there is a trail on 31 Enoch that accesses the Greenway Trail through a portion of the property at 39 Round Hill Road. He noted that the previous owner of 39 Round Hill Road relocated the

Greenway to the southern portion of his property to facilitate the access from 31 Enoch. Mr. Walter urged the Board to protect the trail on 31 Enoch Drive for access to the Greenway Trail.

Brian Pines, 50 Hickory Road and Vice President of the Woodbridge Land Trust – gave a brief history of the property at 31 Enoch Drive. He also spoke to the importance of the property to access the Greenway and that the Land Trust, Conservation Commission and the Trail Master are concerned that it may become more difficult to maintain the Greenway Trail or enforce a conservation easement if the property becomes privately owned. He requested that the Board of Selectmen suspend any action re the property until the Land Trust submits a report to the Board and that the Board not act until any potential disposition of the property is carefully reviewed in light of the draft Plan of Conservation and Development.

Ms. Elizabeth Buckley, 4 Spring Valley Road – described the route of the Greenway Trail and the importance of the connecting trail through 31 Enoch Drive.

In response to the speakers, Ms. Scalettar explained that the Board does not generally respond or ask questions during public comment. However, if the Board has questions they will follow-up and/or provide additional information.

Charles Pyne, 162 Center Road –said that in regard to the Code of Ethics and the definition of the term “appearance” – he asks that the Ordinance Committee “hold to the toughest standards possible and not allow people who are on boards or commissions, whether they are elected or appointed, come and present to other boards and commissions on behalf of anybody else”.

31 ENOCH DR. – CONSERVATION COMM. RECOMMENDATION – Jason Morrill

Mr. Morrill, Chair of the Conservation Commission, distributed a topo reproduction of the properties listed as 31 Enoch Drive, 27 Enoch Drive, and 39 Round Hill Road; a copy of the Greenway Trail system in that area; and a map showing the gas line and the trail that was relocated by the previous owner of 39 Round Hill Road. He referred to a letter from the Conservation Commission dated January 2, 2015, in which the Commission agreed with the sale of the property provided that crucial aspects were addressed to protect the Greenway. He then referred to one of the maps. The map shows a 10 ft. wide pedestrian easement within the gas line which the Commission thought was aligned with the Trail that crosses the private property. However the map shows that is not the case and he requests the opportunity to revisit the Commission’s decision based on the new information.

The Board agreed to take no further action until it receives the Land Trust’s report and the new report from the Conservation Commission.

TOWN CLERK’S REPORT

The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Jacobs) to acknowledge receipt of the Town Clerk’s Report for the month ending December 31, 2014.

RESIGNATION

The Board of Selectmen acknowledged receipt of Steve Conn's resignation from the Recreation Commission.

MINUTES

The Board of **VOTED** to approve the minutes as follows:

November 12, 2014 – Regular Meeting: Approved with correction of typographical errors (Heller – Dey)

December 3, 2014 – Special Meeting: Approved with correction of typographical errors (Heller – Dey)

December 10, 2014 – Regular Meeting: Approved with correction of typographical errors (Heller – Dey). Mr. Grotheer abstained

ADMINISTRATIVE OFFICER/DIRECTOR OF FINANCE REPORT

Monthly Report: Mr. Genovese reported that as of December 31, 2014, he is projecting a budgetary surplus of approximately \$142,000 at the end of the fiscal year (June 30, 2015). The projected fund balance at June 30, 2015 is \$4.2 Million or 9.3% of the annual budget.

Funding Requests: The Board **VOTED** to recommend the following funding request to the Board of Finance:

#1415-08 - Allocation Amount: \$ 9,100.00

To: CNR-Fire (302-2300/57470/JAWS)

From: Board of Finance Contingency (1170-00/56800)

For: Replace Amkus Power Unit for the Jaws of Life Tool

(Scalettar – Dey) Unanimously Approved

Updates- Mr. Genovese reported: Water at Animal Control - several weeks of data on water use have collected and a water treatment system is being designed to match the use. Report on playing fields – a report on the current state of the fields was included in the Board's package. Adam Parsons will provide recommendations for moving forward at the February Board meeting. Crestview Drainage Ditch/Pond – nothing was presented at this evening's meeting because the Town is currently discussing options/alternatives with the residents. Snow machine grant – currently working with New Haven on an inter-municipal cooperation shared Grant (ICE) for a large snow machine/blower. The machine moves large amounts of snow by blowing it into large dump trucks. There is no cost to Woodbridge as New Haven will pay 50% of the cost and maintain and insure the machine. Under the grant requirements the equipment will be made available to Woodbridge. Playground – most of the installation is complete. Installation of pavers, the net bordering the soccer field, and landscaping will be done in the spring.

PRESENTATION REGARDING SOLAR INSTALLATION – William Jordan

Bill Jordan, CEO of Jordan Energy, based in Albany New York said that he is interested in assessing Town owned property for suitability to install solar panels to generate electricity for the Town. He explained that there is no cost for his consulting services and the Town is under no obligation to his firm. Mr. Jordan said that his firm has installations in Massachusetts and is installing a one megawatt solar panel on the Derby Landfill.

Ms. Scalettar said that since there is no financial obligation it is not necessary for the Town to issue an RFP.

The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Jacobs) 1) make the Town's electric bills available to Jordan Electric for review, 2) that Jordan Electric may undertake an analysis of the capped landfill area and other Town owned sites to determine suitability for installation, 3) follow-up meeting at the Board of Selectmen meeting on February 11, 2015.

ASSISTANT ADMINISTRATIVE OFFICER'S REPORT

Ms. Yagla reported that she has been monitoring news about Woodbridge businesses. Recently two businesses received press recognition. There was an article about Grimaldi's Pizza in the New York Times and Connecticut Magazine had an article about Generation UCAN, a nutritional drink company. She said that the First Selectman was also visiting new businesses in Town and also some established businesses.

Energy Workshops – February 4th, 6:00 p.m., Town Library – Insulation
March 3rd, 6:00 p.m. – Town Library – Heating & Cooling
Sometime in April – Solar Workshop

The e-newsletter (list serve) has 730 subscribers; Face Book – 200 are signed up.

TOWN COUNSEL'S REPORT

Mr. Weiner reported: Fire House Oil/Water Separator – all parties have agreed to mediation expected to be held in early February. Law Suit - Traveler's Insurance is providing a defense (with reservation) for the two former employees named in a law-suit brought by ACO Karen Lombardi. The Town is not named in the suit. MDM – there has been no discussion with the parties and no additional costs have been incurred.

Country Club of Woodbridge Purchase – in response to Mr. Sherman's inquiry into the sale of the house at 60 Woodfield Road, Mr. Weiner said that between the time of the Town's offer and the acceptance, the owners of the Woodbridge Country Club accepted an offer to purchase the house at 60 Woodfield Road for \$190,000.

FIRST SELECTMAN'S REPORT

Ms. Scalettar reported on her activities since the last Board meeting:

Microgrid follow- up

- Phone Call with DEEP
- Meeting with UI, Atty. Michaud, Mr. Genovese, and Mr. Weiner

DOT-exit 59 revised plan presentation – at Mauro/Sheridan School in Westville

- Also attending: Mayor Harp, Selectmen Grotheer, Dey, Anastasio
- Town residents sent comments that we forwarded to DOT

December holiday events included:

- CUB Scout Pack 902 – accept holiday baskets
- Governor's Holiday Breakfast for mayors and first selectmen
- Employee Holiday Luncheon
- Boards & Commission's Holiday Reception, organized by Betsy Yagla, was held at the Fire House and well attended.

Meeting with new businesses:

- Met with Bill DeRosa of Talking Finger to learn more about his business that provides social media for businesses
- Visited P-2 Science on Research Drive a high tech innovative company manufacturing plant based products for use in cosmetics, perfumes, shampoos, etc. in lieu of petroleum based products

Monthly meetings:

- Mayor Harp
- Monthly meetings with Dr. Stella

Pesticide Policy update

- Meetings with Adam Parsons, Mr. Genovese and consultant Bill Dest
 - Adam will be making recommendations for policy change at February meeting

Other meetings/events:

- Chip Dumais
- Terry Gilbertson
- Mary Lou Aleskie and Tom Griggs to discuss potential cooperative event with Arts and Ideas Festival
- Woodbridge Energy Challenge first winter event topic was home energy efficiency
- Michael Freda re C-Med
- Lunch party for Loredana Falcigno, outgoing Republican Registrar of voters-
 - Thanked her for terrific job done
 - Welcomed Anna Dickerson and wished her well in her new role

Town Center Plan Review - Update

- BOS requests for more discussion of Town Center plan including
 - Old Firehouse
 - WVFD Shed
 - Police Department renovation
- Meeting on this will be held on January 27 following the budget presentation
- Materials distributed this evening – various reports with short summary of each prepared by Betsy
- Please let Betsy know if there is additional information you would like for the meeting

- Met with Brian Humes re his study of Old Fire House and PD renovations

LIAISON REPORTS

Ms. Scalettar: The Economic Development Commission met on December 15th; welcomed Kate Brown as new member; received a presentation by Michele Mikaelian of Woodbridge Pharmacy, a new business in Town; reviewed and approved FY16 budget; agreed upon goals for 2015 which included: the website, outreach to businesses by commission members, business outreach breakfast, work with the Recreation Commission to assist with summer concerts. The Economic Development Commission met on January 8th. Had presentations by two guest businesses – Geomatrix Production, an on line video marketing and production; and Talking Finger, a social media marketing firm.

Human Services Commission - Reviewed and approved proposed budget and memo regarding future infrastructure needs; heard reports on programs; noted that Fuel Assistance Fund in good shape as of now for this winter; recognized \$4000 contribution from Recreation Commission Road Race

Mr. Grotheer: Amity District Board of Education – a new sound system for the auditorium will be purchased with a \$14,000 donation; the Board is standardizing the way the “gpa” is calculated; the auditors pronounced that the financial audit was exceptionally clean; the District’s FY16 budget is increased by 2.4%. Woodbridge Board of Education - budget for FY16 is increased by 3.82%

Ms. Jacobs: Library Commission – is seeking for and additional candidate to interview for the position of Library Director; staff is concerned that the parking lot needs additional lighting. Police Commission – She has been appointed the Board of Selectmen representative on the Radio Communications Ad Hoc Committee. Other members are David King (Board of Finance), Anthony Genovese, Fire Chief Rowland, and Deputy Police Chief Stuart. Chief Rowland and Deputy Chief Stuart are compiling a chronology of the system.

Mr. Anastasio: The Recreation Commission - is not meeting until January 26th; CUPOP is not meeting until February 3rd; Conservation Commission discussed the proposed disposition of 31 Enoch Drive.

Ms. Heller: Fire Commission – agreed to increase the dumpster service to twice a week; the oil/water separator is working efficiently; members of the Department traveled to Minnesota to inspect Engine 7; natural gas conversion for the Fire House is mostly complete; the Fire Department recorded 2,176 working man hours in 2014; the Fire Marshal did 45 inspections in December; the Fire Marshal instructed 800 children in fire prevention safety. The Woodbridge Volunteer Fire Association’s Snowflake Dance is February 28th. Town Plan and Zoning Commission – January meeting was cancelled as there were no applications; the Public Hearing to receive comments on the proposed Plan of Conservation and Development is scheduled for 7:30 p.m., January 16th, in The Center Gymnasium. Historic Woodbridge Book Committee – Book has gone to the printer; order forms are on the website.

ADJOURNMENT

On a non-debatable motion by Ms. Heller, seconded by Mr. Anastasio, the meeting adjourned at 9:05 p.m.

Respectfully submitted
Geraldine S. Shaw, Clerk

December 1, 2014

As a Woodbridge resident for more than 40 years, I am dismayed at the proposal

build town houses on the Woodbridge Country Club (WCC) property. It makes absolutely no sense to me that a zoning change would be made for any part of this parcel due to the risk that further zoning changes be argued for development of the *entire* property. Furthermore, once spot zoning changes are agreed, development will be unstoppable not only at the WCC but wherever an acre of Town land exists. Maintaining open space and parkland is what Woodbridge is all about. Please, do not let the WCC become another casualty to development.

instead, it would be preferable that the Town leaders abandon the proposed isolated housing at the WCC and focus intently on development of retirement housing around the Bradley Road/Flats area: Accessible one-story housing without steps and stairs, with balconies or patios, elevators as needed, with wide doorways, roll-in showers, and an attached garage – not the narrow, three-story monstrosities companies like Toll Brothers are packing into any corner they can find in towns all over Connecticut.

In tandem with this retirement housing must come the development of areas such as Selden Street. I suggest consideration of a pedestrian zone from June Street to Bank Street with parking at either end, elegant street lighting, benches, flower pots, water features, and pocket parks. Existing restaurants and businesses in this area could then re-orient away from the dirt, noise, and traffic of Amity Road and toward the cleaner, safer, and quieter atmosphere of this pedestrian zone. Selden Street would become the destination we all desire for dining (indoors and outdoors), for boutique shopping, and even some homes.

Finally, the price of retirement housing must make economic sense. The current average sale price of a Woodbridge home is \$405K: To be desirable, the cost of any proposed retirement housing unit in Woodbridge *must* be less.

Let's reprise and complete the plans for the Flats that have been laid aside for the past several years and develop Woodbridge smart and green to ensure the highest quality of life for youngsters and oldsters alike.

B. Joyce Simpson

Barbara Joyce Simpson

5 Oak Hill Lane

Woodbridge, CT 06525

Home: (203) 387 0764, Cell: (203) 584 4802

Bjoyce.simpson@gmail.com

APPENDIX BB



The Woodbridge Conservation Commission

SPECIAL Meeting

December 10, 2016 – 10:00 AM
31 Enoch Dr
Woodbridge, CT

Minutes

Present: Jason Morrill, Traci Cipriano, Lauren Miller, Frank Deleo, Tom Kenefick

The meeting began at 10am.

The WCC along with the Woodbridge Trail master and a number of members of the public walked from Newton Rd, over the top of Round Hill, through 31 Enoch Drive to Route 63 and back. During the walk fresh trail maintenance was noted. The trail is much more passable today than it was in 2014 during the last special trail walk. Property boundaries of the 31 Enoch Dr parcel were investigated. A stone marker at the north-west corner, a stone marker along the eastern boundary, and a metal pipe were all located corresponding with the engineer's drawing. The walk participants all indicated it would be helpful if the metal pipe were taller and more clearly marked and the property boundary were marked with paint or ribbons on trees. It was difficult to imagine the property boundary as the blue trail zig-zagged across it.

Mike Walter expressed interest in reviewing the latest trail maps for this section of the town Greenway to assure it matches the most recent trail maintenance efforts.

Before, during, and after the walk all people present discussed the complexity of this parcel including these points:

- The intent of the town's purchase in 1999 of the parcel
- Wonder at whether a future owner would inhibit access to the blue trail/greenway
- Potential sale price of the parcel
- Concern of existing trail passage through abutting private property
- Difficulty in understanding parcel boundaries
- Interest in preserving the trail/greenway
- The town's involvement with and negotiations to exit the homeowner's association

All walk participants were encouraged to attend the upcoming WCC regular meeting where further discussion of 31 Enoch Dr would continue.

The walk concluded at 11:45am.

CC to Woodbridge Town Clerk: townclerk@woodbridgect.org

Economic Development Commission (2)

The Board of Selectmen **VOTED** (Heller – Jacobs) to appoint Evan Trachten to fill a vacancy on the Economic Development Commission for a term ending June 30, 2017.

Vote: Aye – Heller, Jacobs, Scalettar, Anastasio, Dey
Nay – Kayne

Mr. Trachten is appointed to fill the vacancy on the Economic Development Commission

The Board of Selectmen **VOTED UNANIMOUSLY** (Anastasio – Scalettar) to appoint Ms. Livesay to fill a vacancy on the Economic development Commission for a term ending June 30, 2017.

UPDATE ON POSSIBLE USE OF COUNTRY CLUB OF WOODBRIDGE PROPERTY

Executive Session – At 7:30 p.m. the Board of Selectmen **VOTED UNANIMOUSLY** (Dey – Jacobs) to move into executive session pursuant to CGS Section 1-200(6)(D) and to invite Mr. Genovese, Mr.

Weiner, and Ms. Yagla to attend.

At 7:48 p.m. the Board moved out of executive session and returned to regular session. No motions were made or votes taken in executive session.

Pool – the Board of Finance did not approve the transfer to provide funds to open the pool. They require additional information re the condition of the pool and the water delivery system. They are also requiring an independent study of pool safety issues.

Mr. Genovese will contact a consultant as soon as possible to stay within the timeline if the pool is to be opened this summer.

UPDATE ON NEGOTIATIONS – 31 ENOCH DRIVE

Executive Session – at 7:55 p.m. The Board of Selectmen **VOTED UNANIMOUSLY** (Scalettar – Heller) to move into executive session pursuant to CGS Section 1-200(6)(D) and to invite Mr. Weiner, Mr. Genovese, and Mr. Gilbertson to attend.

At 8:40 p.m. the Board moved out of executive session and returned to regular session. No motions were made or votes taken in executive session.

Mr. Gilbertson reviewed the map designating the original easement from Amity Road (following the gas line) to the Town's open space property at the top of Round Hill Road (25 Enoch Drive). The first 600 feet of the easement is very steep, approximately a 40% slope. The easement then passes through private property very close to the back of the home. Mr. Gilbertson then reviewed a second map prepared by a surveyor showing a proposed easement/trail from Amity Road, avoiding the very steep slope by following a switch-back pattern. The proposed easement traverses the property line of 31 Enoch Drive and 39 Round Hill Road until it picks-up the Blue Trail at Town owned property (25 Enoch Drive). Mr. Gilbertson said that if the Town's goal is an easy to use, continuous trail, easements should be negotiated with owners of the

APPENDIX CC

Conservation Commission
Meeting Minutes
Dec. 15, 2016

In attendance: Jason Morrill, Traci Cipriano, Lauren Miller, Frank DeLeo and staff Betsy Yagla.

Jason Morrill called the meeting to order at 7:31 p.m.

1. Public comment: There was no public comment, but Jason Morrill read an email that he received from resident Cathy Wick who posed alternatives to the proposed sale of 31 Enoch Drive.
2. Nov. 17, 2016 meeting minutes: Jason Morrill moved to approve; Frank DeLeo seconded. All in favor; motion passed.
3. Dec. 10, 2016 special meeting minutes: Jason Morrill noted that the minutes need to be amended to include meeting attendees. Traci Cipriano asked that the minutes' bulleted list of discussion topics be amended to include the Town seeking a buyout from the homeowners' association.

Jason Morrill made a motion to approve the minutes with the two noted amendments. Traci Cipriano seconded. All in favor; motion passed.

4. The commission discussed the 2017 trail walk schedule: In January Frank DeLeo will lead a walk at the Country Club. In March Lauren Miller will lead a walk; Traci Cipriano will lead in April; Frank DeLeo will lead in May; in June the Commission will again partner with the Orange Conservation Commission for CT Trails Day and Jason Morrill will lead a walk in October.
5. Update on the 2016 DEEP Open Space and Watershed Acquisition Grant: Betsy Yagla updated the commission on the work done to date: The grant was written in 2015; all four owners of the land are open to discussion about the potential sale and the Town has contacted the two appraisers about updating their work since the grant requires an appraisal done within one year of the grant deadline.
6. Discuss and vote on 1875 Litchfield Turnpike appraisal for the DEEP OSWA grant: Jason Morrill reported that the Commission has a little more than \$700 in the professional services budget line item. Jason Morrill made a motion to use that budget to pay for the appraisal update. Frank DeLeo seconded. All in favor; motion passed.

7. Discuss and consider recommendation for 31 Enoch Drive: The commission discussed whether or not they should make a recommendation to the Board of Selectmen to sell 31 Enoch Drive.

The commission confirmed that the newly drawn trail map matches the actual trail.

The commission decided, but did not vote, on recommending to the Board of Selectmen that the Town get out of the homeowners' association. If that is not possible, then the commission would be in favor of selling the land if the trail were protected with an easement.

8. Chairman's Report: Jason Morrill reported that several organizations including the Parks Association, Woodbridge Land Trust, Historical Society and the Garden Club are launching a Notable Tree Project.
9. Adjournment: Lauren Miller made a motion to adjourn; seconded by Jason Morrill. All in favor; the motion passed. The meeting adjourned at 8:31 p.m.

APPENDIX DD

The January 11, 2017, Regular Meeting of the Woodbridge Board of Selectmen was convened at 5:00 p.m. by First Selectman Ellen Scalettar in the Town Hall Central Meeting Room.

Present: First Selectman Ellen Scalettar, Deputy First Selectman Beth Heller, Susan Jacobs, Tony Anastasio, Joseph S. Dey and Maria Cruz Kayne

Present for staff: Town attorney Gerald Weiner, Administrative Officer and Director of Finance Tony Genovese, Assistant Administrative Officer Betsy Yagla

WOODBIDGE BOARD OF EDUCATION – Superintendent Robert Gilbert

Mr. Gilbert reported:

- December was a busy month with holiday programs
- Fourth Grade Robotic Team won a prize in competition in Shelton
- Moving to close out the building project
- Presented Superintendent's proposed budget to the Board of Education in December
 - 2.32% increase to maintain current staffing programs
 - 1.67% increase for obligated education costs
 - .73% increase replacement of technology equipment moved from the Capital Budget to the Operating Budget. Of the 4.72% requested increase, 2.32% is related to maintaining current staffing programs.
 - Current budget status is holding steady since December 6th, but still running a \$65,000 deficit due to anticipated outplacements
- Presenting strategic development to Board of Education next week

POSSIBLE SALE OF 31 ENOCH DRIVE

Ms. Scalettar said that public discussion at this time might affect the negotiations for sale of the property; asked for a motion to move into executive session pursuant to §1-200(6)(D), possible sale of real estate.

Ms. Kayne read the following statement into the record: *"I oppose the sale of the open space parcel at 31 Enoch Drive. When the sale of this land was originally proposed by Town Counsel on October 8, 2014, he was under the mistaken impression that the Greenway trail did not cross the property. He asked whether the Board of Selectmen wished to consider a sale of the property "IF NOT NEEDED for access to the Greenway Trail." As we now know, the trail uses the property extensively. In order to protect the connectivity of our town's greenway trail system, I believe it is important to retain this parcel.*

Furthermore, this land was purchased with open space funds. To sell this property would be a breach of trust and would set a dangerous precedent for all open space lands in our town that conservation commissions and citizens throughout the years have worked so hard to preserve."

Ms. Scalettar said that she believes there are some factual errors in the statement. In looking at the trail map the trail is only on a small corner of the property and actually goes onto someone else's property.

At 5:05 p.m., the Board of Selectmen **VOTED UNANIMOUSLY** (Dey – Heller) to move into Executive Session, pursuant to §1-200(6)(D), possible sale of real estate. Invited to attend the meeting: Mr. Weiner, Mr. Genovese, and Ms. Yagla.

At 5:52 p.m. the Board of Selectmen returned to the regular meeting. No motions were made or votes taken in executive session.

DISCUSSION OF MATTER HEARD IN EXECUTIVE SESSION

Ms. Scalettar said the Board reviewed the minutes of the Boards of Selectmen and Finance from the period of time when the property was purchased and discussed the opinion of Bond Counsel as to the ability to sell the property free and clear of any open space restrictions. Ms. Scalettar said that based on the discussion in executive session she entertains a motion to authorize the First Selectman to negotiate the sale of 31 Enoch Drive to the LaTronicas who own the adjoining property at 39 Round Hill Road.

The Board of Selectmen **VOTED** (Heller—Jacobs) to authorize the First Selectman to negotiate the sale of 31 Enoch Drive to the LaTronica's, who own adjacent property, 39 Round Hill Round, for an amount no less than \$190,000 with an easement for the trail depicted on the map dated April 6, 2016, which will be a part of the record of the meeting, and which trail as seen on the map traverses both 31 Enoch Drive and 39 Round Hill Road.

Ms. Kayne said that she has already read a statement that she is opposed to the sale of the property. But she understands that if the Town does not sell the property, the proposed purchaser has the ability to close the trail.

Ms. Scalettar said that she thought that based on the Board's conversation that Ms. Kayne understood that her earlier characterization was inaccurate. Ms. Scalettar clarified that the sale of the land will protect the trail which traverses two parcels, as depicted on the map: the currently owned Town parcel and the currently owned LaTronica parcel.

Ms. Scalettar said that the goal is to preserve the trail people have been using. When the property was originally purchased there was an easement for a trail but no one uses it because it is very steep and very close to the LaTronica's home. This proposed easement would be a slight variation which will create a legal connection of the Greenway.

VOTE ON THE MOTION: Aye – Anastasio, Dey, Heller, Jacobs, Scalettar
Nay - Kayne

Mr. Weiner addressed Ms. Kayne saying that the statements she made at the beginning of the discussion are completely untrue, and that she had attacked his credibility; he requested that she retract the statements.

Ms. Kayne said that her statement contained the facts that she found to be true so she will not retract it.

PUBLIC COMMENTS

George Giering, 8 Crestview Drive – referred to a letter from the Town requesting that as President of the Crestview Association he sign the letter affirming that the Association assumes all future costs of maintaining the drainage ditch. Mr. Giering said that he will not sign an agreement that obligates current and/or future residents.

He also asked that all the water run-off from the Elderslie Development be directed to the Elderslie retention basin instead of the current arrangement where half of the water is directed down the hill eventually ending up in the Crestview drainage ditch.

Ms. Scalettar said that she would discuss the matter with Mr. Gilbertson.

Martha German, 1170 Johnson Road – she thanked the Town for the quick response and repair to the door when the Old South School was broken in to. Nothing was stolen. She said that she is requesting that the Police perform a regular and more thorough inspection of vacant town buildings.

David Lober, 35 Wepawaug Road – re the proposed renovations to the “old Center School” (The Center) – he questioned the square footage of the proposed police department renovations and the cost for a building that still would not be ideal. He also questioned the proposal to renovate the Senior Center, when what is really needed in Town is a Community Center for all ages. It is better to spend the money to turn the club house into a viable community center than waste money on the “old center school” (The Center). He suggested that funding solution should come from the country club property. He mentioned that local realtor Steve Miller told him that he has interested parties. Ms. Scalettar said that she followed up with Mr. Miller regarding a buyer, but nothing materialized. She told Mr. Lober she would follow up with Mr. Miller again.

Katie McGonigal, 4 Fairview Road – would like to see a multi-faceted plan for the country club property; solar panel; disc golf; develop the area into a community and recreational area similar to High Plains in Orange.

COUNTRY CLUB OF WOODBRIDGE

Club House – grill area near the pool is under the dry sprinkler system that has failed. The Fire Marshal has not responded re opening any portion of the building until the sprinkler system is repaired.

Ms. Scalettar said that if the Boards of Selectmen and Finance decide to open the pool, the staff is investigating refurbishing the existing pool house and possible rental of porta-pottys. The pool at the country club is not handicapped accessible. But it did not have to be because there is an alternative – the Beecher Road School pool is handicapped accessible. The club house allows people in wheel chairs to get to the pool. One issue is, if the club house is closed, do the ancillary facilities have to be handicapped accessible even though the pool is not?

Pool – Before the pool can be opened for the 2017 season, the backwash system must comply with DEEP procedures. Most cost effective is to change to a new filtration system method that eliminates the need to backwash. Cost is \$18,000 for the main pool and \$5,000 for the Kidde Pool.

Mr. Hill and Mr. Taddei were present to answer questions from the Board. Mr. Hill said that when the Recreation Commission voted at its December meeting to request that the pool be open for the 2017 season it assumed the club house would be open. He said that staff could work with other accommodations and members would be accepting especially if they knew it was part of a larger, long term plan.

Ms. Scalettar asked if there are any other alternatives that have not been considered because if the Board wants the pool to be open and the club house can be used, options have to be explored. Mr. Taddei responded that Mr. Genovese has identified all points, but he is concerned about food refrigeration if the snack-bar had to be closed.

Summary – Ms. Scalettar said she understands from Mr. Hill that the Recreation Commission is good to go ahead with the pool this summer regardless what happens with the club house. She said that she agrees with the points that the Board of Selectmen would have to know what the alternatives are and the budget for those alternatives. At the same time it is important that the Board of Selectmen talk about a long term plan also – particularly if the club house cannot be used. If the club house can be used this summer it could be a one year plan. She said that as the Boards get to the budget season the problem is going to have to be dealt with anyway. Ms. Scalettar said that it is different if the Boards know it is going to be long term and there is some temporary plan, then maybe a new pool house could be built, but the Board has not gotten to that level of discussion.

Ms. Scalettar said that with respect to the Country Club Property, the current plan is to convert it to open space with possible long term recreation use and a pool would be a good anchor. She also said that to Ms. McGonagall's point, the vision is to have trails, cross-country skiing, and eventually perhaps an ice skating rink and a basketball court. She noted that studies have shown that it is less expensive to demolish the Club House than to try and repurpose it as a community center. But whatever is decided it has to fit the budget. She thanked the Recreation Commission for confirming that pool members will probably be accepting of a short solution with the understanding that it may lead to a long term proposal.

Ms. Scalettar further stated that, contrary to Mr. Lober's belief, the Town is not promoting Toll Brothers, and Ms. Kayne, Mr. Anastasio, and Mr. Dey have stated that they will not support any plan that requires a change of Zone classification. She also said that she takes strong exception to any suggestion that there has been any proposal to the Board or any turning away of people. She said that every single inquiry or proposal has been followed-up on and they all fade away. The Town needs to make a decision and move forward.

Consensus – It was the consensus of the Board that it does want to open the pool for the 2017 season if fiscally reasonable and that future plans will be explored; that the Board will follow up with the Fire Marshal as soon as possible; and that the Recreation Commission is to hold a special meeting and to inform the Board of any further recommendations and of any need to change pool membership fees.

ADMINISTRATIVE OFFICER/DIRECTOR OF FINANCE'S REPORT

Monthly Report – Mr. Genovese through December 2016 he is projecting a budgetary surplus of approximately \$260,000 at the end of the fiscal year. This would result in a projected fund balance of \$4.7 million or 10% of the annual projected expenses at the end of the year.

Funding Request - The Board of Selectmen **VOTED** to recommend the following funding request to the Board of Finance:

#1617-06 – Allocation Amount: \$ 13,195
To: Fire Dept. Technical CNR-Machinery (1230-00/55120)
From: Board of Finance Contingency (1170-00/56800)
For: Replacement of equipment damaged during fire on December 5, 2016
(Scalettar – Heller) Unanimously Approved

Bid Waiver – Police Dept. Telephone System Replacement: The Board of Selectmen **VOTED UNANIMOUSLY** (Scalettar – Anastasio) to forego the bid process for the replacement of the Police Department telephone system pursuant to the recommendation of Mr. Genovese and Police Chief Frank Cappiello.

Funding Request – The Board of Selectmen VOTED to recommend the following funding requests to the Board of Finance:

#1617-05 – Allocation Amount: \$ 15,528
To: CNR-Police Machinery (302-2100/57410/PHONE)
From: Board of Finance Contingency (1170-00/56800)
For: Replacement of phone system at Police Department
(Scalettar – Heller) Unanimously Approved

#1617-07 – Allocation Amount: \$ 6,000
To: Country Club of Woodbridge – Repair & Maint. – Building
(1192-00/53530)
From: Board of Finance Contingency (1170-00/56800)
For: Repairs to HVAC system as well as emergency pump repairs.
(Scalettar – Heller) Unanimously Approved

ASSISTANT ADMINISTRATIVE OFFICER'S REPORT

Subsidence Agreement – has been signed by the State. The Town may now move forward on the project.

Microgrid – The Fuel Cell at Amity that will power the Microgrid has been energized. A press conference will be held at a date to be determined.

TOWN COUNSEL

Mr. Weiner said that due to the efforts of the Tax Collector the Town has a very low rate of uncollected taxes. However, about six months ago a significant amount of arrears occurred. The decision was made to begin foreclosure proceedings on some very delinquent tax payers, and In December 2016, the Town collected almost \$93,000 in back taxes.

PERSONNEL COMMITTEE REPORT

The Personnel Committee Meeting was delayed so there is no report.

TOWN CLERK'S REPORT

The Board of Selectmen **VOTED UNANIMOUSLY** (Scalettar –Jacobs) to acknowledge receipt of the Town Clerk's Report.

FIRST SELECTMAN'S REPORT

Budget - Ms. Scalettar said that the Town receives funds under the State LOCIP program that are used mainly for paving. She said that the State has reached its capacity on the distribution of LOCIP funds and some towns that had not put in their paperwork in a timely fashion may not get their funds at all, but Woodbridge had all its paperwork in on time so if anyone should read an article about LOCIP – don't worry, Woodbridge is okay.

Notable Trees Project – Met with Paul DeCoster regarding his project to identify notable trees in Woodbridge. The Town of Hamden recognizes a "Notable Tree of the Month" or periodically. Mr. DeCoster's committee will distribute information on how to decide if a tree on your property is "Notable".

Business Visit – visited "Mathnasium" a tutoring business.

Cub Scouts – met with a group of Cub Scouts to explain the role of Town government

LIAISON REPORTS

Ms. Scalettar: Amity Regional School District #5 – has it audited financials from last year including a surplus which will result in a refund to the Town \$220,000.

Amity Regional District #5 – Finance Committee – the Committee, comprised of representatives from the Boards of Finance of the three towns, has worked very well for several years. There has been an ongoing discussion regarding modifying the language.

The Board of Selectmen **VOTED UNANIMOUSLY** (Anastasio –Dey) to suspend liaison reports until the following meeting.

ADJOURNMENT

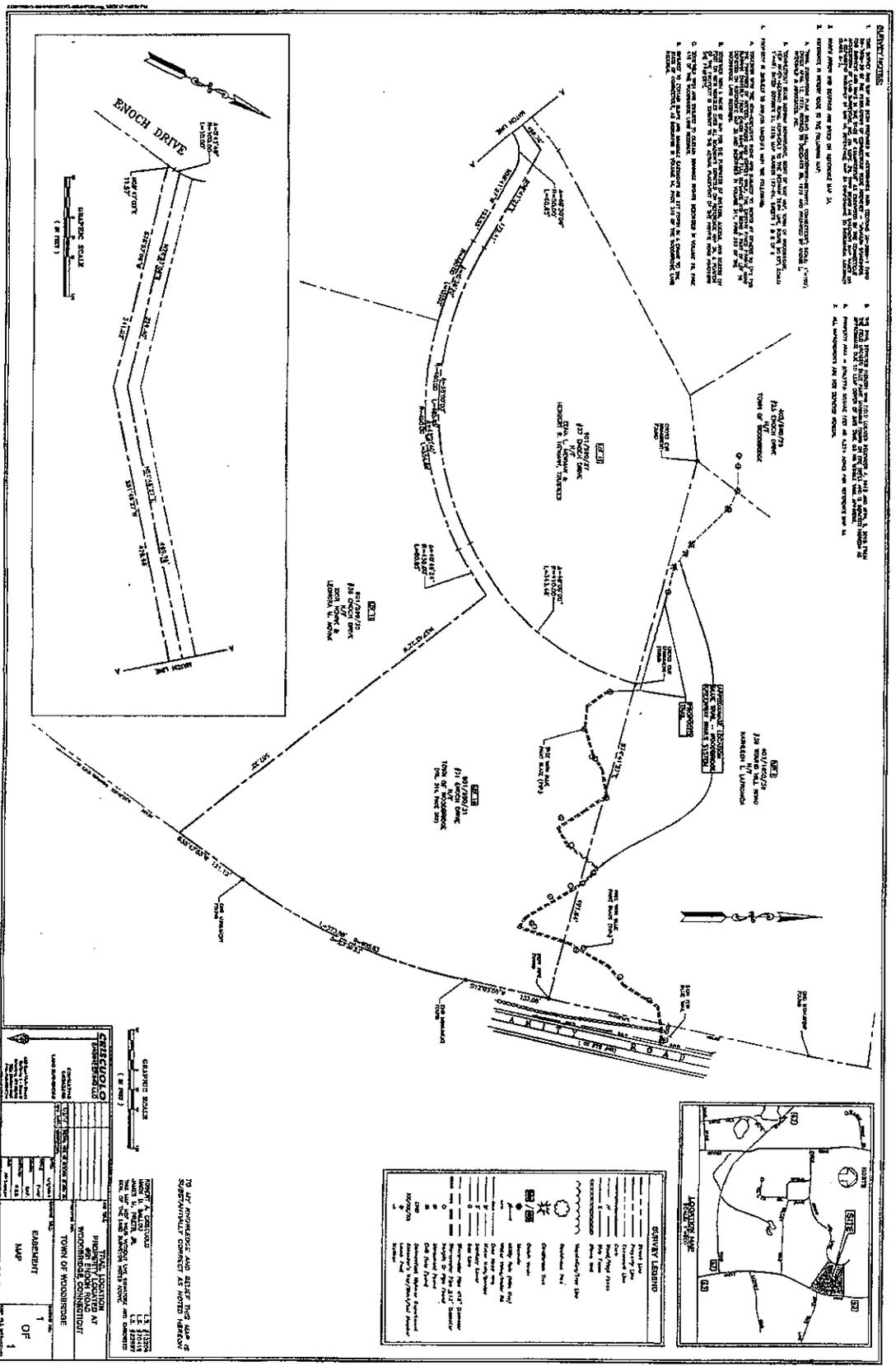
The Board of Selectmen **VOTED UNANIMOUSLY** (Jacobs –Dey) to adjourn. The meeting adjourned at 7:16 p.m.

Transcribed from Official Recording
Geraldine S. Shaw, Clerk

APPENDIX EE

PLANNING/NOTES:

1. The project is a subdivision of land owned by the State of Wisconsin, located in the Town of Woodruffe, County of Waushara, Wisconsin. The land is being subdivided into lots for residential purposes. The subdivision is shown on the attached plat.
2. The project is a subdivision of land owned by the State of Wisconsin, located in the Town of Woodruffe, County of Waushara, Wisconsin. The land is being subdivided into lots for residential purposes. The subdivision is shown on the attached plat.
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LEGEND

Symbol	Description
—	Property Line
—	Subdivision Line
—	Right-of-Way Line
—	Water
—	Shaded Area
—	Other

PROPERTY LIST

Lot No.	Area (Ac.)	Owner
1	0.15	State of Wisconsin
2	0.15	State of Wisconsin
3	0.15	State of Wisconsin
4	0.15	State of Wisconsin
5	0.15	State of Wisconsin
6	0.15	State of Wisconsin
7	0.15	State of Wisconsin
8	0.15	State of Wisconsin
9	0.15	State of Wisconsin
10	0.15	State of Wisconsin

TITLE BLOCK

PROJECT: SUBDIVISION OF LAND OWNED BY THE STATE OF WISCONSIN, LOCATED IN THE TOWN OF WOODRUFFE, COUNTY OF WAUSHARA, WISCONSIN.

ENGINEER: ROBERT A. FISHER, P.E.

DATE: 11/15/2011

SCALE: 1" = 100'

PROJECT LOCATION: TOWN OF WOODRUFFE, COUNTY OF WAUSHARA, WISCONSIN.

PROJECT MAP: 1 OF 1

APPENDIX FF

Conservation Commission
Jan. 19 2017
Meeting Minutes

In attendance: Jason Morrill, Tom Kenefick, Traci Cipriano, Frank DeLeo, Lauren Miller, Julie Perlman, BOS liaison Joe Dey and Assistant Administrative Officer Betsy Yagla

Jason Morrill called the meeting to order at 7:34 p.m.

1. There was no public comment.
2. Jason made a motion to approve the December 15 2016 minutes with a correction (Lauren Miller was in attendance; Julie Perlman was not). Traci Cipriano seconded. Frank DeLeo abstained; all others voted in favor, the motion passed.
3. The commission discussed the proposed budget. Tom Kenefick made a motion to approve the proposed budget with one change: requesting \$2,500 instead of \$4,500 for general professional services. Frank DeLeo seconded. All in favor; motion passed.
4. The commission discussed trail walks.
On Feb. 4 at 9:30 a.m. Lauren Miller will lead a walk of the Country Club of Woodbridge. The commission will also host a special meeting.

In March Tom Kenefick will lead a walk through Bishop East.

5. The commission discussed the DEEP Open Space Watershed Acquisition grant.
Tom Kenefick made a motion to apply for the grant to purchase 1875 Litchfield Turnpike. Frank DeLeo seconded the motion. All in favor; the motion passed.
6. The commission discussed 31 Enoch Drive. Joe Dey updated the commission that the Board of Selectmen approved the First Selectman to negotiate the sale of the property.

Jason Morrill made a motion to amend the agenda to include executive session to discuss 31 Enoch Drive. Tom Kenefick seconded. All in favor; the motion passed.

7. Tom Kenefick made a motion to enter executive session to discuss the potential sale of Town-owned land, 31 Enoch Drive, and to invite Joe Dey and Betsy Yagla to the discussion. Julie Perlman seconded. All in favor; the motion passed.

Executive session began at 7: 55 p.m.

At 8:50 p.m. the commission exited executive session. No motions were made and no votes were taken, Jason Morrill said.

Jason Morrill made a motion that the Conservation Commission recommend sale of 31 Enoch Drive contingent upon the following recommendations:

- That a 50 foot buffer be placed on the easement to prevent blockage of the trail, where applicable
- That funds from the sale be used for other open space functions
- That the trail be protected in perpetuity through the easement

Tom Kenefick seconded the motion. All in favor; the motion passed.

8. Chairman's report: Jason Morrill updated the commission about the Connecticut Land Conservation conference on Saturday March 18.

He also noted that the Orange Conservation Commission has put "no biking" signs at the Racebrook Tract and that the signs will come down in the late spring.

At 8:58 p.m. Frank DeLeo made a motion to adjourn. Julie Perlman seconded. All in favor; meeting adjourned.

APPENDIX GG

The March 8, 2017, Board of Selectmen Regular Meeting was convened at 5:00 p.m. in the Town Hall Central Meeting Room by First Selectman Ellen Scalettar.

Present: Ms. Heller, Ms. Jacobs, Ms. Kayne, Ms. Scalettar, Mr. Anastasio, and Mr. Dey
Present for Staff: Anthony Genovese, Administrative Officer/Director of Finance; Mr. Weiner, Town Counsel; Ms. Yagla, Assistant Administrative Officer; and Mrs. Shaw, Clerk.

WOODBIDGE BOARD OF EDUCATION – Superintendent Robert Gilbert

Mr. Gilbert reported that the \$65,000 budget deficit due to Special Education needs has been reduced to \$17,000 through retirements and other reductions. However the deficit may go back up to \$30/\$40k with the expected enrollment of 22 special education students in the September pre-k program.

He thanked all who participated in the successful "Read Across America" and noted that March 17th is a professional development day.

MASSARO FARM UPDATE – Tassos Kyriakides, President

Mr. Kyriakides thanked the Board for its support and noted that the very successful 2016 Centennial Year closed on February 26th.

Upcoming events include: March 19th – Annual Meeting at Coachman Square
March 27th – Amity Bicycle Shop - sign-up for the Massaro Farm Melon Head Team - "Rock to Rock" cycling event and demonstration of an electric bicycle
April 22nd – "Rock to Rock" cycling event
April will begin school trips to the farm
May 5th – Yale School of Public Health Day of Service
Labor Day Weekend – Farm Dinner

COMMISSION ON THE USE OF PUBLICLY OWNED PROPERTIES - REVIEW OF PROPOSED COMMUNITY GARDEN GUIDELINES

Vice Chair Lor Ferrante Fernandes presented the revised guidelines for the Community Gardens.

Following review the Board voted as follows:

- (1) - The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Anastasio) to adopt the following: Garden Plots should be made available for use to Woodbridge residents only going forward. Out of town residents who have been gardening may continue to garden.
- (2) – The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Dey) to adopt the following: Returning gardeners in good standing should be given priority for plots the following year.

Economic Development Commission (2)

The Board of Selectmen **VOTED** (Heller – Jacobs) to appoint Evan Trachten to fill a vacancy on the Economic Development Commission for a term ending June 30, 2017.

Vote: Aye – Heller, Jacobs, Scalettar, Anastasio, Dey

Nay – Kayne

Mr. Trachten is appointed to fill the vacancy on the Economic Development Commission

The Board of Selectmen **VOTED UNANIMOUSLY** (Anastasio – Scalettar) to appoint Ms. Livesay to fill a vacancy on the Economic development Commission for a term ending June 30, 2017.

UPDATE ON POSSIBLE USE OF COUNTRY CLUB OF WOODBRIDGE PROPERTY

Executive Session – At 7:30 p.m. the Board of Selectmen **VOTED UNANIMOUSLY** (Dey – Jacobs) to move into executive session pursuant to CGS Section 1-200(6)(D) and to invite Mr. Genovese, Mr.

Weiner, and Ms. Yagla to attend.

At 7:48 p.m. the Board moved out of executive session and returned to regular session. No motions were made or votes taken in executive session.

Pool – the Board of Finance did not approve the transfer to provide funds to open the pool. They require additional information re the condition of the pool and the water delivery system. They are also requiring an independent study of pool safety issues.

Mr. Genovese will contact a consultant as soon as possible to stay within the timeline if the pool is to be opened this summer.

UPDATE ON NEGOTIATIONS – 31 ENOCH DRIVE

Executive Session – at 7:55 p.m. The Board of Selectmen **VOTED UNANIMOUSLY** (Scalettar – Heller) to move into executive session pursuant to CGS Section 1-200(6)(D) and to invite Mr. Weiner, Mr. Genovese, and Mr. Gilbertson to attend.

At 8:40 p.m. the Board moved out of executive session and returned to regular session. No motions were made or votes taken in executive session.

Mr. Gilbertson reviewed the map designating the original easement from Amity Road (following the gas line) to the Town's open space property at the top of Round Hill Road (25 Enoch Drive). The first 600 feet of the easement is very steep, approximately a 40% slope. The easement then passes through private property very close to the back of the home. Mr. Gilbertson then reviewed a second map prepared by a surveyor showing a proposed easement/trail from Amity Road, avoiding the very steep slope by following a switch-back pattern. The proposed easement traverses the property line of 31 Enoch Drive and 39 Round Hill Road until it picks-up the Blue Trail at Town owned property (25 Enoch Drive). Mr. Gilbertson said that if the Town's goal is an easy to use, continuous trail, easements should be negotiated with owners of the

(3) – It was the consensus of the Board of Selectmen that the following be referred to the Police Department (Traffic Authority) for recommendation: Signs regarding speed limits and parking should be placed at appropriate spots (parking by the gardens should be limited to gardeners only) including limiting parking in the lanes between gardens to gardeners. Ms. Kayne suggested that a “no idling” regulation be added.

AWARD OF FARM LEASES FOR 2017 GROWING SEASON

The Board of Selectmen **VOTED** to award the following leases for Town Owned Farm Land for the 2017 growing season:

Ethan Schneider, Koan Farms, 1907 Litchfield Turnpike: ½ of the lower field, adjacent to West River on the Bishop East Property – field is shared with Sarah Shepherd.
(Dey – Jacobs) Unanimously Approved

Sarah Shepherd, 1990 Litchfield Turnpike: ½ of the lower field, adjacent to West River on the Bishop East property – field is shared with Ethan Schneider;
(Dey – Jacobs) Unanimously approved.
Darling House/Bishop East North Hay Field (1907 Litchfield Tpk)
Field North of 1932 Litchfield Tpk.
Shepherd Farm Park (1966 Litchfield Tpk.)

(Dey – Anastasio) Unanimously Approved

Keith Arnold, 127 Beecher Road: Fitzgerald Property 100 Center Rd - Lower lot and two front lots for hay

(Heller – Anastasio) Unanimously Approved

Elderslie Preserve (Peck Hill Road) 3 fields for hay

(Heller – Dey) Unanimously Approved

Chris Sorensen, 152 Peck Hill Road: Bishop West, 1910 Litchfield Turnpike – for hay

(Heller – Dey) Unanimously Approved

Marc and Lisa Santoro, 48 Center Road – Alegi Field, 160 Pease Road – hay and grazing of animals

(Dey – Heller) Unanimously Approved

Tim Kriz, 13 Bear Hill Road, Bethany: Zwick Property – hay (Heller – Dey) Unanimously Approved

The guidelines for leasing the fields and the cost will be reviewed prior to the 2018 season.

STATE DELEGATION

Representative Themis Klarides was the only member available to attend. Senators Slossberg and Logan were in session re an emergency bill to extend the municipal budget deadline.

Ms. Klarides spoke of the Governor's budget which will be reviewed and revised by the House and the Senate prior to becoming finalized. However, there will be cuts to municipalities and the town budgets should be prepared with that in mind.

Ms. Scalettar spoke of the Woodbridge Board of Education pre-k/special education issue and suggested that the formula be reconfigured to cover at least half of the proposed cuts.

WOODBIDGE VOLUNTER FIRE ASSOCIATION – Permission to use a portion of the Fitzgerald Field for Fireworks.

The Woodbridge Volunteer Fire Association will hold the Halloween Truck or Treat on Tuesday October 31, 2017. A 20 minute fireworks display is planned for 7:15 p.m. Use of a portion of the Fitzgerald Field is required for the display.

The Board of Selectmen **VOTED UNANIMOUSLY** (Jacobs – Heller) to grant permission to the Woodbridge Volunteer Fire Association to use a portion of the Fitzgerald Property to hold a fireworks display in conjunction with the October 31, 2017, Truck or Treat with the understanding that all safety, traffic control, parking, and logistical plans in conjunction with the Woodbridge Police Department are followed.

POLICE RADIO TOWER REFER TO TOWN PLAN AND ZONING FOR 8-24 REVIEW

The current 110 foot, lattice styled communication tower located behind the Police Department at 4 Meetinghouse Lane is to be removed. It will be replaced with a 110 foot monopole, a 10 foot x 20 foot equipment shelter, and an 11 foot x 16 foot concrete pad.

The Board of Selectmen **VOTED UNANIMOUSLY** (Dey – Jacobs) to refer the installation of a new police radio tower to The Town Plan and Zoning Commission for review under Section 8-24 of the Connecticut General Statutes.

LADDER TRUCK

Fire Chief Rowland reported that the department has retired the current ladder truck. With donations, The Woodbridge Volunteer Fire Association has purchased a 1992, 100 foot ladder truck from Enfield, CT. The Department requests that the Town turn over the title of the old ladder truck and the 1976 tanker to the Association so they can be sold to help fund the purchase. The Board took no action at this time.

PUBLIC COMMENTS

Cathy Wick – 181 Rimmon Road – shared the history of the purchase of 31 Enoch Drive. Sale of property would inhibit protection of the Greenway Trail; there would be problems enforcing the proposed easements; sale is shortsighted and establishes a prescient of selling property purchased with open space funds. She said that she understands that because of the ownership of 31 Enoch Drive the Town is liable to share in the maintenance of Round Hill Lane.

She recommended that the Town offer to plow Round Hill Lane in exchange for exiting the Round Hill Association.

Semyon Dubrosky, 44 Merritt Avenue - Mr. Dubrosky requested that the Town reimburse him for expenses incurred due to an incident with a skunk and subsequent arrest by ACO Karen Lombardi.

Ms. Scalettar explained that the Town could not act in the matter as it was determined that the ACO acted appropriately and the warrant was signed by a Judge.

Bryan Pines, President Woodbridge Land Trust; Dr. Broderick, 5 Old Still Road; Barbara Fabiani 19 Dillon Road; and Richard Forselius, 1025 Racebrook Road - urged the Board to retain ownership of 31 Enoch Drive to preserve the continuity of the Greenway Trail.

Peter Cooper, 655 Amity Road – inquired if the Commission on the Use of Publicly Owned Properties (“CUPOP”) had been asked to review the proposed sale of 31 Enoch Drive. He said the impact of the sale on the greenway should be studied.

NOTE RE 31 ENOCH DRIVE – Letters from the Woodbridge Land Trust and the Woodbridge Conservation Commission are attached to these minutes as part of the permanent record.

Jeanie Shernow, 7 Shady Hill Road – The Country Club Pool enhances the quality of community in Woodbridge. Of the 171 members in 2016, 125 have indicated they planned to purchase memberships for 2017.

Michael Vaskov, Luciani Street – stated that there were alternates to the repairs to the pool discussed this evening. Several items can be repaired or removed – no need to install new.

Roger Sherman, 5 Fairview Road – asked what would be done with the proceeds if 31 Enoch Drive is sold. Also questioned what was done with the proceeds from the auction of the Country Club equipment.

Robert Hill, 68 Acorn Hill Road – 81% of the 2016 pool membership is planning to return for 2017; risk maintenance items at the pool have been addressed; important that the pool be made safe prior to opening; this is an affordable program for residents that cannot afford to be members of other area pool clubs.

PEASE PLACE PLAYGROUND SHADE IMPROVEMENT

Bryan Pines, President of the Woodbridge Land Trust has written that the trust holds that the conservation easement on the Pease Road property and has an obligation to review all proposed changes and activities on the property. The letter urged the Board of Selectmen to defer installation of any shade structure until the Trust has an opportunity to review the plan. A copy of Mr. Pines’ letter is included with these minutes as a part of the permanent record.

Teri Schatz, former chair of the Community Playground Committee said the Playground plan approved by both the Board of Selectmen and the Woodbridge Lane Trust included a shade structure over a portion of the playground. That portion is now identified as the picnic tables. However, funds for the structure were used to address safety issues. The Woodbridge Rotary considered donating the structure but as the Pease Place Playground 501(3)c has been dissolved this may not be possible.

On February 28, 2017, Town Counsel, Gerald Weiner wrote a memorandum/opinion to First Selectman addressing the Land Trust's claim stating that the original approval stated further Woodbridge Land Trust approval must be sought only if the location or size of the playground was to be increased. A copy of Mr. Weiner's opinion is included with these minutes as part of the permanent record.

ADMINISTRATIVE OFFICER/DIRECTOR OF FINANCE'S REPORT

Monthly Report – there is no monthly report.

Tax Refunds - The Board of Selectmen **VOTED UNANIMOUSLY** (Scalettar – Heller) to refund taxes in the amount of \$8, 546.73 pursuant to Section 12-124 thru 129 of the Connecticut General Statutes and the recommendation of the Tax Collector.

Funding Requests - The Board of Selectmen **VOTED** to recommend the following funding requests to the Board of Finance:

#1617-14 – Interdepartmental Transfer Amount: \$ 3,000
To: Parks Dept. Overtime (1520-00/50410) \$1,000
Parks Dept. Maintenance Supplies (11520-00/55130) \$ 2,000
From: Revenues – Donations (1-6-1100/46410)
For: Transfer donation from Beth-Wood Baseball League for clay material and over-time for tournaments.

(Scalettar – Dey) Unanimously Approved

#1617-15 – Allocation Amount: \$13,964
To: Fire Department – Capital Machinery (1230-00/57410)
From: Board of Finance Contingency (1170-00/56800)
For: Emergency replacement of UPS (battery backup) at Oak Lane Country Club radio site that is no longer working.

(Scalettar – Heller) Unanimously Approved

FIRE DPARTMENT AIR PACKS LEASE – ADOPT RESOLUTION

The Board of Selectmen **VOTED UNANIMOUSLY** (Anastasio – Dey) to adopt the “Resolution and Declaration of Official Intent” with JP Morgan Chase Bank for the Fire Department Air Packs Equipment Lease.

ASSISTANT ADMINISTRATIVE OFFICER'S REPORT

Ms. Yagla said that the new Town of Woodbridge Newsletter will be published monthly with combined issues for July/August and December/January and delivered to every household. The publication will include senior news/events; news from other departments; costs less than the previously published senior newsletter; and advertisements will help to defray the cost of printing and mailing. Requests for advertisements are to be referred to Ms. Yagla.

**HAZARDOUS WASTE COLLECTION CENTER – REGIONAL WATER AUTHORITY 2017-2020
RESOLUTION**

The Board of Selectmen **VOTED UNANIMOUSLY** (Anastasio – Dey) to adopt the HazWaste Central Resolution affirming the Town's participation in the program from July 1, 2017 – June 30, 2020.

TOWN COUNSEL'S REPORT

Mr. Weiner has no report.

TOWN CLERK'S REPORT

The Board of Selectmen **VOTED UNANIMOUSLY** (Scalettar – Jacobs) to acknowledge receipt of the Town Clerk's Report for the month ending February 28, 2017.

DISCUSSION OF A PROPOSED NO SMOKING POLICY AT ENTRANCES TO TOWN BUILDINGS

Ms. Scalettar said the Library is concerned about people smoking outside the entrance and that the practice should be review for all Town buildings. also thought that this should be reviewed for all Town buildings. The Town has a policy of no smoking in Town buildings and vehicles. Connecticut Conference of Municipalities will be contacted for copies of other towns' polices and any regulations regarding State building.

APPOINTMENTS

Board of Finance – Appoint to the Board of Finance vacancy will not be considered this evening.

Conservation Commission (1)

The Board of Selectmen **VOTED** (Heller – Jacobs) to appoint Karen Sklarz to fill the vacancy on the Conservation Commission for a term ending June 30, 2019.

Vote: Aye – Heller, Jacobs, Scalettar

Nay – Anastasio, Dey, Kayne

Ms. Scalettar exercised Section 5-3(b) of the Charter to break the tie vote of the Board Ms. Sklarz is appointed to fill the vacancy on the Conservation Commission.

properties involved. He noted that the Conservation Commission agrees that the best way to protect the Greenway Trail is with dedicated easements. It was noted that there is no recorded conservation easement on 31 Enoch Drive.

Ms. Scalettar explained that according to the map presented by Mr. Gilbertson, though the trail is not heavily used, hikers using the trail are actually trespassing. She said that one of the questions raised is if the Town does not go ahead with the sale of 31 Enoch Drive – will the owner of the adjoining property never-the-less allow the Town to create an easement across his property.

Mr. Weiner reported that he spoke with the proposed purchaser who stated that if the Town did not sell him 31 Enoch Drive he would not allow an easement as designated on the prepared map.

Ms. Scalettar said that it took some time to sort out the actual trail and easement, and that once the Conservation Commission understood the actual location they agreed that this is the way to create and protect the trail that people have always thought was a Town trail. Selling this parcel of land is the way to protect the trail.

Ms. Scalettar said that staff has done extensive research into the question of whether 31 Enoch Drive is protected open space that cannot or should not be sold by the Town.

Mr. Gilbertson said that he examined the deed for the purchase of 31 Enoch Drive and there is no reference to “open space”.

Mr. Dey noted that the March 10, 1999, Board of Selectmen minutes records an affirmative vote to purchase the 6.2 acres known as 31 Enoch Drive “acquisition of said property will provide safe and ready access to the Town’s greenway trail” and that is what this Board is trying to accomplish. He further noted that in order to go from Town owned property known as 25 Enoch Drive to 31 Enoch Drive it is necessary to go through private property; so legal protection of the trail was not accomplished with the purchase.

Ms. Scalettar said that staff also checked with Bond Counsel regarding any open space restriction with respect to the sale of the property.

Mr. Genovese said that typically when the Town purchases open space it is either funded through a general fund contribution, bonds or grants. The purchase of 31 Enoch Drive was not a grant funded purchase in total or in part so there were no grant restrictions. He further stated that it is unclear if the property was purchased with Town funds or bond proceeds because the Town borrowed money and simultaneously transferred funds from the general fund to purchase a number of properties. In an excess of caution, Mr. Genovese said that he contacted Bond Counsel to be sure there were no obligations on behalf of the Town to keep the property as open space if it is assumed the property was purchased with bond funds. Bond Counsel assured Mr. Genovese that there is no obligation, primarily because of the length of time since the purchase as the bonds are paid off.

Ms. Scalettar said that she understands that the Town has a few different funds, and it is the Board of Selectmen that sets the parameter of the funds and can transfer money out of those funds for other purposes.

Mr. Genovese confirmed that such transfers have occurred in the past.

Process – Ms. Scalettar said that if the Board of Selectmen voted to approve the sale and the contract the action would be for the Board to vote to sell the property and schedule a date for a Special Town Meeting where the public can appear to comment, discuss, ask questions and vote on the proposal. There is no action this evening as the Town is still negotiating with the proposed purchaser.

FIRST SELECTMAN'S REPORT

Ms. Scalettar said that Maria Kayne wanted to have a discussion about sending the Town budget to a referendum. She explained that the budget process is set by Charter and Ms. Kayne's request would require a Charter Revision.

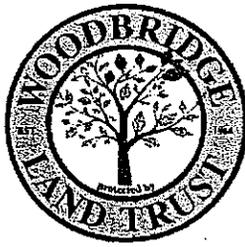
SUSPENSION OF THE AGENDA

The Board agreed to dispense the Liaison Reports.

ADJOURNMENT

On a non-debatable motion by Mr. Dey, seconded by Ms. Jacobs the meeting adjourned at 8:50 p.m.

Respectfully submitted
Geraldine S. Shaw, Clerk



The Woodbridge Land Trust, Inc.

P.O. Box 3699
Woodbridge, CT 06525

woodbridgelandtrust@gmail.com

woodbridgelandtrust.org

March 3, 2017

Ellen Scalettar
First Selectman
Town of Woodbridge

Dear Ms. Scalettar:

The Woodbridge Land Trust holds a conservation easement on 25 Enoch Drive. A recent proposal by the Board of Selectmen to sell a six acre parcel of open space at 31 Enoch Drive has raised questions for the members of the Land Trust Board of Directors.

The 31 Enoch Drive land was purchased in 1999 to provide better access to the network of hiking trails known as the Greenway that encircles our town. The original trail, a portion of which was located in the Trust's easement on 25 Enoch Drive, followed a narrow steep pathway above the natural gas pipeline. In addition to its steepness, the trail passed through the backyard of a Woodbridge residence. Neither hikers nor the property owners enjoyed the trail thus situated. The problem was solved by the purchase of the 31 Enoch Drive parcel which allowed for the relocation of the trail. This particular link in the chain of trails is extremely important since it connects the Woodbridge trails to the Regional Water Authority trail system on the east side of Amity Road that stretches for many miles through Bethany to Lake Chamberlain and beyond.

Part of the Woodbridge Land Trust's mission is:

- *To conserve and preserve the natural resources of the town of Woodbridge, including its open space, woodlands, water, and scenic and historic buildings for the benefit of the general public and posterity.*
- *To further the public's recreational use and enjoyment of the outdoors in a manner consistent with the conservation and preservation of our natural resources.*

The Woodbridge Land Trust is concerned about the impact of the sale of 31 Enoch Drive because of the Trust's interests in providing access to the trail in relation to its conservation easement. To ensure the protection of the Greenway trail, the Trust recommends that the Town retain the 31 Enoch Drive parcel. The Trust would welcome the opportunity to hold a Grant of Conservation Restriction on this parcel, similar to the GCR we hold on 25 Enoch Drive. If additional easements across private properties are necessary to protect the integrity of the trail, we urge the town to undertake those negotiations.

Sincerely,

Bryan H. Pines, D.M.D.
Woodbridge Land Trust, President



The Woodbridge Land Trust, Inc.

P.O. Box 3699
Woodbridge, CT 06525

woodbridgelandtrust@gmail.com

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February 28, 2017

Ellen Scalettar
First Selectman
Town of Woodbridge

Dear Ms. Scalettar:

It has come to our attention that changes are being proposed to the playground on the Alegi property on Pease Road. Please be advised that the Woodbridge Land Trust holds a conservation easement on the property and permission has not been sought for any changes. The Land Trust has the right and obligation to review activities that are proposed for the property, irrespectively of whether those activities are permitted under the terms of the easement. This means that those who propose activities must provide sufficient information to the Trust upon which it can, in the first instance, determine its jurisdiction over the activities.

The Trust vigorously enforces its rights on behalf of its members and those who have placed their trust in us to protect and preserve open space. When appropriate, we litigate those rights, although it is always our preference to resolve matters amicably. In that spirit, it is our hope that the Board of Selectmen and its agents will respect the Trust's role. It would be unfortunate for private parties to believe, incorrectly, as they did when the playground was first proposed, that the town's approval is all that is necessary to proceed. We suggest a more cooperative approach in that the town should defer action until the applicants have had an opportunity to meet with the Trust and explain their plan.

Very truly yours,

Bryan H. Pines, D.M.D.
President

Cc: Via email to
Gerry Shaw gshaw@woodbridgect.org
Beth Heller eheller999@aol.com
Joseph Dey - jdey@gjsins.com
Maria Kayne - kaynish@aol.com
Susan Jacobs - susan@jacobslawmediation.com
Tony Anastasio - tonya33@optonline.net

MEMORANDUM

TO: Ellen Scalettar, First Selectman, Town of Woodbridge
FROM: Gerald T. Weiner, Esq.
RE: Pease Road Playground- Shade Cover
DATE: February 28, 2017

This memo specifically discusses the issue of whether it is necessary to obtain Woodbridge Land Trust (WLT) approval in order to erect shade covering over a portion of the playground facility.

The WLT granted approval for the construction of a playground on the Pease Rd. "Alegi" property which consisted of a 22,500 sq. ft. facility for recreational purposes. The approval from the WLT is set forth in a letter dated April 23, 2014 (a copy of the letter is attached).

The WLT approval contained the following language:

" please be aware that in the future any plans for changes to the specific location of the playground within the easement area, or an increase in total size of the playground above 22,500 square feet would need to be submitted to the Trust for approval prior to commencement of work to make these changes".

On April 9, 2014 the Board of Selectman (BOS) approved the plan presented by Ms. Inclina and Ms. Schatz. The approval motion included a request from BOS member Tony Anastasio that "additional approval is required for any alteration from the plan approved this evening" (see attached copy of BOS minutes).

The Grant of Conservation Restriction which controls the use of the "Alegi" property is recorded in VL 0278, PG. 175 of the Woodbridge Land Records and provides the following in Section 4(C):

"In addition, for any project that involves any combination of buildings, fixtures, or other structures consisting of or encompassing an aggregate of 1000 square feet or more, the Grantors, their successors, and assigns, agree to obtain the Trust's written, formal approval in advance with respect to the size and siting of any such buildings, fixtures or other structures, which approval shall not be unreasonably withheld" (a copy of the Grant of Conservation Restriction is attached).

I have reviewed the relevant documents and conclude as follows:

- A) **WLT APPROVAL** - Since the WLT has previously approved the playground no further approvals from the WLT are required. The WLT April 23, 2014 approval only required additional Land Trust review if there was a specific location change or an increase in size from the allowed 22,500 sq. ft. The shade cover proposal does not seek to alter the location or increase the size of the playground;

- B) **GRANT OF CONSERVATION RESTRICTION** - Since the WLT approval was previously obtained there is no need to seek any further approvals from the WLT in order to comply with the Conservation Restriction provision;
- C) **BOS** - As a result of Mr. Anastasio's motion that "additional approval is required for any alteration from the plan", the BOS could vote on the shade cover request at a meeting duly noticed for such purpose. It is noted, however, that the original plan approved by the BOS included "shade cover" over a portion of the playground. I understand the shade cover was never installed and the proponents of the playground are now seeking to complete this part of the plan.



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March 3, 2017

Ellen Scalett
First Selectman
Town of Woodbridge

Dear Ms. Scalett:

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Sincerely,

Bryan H. Pines, D.M.D.
Woodbridge Land Trust, President

APPENDIX HH

The May 10, 2017, Regular Meeting of the Woodbridge Board of Selectmen was convened at 5:00 p.m. in the Town Hall Central Meeting Room by First Selectman Ellen Scalettar.

Present: Ms. Heller, Ms. Jacobs, Ms. Kayne, Ms. Scalettar, Mr. Anastasio & Mr. Dey

Present for Staff: Mr. Genovese, Administrative Officer/Director of Finance; Mr. Weiner, Town Counsel; and Mrs. Shaw, Clerk.

TOWN ELECTION

Ms. Scalettar acknowledged that since the last Board of Selectmen meeting Woodbridge had its Biennial Election on May 1st. She said that the election went well with a good turn-out and everyone was dignified and a credit to the Town. She then offered congratulations to Ms. Heller and Mr. Dey on their election and said that she, Ms. Jacobs, Ms. Kayne, and Mr. Anastasio, would see what new adventures lay ahead.

WOODBIDGE BOARD OF EDUCATION – Superintendent Robert Gilbert

Mr. Gilbert thanked Ms. Yagla for organizing a Beecher Road School Building Committee Meeting to finalize reports to the State to receive the State Building Grant.

What is happening at Beecher Road School:

- Students are taking State Standardized Tests (S-Back Test)
- Extended Day performed the play “Jungle Book”
- 1st Band Concert performed by the fourth grade students
- Arts Week will be held in May
- Also there are end of year concerts, and other activities
- 6th grade graduation is June 15th
- At the May 16th Board of Education Meeting, Mr. Gilbert will present an update on some of the early progress on the strategic plan that he put forward in January.
- Still dealing with the unanticipated special education costs deficit of \$369,000 which is offset by the underspending in regular education of \$311,000, resulting in a deficit of \$58,188.
- Enrollment is at 791, with 2 more students expected next week and 35 additional next year. The pre-school population who require services will require the opening of an additional classroom and shifting of staff.

ACCEPT NEIGHBORHOOD ASSISTANT ACT APPLICATION FOR 2017

The Board of Selectmen **VOTED UNANIMOUSLY** (Kayne – Jacobs) to accept the Neighborhood Assistant Act applications from the Amity Teen Center and to hold a public hearing on June 14, 2017 at 5:00 p.m.

FIRST CHURCH OF CHRIST – STRAWBERRY FESTIVAL – PERMISSION TO POST SIGNS AND BANNER ON TOWN PROPERTY – Roger Calistro

The Board of Selectmen **VOTED UNANIMOUSLY** (Dey – Anastasio) to grant permission to the First Church of Christ to post a sign on the Fire House Triangle and a banner by the Memorial Garden announcing the 63rd Annual Strawberry Festival being held on Friday, June 9, 2017.

ANIMAL CONTROL FACILITY, SILVER PETRUCELLI ASSOCIATES

David Stein, Architect with Silver Petrucelli Associates explained that the current building was built in 1970 and does not meet today's code or the Department of Agriculture's regulation.

The \$400,000 STEAP grant received by the Town will only bring the existing building up to code. Fund raising activities are planned to add additional dog runs within the building, outdoor runs, and build a small addition on the front of the building to reconfigure office and public space.

The plan is for a three phased project:

1. Existing Building = \$536,888. includes new water line for public water supply; all aspects of the existing building brought up to code; upgraded plumbing system.
2. Dog Run Addition = \$400,365.
3. Office Addition & Renovations = \$311,999
- n/a Exterior Dog Runs = \$153,752

Total: \$1,402,904

Mr. Stein said that the Building Committee suggested working on phase 1 and 3 to fix the functionality of the building and leave the new kennels until later.

Mr. Dey voiced his concern that the Town had \$400,000 for the project, and a plan that totaled out at \$1.4M. Ms. Heller said that the budget was based on the \$400,000 with the anticipation that the fund raiser would bridge the cost gap on Phase I. Fund raising is anticipated for Phase II and III. He asked if the other members Towns are aware of the cost of the renovation project. Mr. Genovese said that the building belongs to Woodbridge and the other towns do not contribute into the capital costs.

Board members recommended that charges to the member towns be revisited in discussions regarding renewal of agreements.

Ms. Lombardi, Animal Control Officer, said that expansion of the dog runs is required as the service is now serving two additional towns, Bethany and Seymour. She said that the runs were at capacity this past winter.

The Board took no action, but noted its support of the next steps in the project, which is the preparation of an RFP.

Ms. Scalettar reminded those in attendance and the video audience of One Big Dog's June 4th fund raising event at Oak Lane to benefit the building project.

FITZGERALD PROPERTY – Community Gardens

Ms. Scalettar thanked the Commission on the use of Publicly Owned Property for the extensive work they did in preparing the guidelines for the Community Gardens. She said that the document for review is the result of Ms. Yagla consolidating CUPOP's recommendations to formalize most of the existing practices that have worked successfully for several years.

Ms. Yagla said she work with Andy and Thera Stack who have been Chairs of the Woodbridge Community Gardeners Committee. Enforcement of the regulations will remain with the Committee.

The Board of Selectmen **VOTED UNANIMOUSLY** (Anastasio – Jacobs) to approve the "Woodbridge Community Gardens Application, Regulations & Procedures". A copy of the document is attached for the permanent record.

Speed limit – The Board **VOTED UNANIMOUSLY** (Jacobs – Kayne) to set a vehicle speed limit of five (5) miles per hour on the drive within the Fitzgerald Property and to post such signs.

WAYFINDING SIGNS

Ms. Yagla explained that the Town received STEAP Grant money to improve the business district. Some funds remain from the installation of sidewalks. These funds are supporting the design of wayfinding signs for the business district, but not the manufacture or installation of the signs. The Wayfinding Sign Committee is comprised of Chair Jamie Scott, Ellen Eisenberg, Lor Ferrante Fernandes, Jeff Kaufman, and Chris Lovejoy.

Henry Withers of CR3 Landscape Architects and Mike Lauretano of Lauretano Sign Group explained that the signs would be of different design depending on location. The signs will be located at the gateway entrances to Woodbridge; at major intersections; there will be signs directing individuals to the various business centers; one at Newton and Center Road (directing to the High School and to the Town Center on Meetinghouse Lane. The directory signs at The Center building will also be replaced. Some of the signs can be designed to accommodate banners announcing events. Size and placement of the signs are to be approved by the CT Department of Transportation, and required Town Commissions.

The plan is for a total of 37 signs and the project will be done in phase. The Committee may reach out to the business community for financial support as they will benefit from the directional and information signs.

PUBLIC COMMENT

Phyllis Genel, 30 Richard Sweet Drive – very concerned that the Country Club of Woodbridge property is very overgrown. The Town maintains its other properties but is not mowing the CCW property and there will be an influx of ticks, animals, and at some point it will not be possible to mow the property. The Town owns this beautiful land and should care for it.

Jean Molot, 60 Dillon Road – Ms. Molot voiced her support for the proposed revision to the existing Firearms Ordinance. She said that she believes the revision will support the safety and welfare of the citizens of Woodbridge and further stated: *“The 2015 gun law States’ score card presented by the law center to prevent gun violence indicates a direct correlation between smart gun laws and fewer gun deaths. States with the weakest laws have some of the highest gun rate deaths in the nation. While states with strong gun laws like Connecticut have some of the lowest gun death rates. After the Sandy Hook massacre in December 2012 Connecticut legislature acted swiftly and decisively to pass comprehensive gun safety legislation with an act concerning gun violence prevention and children safety - which includes a ban on assault weapons and large capacity ammunition magazines. In the fall of 2015, the U.S. Court of Appeals for the 2nd circuit up-held Connecticut’s bans on these weapons. With the passage of this ordinance, the citizens of Woodbridge will be safer on Town owned property.*

David Lober, 35 Wepawaug Road – Mr. Lober congratulated First Selectman Elect Beth Heller and stated that he looks forward to working with her on the Board of Selectmen to tackle the problems that Woodbridge has yet to resolve. He said that he brings to the Boards attention the immediate need for short term action involving mowing and maintaining the Country Club of Woodbridge property. Grass, bittersweet and poison ivy is growing and as invasive plants take over the property will become less and less usable. He also expressed concern about the ticks that survived the winter and noted that 40% of the Lyme Tick population has tested positive for the organisms causing Lyme disease. Mr. Lober said that he last year he contracted a very severe case and was ill most of the summer. He said that to make the property safe and usable, the grass must be kept mowed and the ticks controlled and delaying until the new administration takes office will make the matters worse and the ability to maintain the property that much more difficult.

ADMINISTRATIVE OFFICER/DIRECTOR OF FINANCE’S REPORT

Monthly Report – Mr. Genovese said that based on the revenues and expenditures through April 2017 he is projecting a budgetary surplus of approximately \$514,000 at end of the fiscal year resulting in fund balance of \$5.0M or 10.55% of the annual projected expenses at the end of the year.

Tax Refunds - The Board of Selectmen **VOTED UNANIMOUSLY** (Scalettar - Heller) to refund taxes in the amount of \$6,002.94 pursuant to Section 12-124 to 129 of the Connecticut General Statutes and the recommendation of the Tax Collector.

Bid Waiver - State Contract re: Shade Structure (Pease Place Playground) – Ms. Scalettar reminded the Board that the shade structure was in the original plan approved by the Selectmen and the Land Trust. However, the project ran out of funds. There is \$4,000 remaining in the Town’s funds allocated to the project.

Ms. Scalettar read into the record a letter from Dr. Kalman Watsky, (Dermatologist). A copy of the letter dated March 9, 2017 is included in the permanent record and attached to these minutes.

The Board of Selectmen **VOTED UNANIMOUSLY** (Scalettar – Heller) to approve a bid waiver for the purchase of a 20' x 30' "Hip Shade Shelter" for Pease Place Playground on the State Contract for the total price of \$21,095 including installation.

Funding Requests – The Board of Selectmen **VOTED** to recommend the following funding requests to the Board of Finance:

2017-16 - Allocation Amount: \$109,165

To: Various Payroll Accounts

From: Board of Finance Contingency (1170-00/56800)

For: Transfer for salary increases as a result of contract negotiations

(Scalettar – Heller) Unanimously Approved

1617-27 – Intradepartmental Transfer Amount: \$ 3,000

To: DPW – Vehicle Parts (1310-00/55150)

From: DPW – Road Maintenance (1310-00/55170)

For: Transfer requested for vehicle repair costs

(Scalettar – Anastasio) Unanimously Approved

1617-28 – Intradepartmental Transfer Amount: \$ 10,000

To: DPW – Rentals (1310-00/53610)

From: DPW – Road Maintenance (1310-00/55170)

For: To address the dead/dying trees due to the Emerald Ash Borer Disease

(Scalettar – Heller) Unanimously Approved

1617-30 – Allocation Amount: \$ 6,000

To: Building Maintenance – Repair & Maint./Bldg. (1370-00/53530)

From: Board of Finance Contingency (1170-00/56800)

For: To replace failed air conditioning unit at the police department.

(Scalettar – Heller) Unanimously Approved

1617-31 – Allocation Amount: \$ 16,675

To: CNR-Recreation (302-5100-57500/PLAY)

From: Board of Finance Contingency (1170-00/56800)

For: Purchase and installation of a Hip Shade Shelter at the Pease Place Playground

Police Department – Application for Highway Safety Grant – The Board of Selectmen **VOTED UNANIMOUSLY** (Dey – Kayne) to authorize the Police Department to apply for a Highway Safety Grant in the amount of \$7,367.00 for extra patrols on Memorial Day, July 4th, and Labor Day.

Electricity Cooperative Purchase (Bethany, Orange, Amity Regional District #5, Woodbridge & Woodbridge Board of Education) – The Board of Selectmen **VOTED UNANIMOUSLY** (Dey – Kayne) to authorize the First Selectman enter into a contract with Blue Rock Energy sign a 24 month period (effective December 2017) at a rate of 7.9 cents per kW hour.

Country Club of Woodbridge, mowing – Ms. Scalettar said that she agrees with the public comments that the CCW property is beautiful property and we need to pay close attention to keeping it a Town treasure. She said that Mr. Parsons is closely watching the property.

Mr. Genovese said that the Town does have the equipment to maintain the property at a certain level. He said that Mr. Parsons continues to mow swath along the walking/cart paths – however he is seeking guidance for the rest of the property. There are several options for the larger areas depending on how the Town wants the property to look such as meadows, with mowing once or twice a year.

The Board requested that Mr. Parsons come to the June 14th meeting to discuss his plan for the maintenance of the property with the resources available to him.

ASSISTANT ADMINISTRATIVE OFFICER'S REPORT

Ms. Yagla reported that:

- CGI will tape the promotional video of the Town on May 16th and 17th and plan to upload it to the website in June.
- The 5kW solar panels that the Town earned through the solar campaign have been installed on the Library roof.
- An unannounced fire drill went well in all buildings.

TOWN COUNSEL'S REPORT

Executive Session – At 6:58 p.m. the Board of Selectmen **VOTED UNANIMOUSLY** (Scalettar – Heller) to move into executive session pursuant to CGS Section 1-200(6)(D) to discuss the terms of the possible sale of 31 Enoch Drive. Invited to attend: Mr. Weiner, Town Counsel; Mr. Genovese, Administrative Officer/Finance Director; and Mr. Gilbertson, Building Official and Zoning and Inland Wetlands Enforcement Officer.

At 7:20 p.m. the Board moved out of executive session and returned to the regular meeting.

No motions were made or votes taken in executive session.

Town Counsel reviewed the elements of the Memorandum of Understanding and stated that the Town Charter requires that any sale of property be subject to voter approval at a special town meeting. If the Board votes to refer the proposed sale to a special town meeting, a formal sale agreement will be drawn-up with Mr. and Mrs. LaTronica and presented at that meeting along with descriptions of the easements.

Motion: Ms. Jacobs moved and Ms. Heller seconded to refer the potential sale of 31 Enoch Drive to a special town meeting:

Vote: Aye – Anastasio, Dey, Heller, Jacobs, Scalettar
Nay – Kayne

The Special Town Meeting is scheduled for 7:00 p.m. on Thursday, June 8, 2017. Trail Master Mike Walter, Engineer Robert Criscuolo, and Mr. Gilbertson will be present to answer questions.

Ms. Kayne left the meeting at 7:30 p.m.

ORDINANCE COMMITTEE REPORT

The Board reviewed the revision to the Town Ordinance Chapter 160: Animals, Article I to be entitled: Dog Leashing Requirements and Removal of Dog Litter and the revision to the Town Ordinance Chapter 231 – Firearms and **VOTED UNANIMOUSLY** (Scalettar – Jacobs) to hold a public hearing at 5:00 p.m. on June 14, 2017, to receive comments on the proposed changes to the Town Ordinance.

PERSONNEL COMMITTEE REPORT

The Board of Selectmen **VOTED** on the Personnel Committee's recommendation to increase certain staff positions' salaries effective immediately:

- 1) Recreation Office Manager from \$22.32/hr. to \$22.74/hr. – to bring in line with the Unionized Senior Clerk positions. **UNANIMOUSLY APPROVED** (Scalettar – Dey)
- 2) Fire Department Clerk from \$22.34/hr. to \$22.74/hr. – to bring in line with the Unionized Senior Clerk positions. **UNANIMOUSLY APPROVED** (Scalettar – Dey)
- 3) Youth Services Director from \$45,275/yr. to \$47,775/yr. **UNANIMOUSLY APPROVED** (Dey – Heller)
- 4) Assistant Administrative Officer from \$59,142/yr. to \$63,142/yr. in recognition of this position's many new responsibilities. **UNANIMOUSLY APPROVED** (Scalettar – Anastasio)

Country Club of Woodbridge Pool Director – The Board of Selectmen **VOTED UNANIMOUSLY** (Scalettar – Anastasio) to hire Ladonna Reynolds as Pool Director for the CCW Pool for the 2017 season subject to background and reference checks at a salary to be negotiated by the First Selectman and the Finance Director.

Human Services Administrative Assistant – Ms. Scalettar explained that the person recently hired to fill this position had left. The Board of Selectmen **VOTED UNANIMOUSLY** to approve the recommendation of the Human Services Commission and hire Ellen MacDonald as the Human Services Administrative Assistant at a salary of \$20.12/hr. subject to a background check.

TOWN CLERK'S REPORT

The Board of Selectmen **VOTED UNANIMOUSLY** (Scalettar – Heller) to acknowledge receipt of the Town Clerk's Report for the month ending April 30, 2017.

MINUTES

The Board reviewed minutes:

June 22, 2016 - Special Meeting – (Scalettar – Heller) - **Approved**

July 13, 2016 – Regular Meeting – (Scalettar – Heller) - **Approved**

October 18, 2016 – Regular Meeting – (Scalettar – Heller) - **Approved**

December 6, 2016 – Special Meeting – (Scalettar – Heller) - **Approved** – Abstention: Mr. Dey

January 11, 2017 – Regular Meeting (Scalettar – Heller) - **Approved**

February 21, 2017 – Special Meeting (Scalettar – Dey) - **Approved**

FIRST SELECTMAN'S REPORT

Ms. Scalettar reported a member of the Energy Task is moving and Jonathan Gorham, who led the first Woodbridge energy initiative, will join the group.

LIAISON REPORTS

It was the consensus of the Board to dispense the Liaison Reports.

ADJOURNMENT

On a non-debatable motion by Mr. Anastasio, seconded by Mr. Dey the meeting adjourned at 7:50 p.m.

Respectfully submitted,
Geraldine S. Shaw, Clerk

APPENDIX II

**TOWN OF WOODBRIDGE
LEGAL NOTICE
SPECIAL TOWN MEETING
7:00 P.M. D.S.T. - THURSDAY, JUNE 8, 2017
THE CENTER GYMNASIUM, 4 MEETINGHOUSE LANE**

Electors and citizens qualified to vote at Town Meetings of the Town of Woodbridge are hereby duly notified and warned that a Special Town Meeting of the Town of Woodbridge will be held on Thursday, June 8, 2017, at 7:00 p.m. (D.S.T.) in The Center Gymnasium, 4 Meetinghouse Lane, Woodbridge, CT, to consider and take action on the following:

I. To receive communications from the Board of Selectmen regarding and to consider action on a resolution entitled:

“Resolution to sell the real property pursuant to Section 4-8 (a) of the Woodbridge Charter located at 31 Enoch Drive, Woodbridge, Ct consisting of approximately 6.2 acres to Peter LaTronica, of the Town of Woodbridge, or his designee, for the sum of **\$181,708.00**. The sale shall be subject to easements to the Town of Woodbridge and the general public for purposes of hiking trails, and ingress and egress. Said easements are more fully set forth on a map entitled: “Easement Map”, “Trail Location Property Located at #31 Enoch Road Woodbridge, Connecticut” dated April 6, 2016 and revised January 3, 2017”

Dated at Woodbridge Ct this 25 day of May 2017

APPENDIX JJ



The Woodbridge Conservation Commission

Regular Meeting

July 20, 2017 – 7:30PM
Board Room, Town Hall
Woodbridge, CT

Meeting Called to Order at 7:37pm

In attendance: Jason Morrill, Chair, Frank DeLeo, Lauren Miller, Julie Perlman, Leland Torrance

Absent: Traci Cipriano & Karen Sklarz

1. Public comments

Beth Heller – getting to Board & Commission meetings as new First Selectman; wants to be sure public feels Commissions & Boards are doing their/our due diligence. September 12, 2017 Workshop for Public Information.

2. Introductions of WCC members with new WCC member Leland Torrence

3. Review and approve minutes of the May 18, 2017 regular meeting Jason made motion to approve, Frank seconded; Leland Torrence abstained, minutes approved

4. Review Town and State statutes regarding Conservation Commission

5. Election of commission officers; chair, vice-chair, and secretary

Motion made by Jason for slate: Leland Torrence seconded, officers approved

Jason Morrill, Chair

Frank DeLeo, Vice-Chair

Lauren Miller, Secretary

6. Review town's website page for the Conservation Commission

7. Update on 2017 trail walks

Sperry Road Trail Walk on July 15, 2017

Held at Lake Chamberlain

Two Great Speakers: Ron from Water Authority & Sheila McCreven

Walk well attended

Upcoming walks include:

September 2017, Bladens Brook Walk connects to Round Hill, led by Karen Sklarz

October 2017, Massaro Farm Walk led by Jason Morrill

November 2017, Walk led by Frank DeLeo

To be scheduled for first weekend each month; (Saturday morning preference for weekend day)

8. Discuss draft property rating system

Review of rating final draft.

Habitat of Conservation Concern discussion, moved to Primary Criteria and

Buildings on Property moved to Secondary Criteria.

The town's Open Space Fund stands at approx. \$70K

Moving forward the current plan with Rating System: Hold Special Meeting at a

"test" property to "test" the rating system

Example, Alice Newton Street Park, Jason Morrill will coordinate with Alice Newton Street Association

9. Chairman's report

31 Enoch Drive: parcel on north end of Woodbridge (Round Hill toward Litchfield Turnpike); Woodbridge Town is in Homeowners Association, and therefore responsible for road repair, etc. There is an interested party, but remains under discussion.

Student at Amity High School interested in helping to maintain trails. Will put together clear plan, and invite to public comment. Looking to start club at high school.

Mike Walter, Trail Master has officially retired. Mike's efforts over many years are tremendously appreciated. Consider annual award in Mike's honor.

Frank motion to adjourn, Julie Perlman seconded. Unanimous
Meeting adjourned at 8:45pm

CC to Woodbridge Town Clerk: townclerk@woodbridgect.org

APPENDIX KK

From: Toni Belenski <tbelenski@woodbridgect.org>
Date: November 3, 2023 at 12:43:45 PM EDT
Subject: CUPOP Regular Meeting on November 27 at 6 pm - Property Use Discussion for 31 Enoch Drive & 9 Brookwood Drive

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 town owned property located at 31 Enoch Drive, while continuing our discussion on 9 Brookwood Drive.

We invite your commissions/committees to provide input, if applicable, either in person on Monday, November 27, 2023 at 6 pm, or via email to tbelenski@woodbridgect.org by 12 pm on Friday, November 24, 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, Chair
Commission on the Use of Publicly Owned Property

APPENDIX LL

Toni Belenski

From: Kathy Hunter <kathyhunter@optonline.net>
Sent: Friday, November 24, 2023 9:22 AM
To: Toni Belenski
Subject: EXTERNALRecommendation for 31 Enoch 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.

On behalf of the Housing Committee, we recommend that 31 Enoch Drive should keep its existing use as "residential only" while acknowledging that part of this property could be used to promote the proposed Greenway. This use demonstrates how planned housing, in coordination with open space, is beneficial and complementary.

Thank you,

Kathy Hunter

APPENDIX MM



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 31 Enoch Drive, Woodbridge, CT 06525

Dear Board of Selectmen,

On behalf of the Woodbridge Conservation Commission, we are writing in regard to the property located at 31 Enoch Drive, Woodbridge, CT 06525, and to offer our recommendations as a Commission for consideration of its current status and potential future use.

Recently, the Woodbridge Conservation Commission proceeded with the request by CUPOP to review the property at 31 Enoch Drive for its current and future use considerations as well as its location within our community, the current existing trails in use in the Woodbridge Greenway Route and the preservation and protection of open space.

The commission voted unanimously that Town continue to own 31 Enoch drive for the following purposes:

- In 1999 the Town of Woodbridge's people voted to purchase the land for open space, and
- It is a key element of the Town of Woodbridge's Greenway system that we are currently working to develop.

Additionally, the commission requests that the town put a permanent conservation easement on the property so that the land will be preserved for the continued use of open space by the community and enjoyment of future generations.

Furthermore, during the December 2023 meeting the Woodbridge Conservation Commission determined that the property is of importance to our trails and greenway system as it presently contains trails that connect the Greenway system between Amity Road/Round Hill to Seymour Road / Bladens River. 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, as noted in the November 2022 Greenway Plan Revision.

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.

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

APPENDIX NN



**COMMISSION ON THE USE OF PUBLICLY OWNED PROPERTIES
(CUPOP)**

Meeting Minutes

Monday, January 22, 2024 at 6 pm

Town Hall Central Meeting Room – 11 Meetinghouse Lane

Present: CUPOP Members: Nicole Donzello-Chair, Alison Valsamis, David Conelias

Ex Officio Member: Barbara Hagan-Smith, Conservation Commission member

1. The meeting was called to order at 6 pm. There was not a meeting quorum.
2. **New CUPOP Members:** Brian Bodt and David Conelias were welcomed by Chair Donzello. David Conelias introduced himself, as he was in attendance.
3. **December 12 Special Meeting Minutes:** Vote was deferred as there was not a meeting quorum.
4. **Chair Report & Update:** Chair Donzello reported on the items below.

In addition to the regular February meeting, a Special CUPOP Meeting will be held in February (date to be determined) so the Commission may take appropriate actions to prepare project recommendations for the BOS by their Regular March Meeting. Chair Donzello thanked Javier Alvies and Lor Ferrante Fernandes for their time while serving as CUPOP members. Additionally, Conservation Commission Member Barbara Hagan-Smith was welcomed to the meeting.

CUPOP's review process for Category 3 Publicly Owned Properties without restrictions was summarized noting input from Woodbridge's residents, boards and commissions, agencies and private organizations are welcome. All positions will be represented and included with CUPOP's recommendations to the BOS.

For the Special February CUPOP Meeting (date to be determined), the Woodbridge Land Trust and Trail Master Andy Danzig will be included in the agenda to weigh-in on 31 Enoch Drive.

5. **Public Comment**

Resident Cathy Wick offered public comment relating to 31 Enoch Drive which is one Town of Woodbridge (TOW)-owned property currently under usage review by CUPOP. History and details were shared pertaining to the property's potential open-space purchase that began in 2014 with sale negotiations abandoned in 2017.

6. **Usage Review of Category 3 Properties without Restriction**

9 Brookwood Drive (1.83 acres, about 50 % wetlands)

Written input from IWA Chair Robert Blythe relating to this property was received and attached.

31 Enoch Drive (6.22 acres)

Former Conservation Commission Chair Jason Morrill explained that the Conservation Commission's recommendation relating to the proposed sale of 31 Enoch Drive was contingent upon three conditions with the intention to maintain the property as open space:

1. A 50' wide buffer on the trail.
2. A permanent easement for the trail.
3. Sale proceeds would replenish the Open Space Fund rather than go to the General Fund. (The intention was to acquire new open space if 31 Enoch was to be sold.)

Relating to this property, Jason also noted:

- The original easement in the land records is the gas line and the trail does not cross the gas line or enter the neighboring property.
- Changing the exit point on the downhill side of the trail so that it crossed the corner into Apple Tree Lane (rather than the RWA property) has been discussed.
- There is an effort to make the Greenway Trail System contiguous and the 31 Enoch Drive trail is important to that effort.

Chair Donzello shared new information relating to 31 Enoch Drive which addressed open items from last month's meeting and highlighted previously discussed points.

- The property does not have any open space restrictions. Restrictions existed only during the period that the TOW was paying down debt for the 1999 property purchase. Restrictions no longer apply because the loan debt was paid off in 2018. (This was confirmed by Tony Genovese following a discussion with Bond Counsel.)
- Original deed restrictions were carried over to the deed when the property was purchased by the TOW.
- The TOW pays into an Association for road maintenance.
- There may be potential interest in the purchase of the property.

Discussion ensued among CUPOP members.

7. Former Country Club of Woodbridge (CCW) RFP

The RFPs relating to the hiring a consultant to assist the TOW to determine the direction to take with the former CCW property were discussed. The RFPs are posted and available to view on the First Selectman's page of the website.

- 8. Category 3 Property Classifications for Usage Review:** Discussion pertaining to 9 Brookwood Drive (1.83 acres, about 50 % wetlands) and 31 Enoch Drive (6.22 acres) will continue at the Special February CUPOP Meeting to be scheduled.

9. Ex Officio Member Reports:

Conservation Commission Member Barbara Hagan-Smith reported:

- The Commission is in the process of reviewing TOW-owned properties.
- New members were welcomed at their last meeting and co-chairs elected.

10. Next regular meeting is scheduled for Monday, February 26, 2024. A Special Meeting will be scheduled

11. The meeting was adjourned at 7:20 pm.

Respectfully submitted, *Toni Belenski*

Nicole: We discussed the property at 9 Brookwood Road at the meeting of our Agency on January 17, 2024. Given the zoning setbacks, amount and location of the wetlands shown on the wetlands overlay on the GIS mapping for the property (copy attached) it appears that it would be difficult to fit a structure, well and septic system on the parcel in order to develop it for residential use. Additionally the wetlands overlay on the GIS system may underestimate the actual amount of regulated wetlands on the property which can only be confirmed by a soil scientist's testing of the soils on the property; we typically find that after such examination there are more wetlands soils present than depicted on the DEEP wetlands soils overlay.

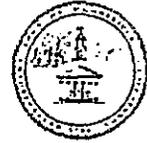
If you need anything further on this issue please contact me or Kristine Sullivan.

Bob

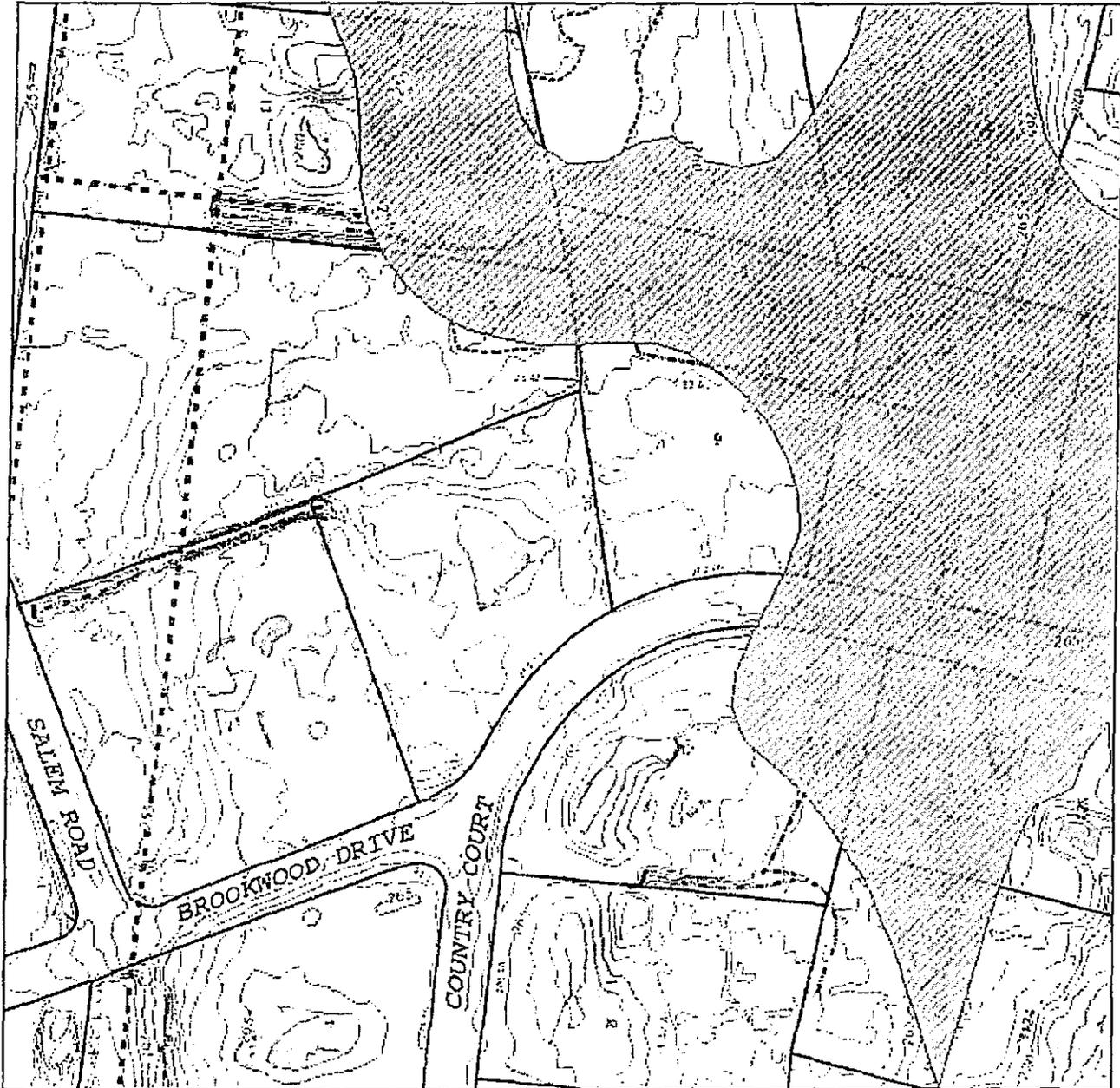
Robert W. Blythe, Esq.

Town of Woodbridge

Geographic Information System (GIS)



Date Printed: 1/18/2024



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Woodbridge and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 150 feet



APPENDIX OO



The Woodbridge Land Trust

P.O. Box 3699, Woodbridge, CT 06525
woodbridgelandtrust@gmail.com woodbridgelandtrust.org

To: Commission on the Use of Publicly Owned Properties (CUPOP)
From: The Woodbridge Land Trust
Re: 31 Enoch Drive
Date: 2/6/2024

The Woodbridge Land Trust appreciates the opportunity to comment on the potential sale of town owned property at 31 Enoch Drive.

The Woodbridge Land Trust holds a conservation easement on a nearby town owned parcel, 25 Enoch Drive, giving our organization a special interest in the fate of 31 Enoch.

The 31 Enoch Drive land was purchased in 1999 to provide better access to the network of hiking trails known as the Greenway that encircles our town. The original trail, a further portion of which is located in the Trust's easement on 25 Enoch, followed a narrow steep pathway above the natural gas pipeline. In addition to its steepness, the trail passed through the backyard of a Woodbridge residence. Neither hikers nor the property owners enjoyed the trail thus situated. The problem was solved by the purchase of the 31 Enoch Drive parcel which allowed for the relocation of the trail.

This particular link in the chain of trails is extremely important since it connects the Woodbridge trails to the Regional Water Authority trail system on the east side of Amity Road that stretches for many miles through Bethany to Lake Chamberlain and beyond.

In researching the documentation of the 1999 purchase, it is clear that the purchase was made with Open Space funds and as part of the town's Open Space plan. See, in particular, Board of Finance minutes from May 20, 1999; Town Plan and Zoning minutes from May 17, 1999; Board of Selectmen minutes from May 12, 1999. All of these minutes refer to the purchase as an Open Space purchase, meaning that the intent was for the land to be protected in perpetuity. Other land purchases undertaken by the town, such as the purchase of the Fitzgerald tract, have been labeled differently, for future "municipal use." In addition, the purchase of 31 Enoch was funded by a bond for Open Space approved by a townwide vote. Selling land thus approved would set a troubling precedent because it would amount to overturning the will of the voters.

Easements across private property are sometimes necessary but are a far inferior way to protect and maintain walking trails compared to ownership. Over the years the Land Trust has had many situations of encroachment by private landowners on easements. To ensure the protection of the Greenway trail, the Trust recommends that the Town retain the ownership of 31 Enoch Drive. The Trust would welcome the opportunity to hold a Grant of Conservation Restriction on this parcel, similar to the GCR we hold on 25 Enoch Drive, to safeguard this protection for future generations.

APPENDIX PP



**COMMISSION ON THE USE OF PUBLICLY OWNED PROPERTIES
(CUPOP)**

Special Meeting Minutes

Tuesday, February 6, 2024 at 6 pm

Town Hall Central Meeting Room – 11 Meetinghouse Lane

Present: CUPOP Members: Nicole Donzello-Chair, Alison Valsamis, David Conelias, Brian Bodt, Patti McKeon

Ex Officio Member: Sharon deKadt, Conservation Commission member

1. The meeting was called to order at 6 pm.
2. **New Members:** Brian Bodt was welcomed by Chair Donzello and introduced himself.
3. **December & January Meeting Minutes:**

Motion: Alison Valsamis motioned to approve the December 12 Special Meeting Minutes. Patti McKeon seconded. Motion passed unanimously.

Vote: Yes - Nicole Donzello, Patti McKeon, Alison Valsamis, David Conelias, Brian Bodt

Motion: Alison Valsamis motioned to approve the January 22 Meeting Minutes. David Conelias seconded. Motion passed unanimously.

Vote: Yes - Nicole Donzello, Patti McKeon, Alison Valsamis, David Conelias, Brian Bodt

4. **Chair Report & Update:** As a new project, Chair Donzello reported the Commission will look at town-owned properties suitable for solar energy.
5. No public comment.
6. **Invited Guests - 31 Enoch Drive (6.22 acres) Usage Input:**
Woodbridge Land Trust (WLT) member Cathy Wick offered comment and the agency's position on 31 Enoch Drive by reading a memo to CUPOP from the WLT (attached).

Invited Guest Andy Danzig, Trail Master, was unable to attend tonight's meeting.
7. **Conservation Commission Report:** The Conservation Commission submitted written recommendations (attached) relating to properties recently reviewed by CUPOP (1 & 5 Brookwood Drive and 38 Milan Road) as well as parcels currently under review (9 Brookwood Drive and 31 Enoch Drive). Conservation Commission Co-Chair Sharon

deKadt summarized the recommendations.

8. **Usage Recommendation for 9 Brookwood Drive and 31 Enoch Drive:** CUPOP members summarized and reviewed information gathered pertaining to the two properties. Discussion ensued relating to the pros and cons of changing the use designation of each property.

Motion: Alison Valsamis motioned to maintain 9 Brookwood Drive as Category 3 property and due to the amount of wetlands, there is not a reason to move forward with any further investigation. David Conelias seconded. Motion passed unanimously.

Vote: Yes - Nicole Donzello, Patti McKeon, Alison Valsamis, David Conelias, Brian Bodt

Motion: Brian Bodt motioned to maintain 31 Enoch Drive without a change of use (designation). David Conelias seconded. Motion passed unanimously.

Vote: Yes - Nicole Donzello, Patti McKeon, Alison Valsamis, David Conelias, Brian Bodt

For next steps, Nicole will begin to draft CUPOP's property recommendations for submission to the BOS members at their March meeting. The draft will be reviewed at CUPOP's February 26 Meeting which will be a working meeting.

9. **Former Country Club of Woodbridge (CCW) RFP Response:** Relating to the 6 RFP responses posted on the Board of Selectmen's page on the Town website, CUPOP will identify their top three choices so written recommendations may be given to the BOS by the March meeting. CUPOP members independently reviewed the proposal, and RFP responses were discussed, and proposals were ranked.

Motion: Alison Valsamis motioned to remove the Woodfield Preserve Initiative from consideration. David Conelias seconded. Motion passed unanimously.

Vote: Yes - Nicole Donzello, Patti McKeon, Alison Valsamis, David Conelias, Brian Bodt

Motion: David Conelias motioned to remove O'Riordan Magani from consideration. Alison Valsamis seconded. Motion passed unanimously.

Vote: Yes - Nicole Donzello, Patti McKeon, Alison Valsamis, David Conelias, Brian Bodt

Motion: David Conelias motioned the three RPFs to move forward are Cooper Robertson, Pirie, and BFJ with note that Robert Orr is capable if the BOS choose to look at a fourth RFP response. Patti seconded. Motion passed unanimously.

Vote: Yes - Nicole Donzello, Patti McKeon, Alison Valsamis, David Conelias, Brian Bodt

10. **Next Regular Meeting:** Monday, February 26, 2024

11. The meeting was adjourned at 7:45 pm.

Respectfully submitted, *Toni Belenski*

APPENDIX QQ



**COMMISSION ON THE USE OF PUBLICLY OWNED PROPERTIES
(CUPOP)**

Meeting Minutes

Tuesday, February 26, 2024 at 6 pm

Town Hall Central Meeting Room – 11 Meetinghouse Lane

Present: CUPOP Members: Nicole Donzello-Chair, Alison Valsamis, David Conelias, Patti McKeon, Brian Bodt

1. The meeting was called to order at 6:05 pm.
2. **February 6 Special Meeting Minutes:**
Motion: Alison Valsamis motioned to approve the February 6 Special Meeting Minutes. David Conelias seconded. Motion passed unanimously.
Vote: Yes - Nicole Donzello, Patti McKeon, Alison Valsamis, David Conelias, Brian Bodt
3. **Chair Report & Update:** CUPOP Chair Nicole Donzello mentioned the items below.
 - As an upcoming project, CUPOP will be involved with identifying publicly owned properties appropriate for solar panel installation.
 - The 31 Enoch Drive property usage discussion will be deferred to the March CUPOP meeting as new information relating to this property should be discussed. Recommendations to the BOS pertaining to this property have been extended to April.
 - CUPOP members were encouraged to watch TOW Budget Meetings as the Town's financial status may play a part in property usage considerations.
4. **Working Session:** CUPOP members reviewed a draft letter to the BOS relating to property usage recommendations for 1, 5, & 9 Brookwood Drive. As a next step, the draft will be finetuned before being submitted to the Board of Selectmen.
5. **Working Session:** CUPOP members reviewed a draft recommendation letter to the BOS relating to the former Woodbridge Country Club RFPs received by the TOW. As a next step, the draft will be finetuned before being submitted to the Board of Selectmen.
6. **Next Regular Meeting:** Monday, March 25, 2024. The meeting will be a working session to review draft BOS recommendation letters for 38 Milan Road and 31 Enoch Drive. Also, new properties for property usage review will be selected.
7. The meeting was adjourned at 7:14 pm.

Respectfully submitted: *Toni Belenski*

APPENDIX RR



**COMMISSION ON THE USE OF PUBLICLY OWNED PROPERTIES
(CUPOP)**

Special Meeting Minutes

Thursday, April 4, 2024 at 6 pm

Town Hall Central Meeting Room – 11 Meetinghouse Lane

Present: CUPOP Members: Nicole Donzello-Chair, Alison Valsamis, Patti McKeon, Brian Bodt, David Conelias (6:04 pm)

1. The meeting was called to order at 6:02 pm.
2. **February 26 Special Meeting Minutes:**
Motion: Alison Valsamis motioned to approve the February 26 Special Meeting Minutes.
Brian Bodt seconded. Motion passed unanimously.
Vote: Yes - Nicole Donzello, Patti McKeon, Alison Valsamis, Brian Bodt
3. **Chair Report & Update:** CUPOP Chair Nicole Donzello noted that the Woodbridge Earth Day 2024 celebration will take place April 27 between 10 am - 3 pm.
4. **Working Session:** CUPOP members reviewed a draft recommendation letter to the BOS relating to 38 Milan Road property use. As a next step, the draft will be finetuned before being submitted to the Board of Selectmen.
5. **Next Properties for Usage Review:** The next properties that CUPOP will begin to review for property usage recommendations are noted below.
 - **1159 Racebrook Road** as potential parcel for Farm Lease Agreement.
 - **Fitzgerald Tract** as potential for solar panels in the open area that sits behind the community gardens.
6. **31 Enoch Drive:** Alison Valsamis opened discussion noting that she has given additional thought regarding the property use decision for this parcel.

Motion: Alison Valsamis motioned to reopen discussion for 31 Enoch Drive.

Brian Bodt seconded. Discussion followed. Motion passed unanimously.

Vote: Yes - Nicole Donzello, Patti McKeon, Alison Valsamis, Brian Bodt, David Conelias

Motion: Alison Valsamis motioned to retract CUPOP's original "No Change in Use" vote for 31 Enoch Drive and moved to recommend to the Board of Selectmen (BOS) the sale of 31 Enoch Drive to the LaTronica Family under the two prior discussed conditions being at least a 50' buffer and an easement in perpetuity of the Greenway Trail. Brian Bodt seconded. Discussion followed. Patti McKeon made note that the BOS recommendation (to be prepared by CUPOP) should include that the existing members of the Woodbridge Conservation Commission and the Woodbridge Land Trust are opposed to the usage change, and include their communication to CUPOP with the recommendation. Motion passed.

Vote: Yes - Nicole Donzello, Patti McKeon, Alison Valsamis, Brian Bodt

No - David Conelias

7. **Next Regular Meeting:** April 22, 2024

8. Meeting adjourned at 7:35 pm.

Respectfully submitted: *Toni Belenski*

APPENDIX SS



**COMMISSION ON THE USE OF PUBLICLY OWNED PROPERTIES
(CUPOP)
Meeting Minutes
Monday, April 22, 2024 at 6 pm
Town Hall Central Meeting Room – 11 Meetinghouse Lane**

Present: CUPOP Members: Nicole Donzello-Chair, Alison Valsamis, Patti McKeon, Brian Bodt, David Conelias
Guest: Jason Morrill

Meeting Link (Public Comment begins at 3:17 minutes):
www.youtube.com/watch?v=xG1ZKUOdzgM

1. The meeting was called to order at 6:02 pm.
2. **April 4 Special Meeting Minutes**
Motion: Alison Valsamis motioned to approve the April 4 Special Meeting Minutes. David Conelias seconded. Motion passed unanimously.
Vote: Yes - Nicole Donzello, Patti McKeon, Alison Valsamis, Brian Bodt, David Conelias
3. **Public Comment** - Chair Donzello noted public comment would follow the guidelines of a three minute limit. Woodbridge residents offered public comment.

Tim Austin - 183 Ansonia Road: Suggested CUPOP be mindful of how items are listed in the agenda as publicly owned properties are reviewed. He noted concerns relating to the CUPOP April 4 Special Meeting in terms of the Agenda Item for 31 Enoch Drive not describing the nature of the discussion. Information relating to the parking situation for the property was shared.

Barbara Hagan-Smith - 116 Northrop Road: Spoke on behalf of the Woodbridge Conservation Commission (WCC) noting that the WCC submitted their recommendation for 31 Enoch Drive to remain as Town property. Concern was expressed that CUPOP voted to do this and then reversed its decision. Highlights of the property history was presented noting its vital connection to the Trail System and concerns regarding enforcement on trails located on private property.

Amey Marella - 184 Rimmon Road: Commented on Item 6 on the CUPOP Agenda (Fitzgerald Tract: Property Use Review for Solar Panels). Opposition to the use of this location for solar panels was expressed. Suggestion was made to create a comprehensive solar plan noting that municipalities generally look at Land Fills and the top of existing buildings rather than undeveloped land. It was suggested that the Regional Water Authority be contacted to determine their interest in purchasing a conservation restriction on the back section of the property.

Martha German - 1170 Johnson Road: Commented on Item 6 on the CUPOP Agenda (Fitzgerald Tract: Property Use Review for Solar Panels). She noted that while she raised the thought of installing solar panels on the Fitzgerald property at a recent BOS meeting, she hoped other sites would be considered. She suggested that Cindy Baldwin from Homewood Acres be contacted as the family has plans to install solar panels on their property.

Chris Keevil - 94 Amity Road: Commented on Item 6 on the CUPOP Agenda (Fitzgerald Tract: Property Use Review for Solar Panels). He expressed opposition to this location noting the level of recreational use on the property and adding that a solar farm would change the look of the open space. He noted other sites would be more appropriate.

Relating to 31 Enoch Drive, Chris Keevil noted the difficulty of maintaining a trail with an easement located on private property. His concern was based on his experiences as a member of the Woodbridge Land Trust (WLT) with responsibility related to trail maintenance with a WLT easement.

Cathy Wick - 181 Rimmon Road: Objected to the recent reversal of a vote by CUPOP relating to 31 Enoch Drive and requested CUPOP to reaffirm its original decision. (Public statement attached.)

Jason Morrill -1182 Racebrook Road: Stated his concerns echoed those raised by residents before him relating to 31 Enoch Drive and the Fitzgerald Tract. Pertaining to 31 Enoch Drive, he noted that the sale of property must go to vote and that sale proceeds go into a general fund with specific and limited use. There is not a guarantee the funds will go toward open space. Relating to sale stipulations, he highlighted a 50' trail buffer, permanent open space considerations, and development rights to be held by someone else to prevent property development.

Relating to solar panels on Fitzgerald, concerns were noted relating to trenching, and a chain link fence that would be needed to secure the ground mounted solar farm. It was noted 57 Park Lane has recently installed ground mounted solar.

Diana McCarthy-Bercury - 18 Ranch Road: Commented on Item 6 on the CUPOP Agenda (Fitzgerald Tract: Property Use Review for Solar Panels). Based on her expertise, many reasons were highlighted to use sites other than the Fitzgerald Tract for solar noting the use of existing infrastructure would be ideal and cost-effective. Given the Beecher Road School roofing project, it was noted that this would be an ideal opportunity to examine the feasibility for using this infrastructure for solar installation.

4. **1159 Racebrook Road:** Property Use Review for Farm Lease Agreement: Chair Donzello reported that she began to pull deeds for this particular property noting that the property is deed restricted for conservation.

Invited guest Jason Morrill presented his idea of reviving about 2 acres of this property (about 9 acres in total) to farmable land noting the parcel aligns with the Town's Farmland Lease Program. A brief history along with property use suggestions were presented (attached). The presence of wetlands on the parcel was noted as the reason that only about 2 acres of the parcel was farmable with the potential for a multi-use parcel. Discussion took place relating to expense responsibility, controlling invasives, restricting use of herbicide and pesticides, wetland boundaries, property access and parking. Next steps will include further discussion at future meetings.

5. **Fitzgerald Tract:** Chair Donzello noted that she appreciated the public comments relating to this parcel. It was explained that CUPOP is conducting a cursory review to see if there are restrictions that would preclude solar from being placed on the parcel. Chair Donzello will distribute the deeds to CUPOP members.

6. **Ex Officio Member Reports:**

Chair Donzello noted she is waiting to hear back from TPZ regarding participation at CUPOP meetings.

Conservation Commission Co-Chair Sharon deKadt shared comments below.

- The Fitzgerald Tract property is not an appropriate location for solar installation.
- The CUPOP's vote reversal of 31 Enoch Drive was a surprise, and enforcement difficulty was noted.
- The farm idea (presented by Jason Morrill) seems like an interesting idea.

7. **CUPOP Chair Report & Update:** Chair Nicole Donzello reported on items below.
 - Earth Day will take place this upcoming Saturday, April 27. WoodbridgeEarthDay.org has event and activity details. Discussion ensued.
 - The CUPOP Usage Recommendation for 38 Milan Road was submitted to the Board of Selectmen (BOS) and discussed at the last BOS meeting. The recommendation is on the CUPOP page on the Town website.
 - CUPOP's charge was reviewed along with the process of making recommendations to the Board of Selectmen.
 - It was noted that the CUPOP April 4 Special Meeting was scheduled because there was not a quorum at the March Regular Meeting.

The general process for addressing public comment took place among CUPOP members along with how CUPOP should proceed in light of public comments made at this evening's meeting relating to 31 Enoch Drive. Discussion ensued.

Motion: Patti McKeon motioned to reopen the topic (of 31 Enoch Drive) and to obtain insight from Kris Sullivan (for trail enforcement on private property). David Conelias seconded. Discussion followed. While Chair Donzello noted that new information was not presented during public comment, concerns were expressed relating to the protection of the trail. Motion passed.

Vote: Yes - Brian Bodt, David Conelias, Patti McKeon

No - Nicole Donzello, Alison Valsamis

8. **Next Regular Meeting:** May 20, 2024

9. On a non-debatable motion made by Alison Valsamis and seconded by David Conelias the meeting was adjourned at 8:03 pm.

Respectfully submitted: *Toni Belenski*

To: Commission on the Use of Publicly Owned Property (aka "CUPOP")

Cc: First Selectman Mica Cardozo

From: Cathy Wick

Date: April 22, 2024

Why do we have Boards and Commissions tasked with so many important town functions? Why are those boards required by law to include a minimum number of members from outside the Chief Executive's political party? Why don't we just have an "imperial" First Selectman who controls all parts of the municipal government?

I hope the answer is obvious – just as our nation's President is not supposed to be a dictator, our First Selectman is not a unitary executive. Boards and Commissions are not convened simply to rubber stamp the First Selectman's agenda, they are meant to provide checks and balances, to provide democratic oversight of town operations, ensuring that the will of the majority of the residents is achieved.

With that understanding in mind, I am here tonight to object to the recent reversal of a vote by this commission regarding 31 Enoch Drive. Before its initial vote in February, this commission carefully researched the history behind the Town's purchase of 31 Enoch Drive, including the fact that it was an open space acquisition made as part of the town's open space plan. The purchase was approved by a townwide vote and bonded with designated open space funds. This commission received unanimous public input that the land use on that parcel should not change. It also received a strong recommendation from the town's Conservation Commission and from the Woodbridge Land Trust not to change the use of 31 Enoch Drive. Given the weight of the evidence, at its regular meeting in February, this commission voted unanimously in line with those unanimous recommendations.

Yet, at your Special Meeting last week, that vote was overturned. The circumstances around this reversal are troubling, to say the least. The vote was held at a Special

Meeting, where no public comment is permitted. The agenda simply listed the address of the property with no explanatory detail, which may be a violation of the state's Freedom of Information Act. Further, no new information was introduced as a reason for reconsidering this decision. But the most problematic aspect of this action, the fact that creates an appearance of impropriety, is that the member who initiated and led the discussion to reverse the vote is also employed as the Executive Assistant to the First Selectman.

According to the Town Charter Section 5-3(c), the First Selectman is not permitted to serve as a voting member on another town board or commission because doing so would create a conflict of interest. I believe that this prohibition should also apply to the First Selectman's Executive Assistant, his right hand, whose paid job, after all, is to implement the First Selectman's agenda. By simultaneously serving in these two capacities, this town employee has been placed in an untenable position. As a commission member, she is supposed to act in her capacity as a resident of the town in the best interest of the townspeople. But as a paid town employee who is a crucial member of the First Selectman's executive team and reports directly to him, she will inevitably be thrust into situations such as the one here, creating a conflict of interest.

In this case, there may also have been a violation of the town's Ethics Ordinance, because during the discussion, this CUPOP commissioner spoke openly of a plan to sell the land to a specific individual. The Ethics Ordinance states:

"No elected or appointed official or employee of the Town, whether or not he is compensated for his service by the Town, shall directly or indirectly:

(4) Grant or influence the granting of any special consideration, advantage or favor to any person, group, firm or corporation."

The appearance of impropriety and conflict of interest must be avoided because they undermine citizens' trust in the legitimacy of our government. In order to restore that trust, I urge this commission to reaffirm its original decision on 31 Enoch Drive.

APPENDIX TT



**COMMISSION ON THE USE OF PUBLICLY OWNED PROPERTIES
(CUPOP)
Meeting Minutes
Monday, June 24, 2024 at 6 pm
Town Hall Central Meeting Room – 11 Meetinghouse Lane**

Present: CUPOP Members: Nicole Donzello-Chair, Alison Valsamis, Patti McKeon, David Conelias (remote), Brian Bodt (left 6:57 pm)
Woodbridge Conservation Commission: Sharon de Kadet, Barbara Hagan-Smith
Town of Woodbridge: First Selectman Mica Cardozo
Guest: Jason Morrill

Meeting Link (*Public Comment begins at 3:50 minutes*):
<https://www.youtube.com/watch?v=k1bjKe6IW0c>

1. The meeting was called to order at 6 pm.
2. **April 22 Meeting Minutes:**
Motion: Alison Valsamis motioned to approve the April 22 Meeting Minutes. Brian Bodt seconded. Motion passed unanimously.
Vote: Yes - Nicole Donzello, Patti McKeon, Alison Valsamis, Brian Bodt, David Conelias
3. **Public Comment:** Relating to the CUPOP Property Use recommendation for 31 Enoch Drive, the residents below offered public comment.

Chris Keevil, Woodbridge Land Trust (WTL) Board Member - 94 Amity Road: Read comments written by Cynthia Anger, WLT Board Member and Municipal Land Trust Attorney - 935 Greenway Road. The memo addressed easements (attached).

Bryan H. Pines, WTL President - 50 Hickory Road: Offered information relating to easements. Letter attached.

Cathy Wick, Woodbridge Land Trust (WTL) Board Member - 181 Racebrook Road: Relating to Cynthia Anger's letter read into public comment, a summary of her professional work experience was offered. Additionally, Cathy recommended the Town take a "balanced approach" with regard to decision making, and encouraged the States' draft Conservation and Development Plan be read. Memo attached.

4. **Ex Officio Reports:** Conservation Commission Co-Chair Sharon deKadt and Commission Member Barbara Hagan-Smith reported on the projects below.
- DEEP Grant funds totaling \$8,400 were awarded to the Commission for historic signage on the Greenway.
 - Attempts are being made to designate Westward Road (between North Racebrook and Rimmon) as a scenic town road. It was noted that UI and the Town have been in communication regarding tree maintenance. UI will provide a plan with specific trimming and cutting plans before they proceed with any work on this road. It was noted that there are trees on this road that would be hazardous to power lines if they fall and that Westward Road residents gave UI consent to trim trees.
 - The Commission has begun to develop a process to evaluate Town-owned properties.

First Selectman Mica Cardozo commented on the notion of a “balanced approach” mentioned in public comment. He noted the referenced draft State Planning and Development Plan is extremely important to our Town’s planning, and that “balance” is the rule of the day. He agreed that a balanced approach should include climate, noting further that residential type developments are also a part of a balanced approach with everything being looked at thoughtfully and carefully. Relating to the public comment that housing development creates more expenses for a town, it was noted that the cost to a town for 1-2 bedroom residences is less than the cost for 3-4 bedroom dwellings which would likely have school age children. Regarding the 38 Milan Road parcel, it was noted that the property had specific restrictions so only a single-family dwelling could be built on this parcel. Moving forward, the First Selectman hopes the idea of balance continues.

5. **Property Use Review:**

1159 Racebrook Road (Scholz Farm)

It was noted the 2-acre property is a restricted, conserved town-owned parcel and it is not a part of the Town Farm Lease roster.

Jason Morrill summarized his idea for the property including the planting of a variety of native plants to bloom from spring through the fall, a community project involving various Town groups, the potential to connect the parcel to the trail system. Jason reviewed the plan he drafted which includes property history along with proposed work and timelines. (Draft plan is attached.)

Selden Street

David Conelias reported on Town-owned parcels located between Selden Street and Park Lane. Maps with property locations and trails were included in his presentation. It was noted that the parcel sits behind commercial property with some residential homes, power lines and existing trails in the area. Open space goes into New Haven and connects to the Yale Preserve. The area is a bit steep and somewhat land locked creating access limitations. Future discussions regarding these properties will take place. For next step, Chair Donzello will create a list of items to be addressed. (Presentation attached.)

31 Enoch Drive

In follow up to the motion made at the April 22 CUPOP Meeting, Chair Donzello reported that there is an existing Town procedure relating to trail enforcement for easements located on privately-owned property. In summary, once the Town is notified of violations, the Town attorney gets involved in the process and takes appropriate actions. Discussion ensued. As the next step, Chair Donzello will draft CUPOP's property recommendation to be submitted to the Board of Selectmen.

6. Next Regular Meetings: July 22

Motion: Alison Valsamis motioned to cancel the July 22 CUPOP Meeting. Patti McKeon seconded. Motion passed unanimously.

Vote: Yes - Nicole Donzello, Patti McKeon, Alison Valsamis, David Conelias

7. On a non-debatable motion made by Alison Valsamis and seconded by Patti McKeon the meeting was adjourned at 7:51 pm.

Respectfully submitted: *Toni Belenski*

To: CUPOP

From: Cynthia Anger
935 Greenway Road, Woodbridge

Re: 31 Enoch Drive

Date: June 24, 2024

An easement is a legal right to use someone else's land for a specific purpose. By selling the publicly owned land, in this case, 31 Enoch Drive, and retaining a conservation easement, the Town will relinquish full control over the land and needlessly create additional administrative, managerial, and financial burdens.

Easement holders must proactively address enforcement challenges and develop strategies to ensure compliance with the terms of the easement agreement. As a Woodbridge Land Trust board member and municipal land use attorney, I know from experience that resolving disputes between landowners and easement holders can involve costly and lengthy litigation.

Monitoring compliance: Conservation easements carry with them the fiduciary obligations requiring the easement holder to administer them in a manner consistent with their stated terms and purposes. In some cases, the State Attorney General may have the right to bring suit against a holder who fails to meet these obligations. Ensuring the landowner adheres to the terms and restrictions outlined in the easement requires ongoing monitoring and oversight.

Conflicts of interest: Easements can trigger conflicts between easement holders and private landowners, particularly if there are disputes regarding interpretation or enforcement. Resolving such conflicts can be time-consuming and expensive and may ultimately lead to litigation.

Landowner resistance: Some landowners resist easement enforcement due to misunderstandings about their obligations, disagreements over easement terms, or opposition to property use restrictions. New owners, uninvolved in the easement's creation, are more likely to challenge its validity or terms.

Legal costs: Enforcing easements can be complex and costly. Although easement holders typically initiate enforcement actions, landowners may also pursue legal action.

Unauthorized land use: Landowners may engage in activities that breach easement terms, such as constructing structures or clearing vegetation, jeopardizing conservation values. Some landowners gamble on non-enforcement, assuming that

staffing, budgetary constraints, or lack of "political will" will delay or prevent enforcement. Landowners who intentionally violate the easement terms often believe "it's easier to ask forgiveness than to get permission" – another reason why close monitoring is essential.

In conclusion, selling 31 Enoch Drive subject to a conservation easement imposes substantial additional and self-inflicted burdens on the Town, including proactively ensuring compliance with easement terms and bearing the costs of enforcing or defending its rights. While the immediate benefit of selling the property may seem appealing, the long-term burdens of maintaining and enforcing the terms of a conservation easement far outweigh any short-term gains.



The Woodbridge Land Trust

P.O. Box 3699, Woodbridge, CT 06525
woodbridgelandtrust@gmail.com woodbridgelandtrust.org

JUNE 24, 2024

Nicole Donzello
Chair, CUPOP
Town of Woodbridge
11 Meetinghouse Lane
Woodbridge, CT 06525

Dear Ms. Donzello,

The Woodbridge Land Trust periodically reviews the effectiveness of conservation plans for easements in order to refine long-term management, compliance monitoring, and legal enforcement strategies. Subsequent landowners may not fully understand the value of the relationship between their property and the long-term conservation goals. The Land Trust Alliance (2009) published a paper stating that land trust challenges are escalating, resulting with one outcome of a dispute costing more than one million dollars to resolve. Rissman and Van Butsic (2011) published a study that provided the first quantitative national measure of land trust legal challenges. Land trust capacity (budget or endowment per property) was an average of \$60,000 for reported issues. Notably, land trusts that experienced a legal challenge or violation would have considered pursuing legal action if greater funding had been available. The authors state that the initial decisions regarding the creation of conservation easements should account for projected monitoring and enforcement costs. This funding is critical to the success of the initiative.

The Land Trust Alliance published the 2nd edition of the Conservation Easement Handbook (2005) which provides best practices to enhance stewardship in response to the mounting issues and difficulties experienced nationally by land trusts. Melissa Danskin (2000) published *Conservation Easement Violations: Results from a Study of Land Trusts* and concluded that some land trusts incurred substantial costs enforcing easement rights. Watson and Nagel (2011), attorneys for the National Trust for Historic Preservation published an article by the National Park Service that discussed the difficulties with monitoring and enforcement. Lastly, Tyler Smith (2016) wrote his master's thesis titled *Easements Today: Effective Administration of Easement Programs* which highlights the common challenges associated with acquisition, monitoring, and enforcement of these conservation instruments.

I would like to conclude that resilient and sustainable land stewardship is a complex discipline that includes community involvement, a dedicated and educated environmental organization, such as a land trust, along with municipal agencies with a vision for the future.

Sincerely,

Bryan H. Pines
President

To: CUPOP

From: Cathy Wick

Date: June 24, 2024

I'm here tonight to share some new information that I trust will impact the decisions made by this commission as it evaluates town properties and makes recommendations for their use.

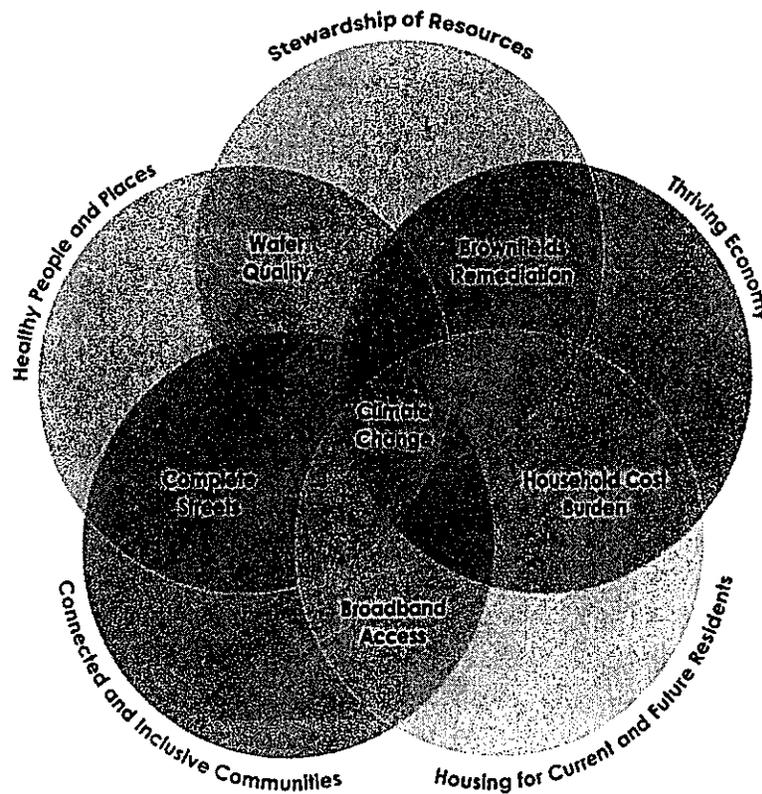
As you know, the town has recently begun a revision of its Plan of Conservation and Development (POCD), since by law every Connecticut town must produce an updated plan every 10 years. The purpose of such plans is to record the best thinking of the Town regarding its future growth and to give direction to both public and private development and conservation efforts. The Plan provides both a long-term vision for the community as well as a roadmap for short- and mid-term decision-making.

The State of Connecticut also produces a Conservation and Development plan with a similar purpose for the entire state, and has recently published a draft of its new plan that will go into effect next year. The draft can be accessed here: <https://storymaps.arcgis.com/collections/7ce949e7bdd341c689f2cee82d34f3f8>

This new State plan represents a seismic shift, with vastly increased emphasis on the importance of conservation. The new plan calls for the impact of climate change to be at the center of all planning and development decisions, as represented in a new diagram that summarizes the plan's overall vision.

Here is the accompanying text from the draft plan:

Climate change sits at the center of the diagram, as its effects will be felt across all sectors—from opportunities to invest in innovative green industries, to balancing the need to develop more housing with the need to conserve land to protect biodiversity, and increasing public transit ridership to reduce transportation sector emissions and improve air quality.



I was very encouraged when I read the new plan, because this is exactly what I and others in the conservation community here in Woodbridge have been arguing for: a balanced approach. Following this state policy will allow Woodbridge to grow in a balanced way, by pursuing so-called “smart growth,” the encouragement of development in town centers and transit corridors, where infrastructure and services already exist. Among the benefits of this approach are reducing pollution, reducing sprawl, and eliminating the pressure to develop farmland and forest tracts.

I urge you to read the new state plan of Conservation and Development and to ensure that your recommendations on town properties align with its policy prescriptions, and that you keep the effects of climate change at the center of your decision-making.

Finally, I want to clarify the cost of adding housing units to the town. When you make a recommendation that a building lot, such as the one on Milan Road, can be sold for a home, your decision seemed based primarily on the notion that this course of action will generate income for the town. In fact, the opposite is the case – residential development creates a net financial loss for the town. As shown in analyses done by the town's Finance Director when he was asked to evaluate the costs of various housing proposals, residential growth, especially if it includes school children, creates costs that far outweigh the tax revenue brought in by additional homes. A study by consultants hired by the town in 2014 analyzing the cost of residential development stated that total growth-related municipal costs, which would include increased costs of municipal services and schools, would be 58% higher annually than the tax revenues, thus making the option an ongoing financial loss.

Woodbridge spends approximately \$20,000 per student per year on education. But because we have a regional system at Amity, costs can balloon even higher. For example, in 2021 Woodbridge's enrollment in the Amity system increased by 7 students compared to the previous year. Yet Woodbridge's cost for Amity schools increased by \$519,000 – for only 7 more students! This is because the other two towns in the region had slight enrollment decreases. Please keep these facts in mind as you make recommendations for future use of town properties – our past town leaders had good reasons for purchasing land to prevent development.

MISCELLANEOUS

WARRANTY DEED

To All People to Whom these Presents shall come, Greeting:

Know Ye, that Charles C. Goetsch of 11 Yowago Avenue, Branford, Connecticut, herein designated as the Grantor, for the consideration of EIGHT HUNDRED TWENTY-FIVE THOUSAND AND 00/100 (\$825,000.00) DOLLARS received to the full satisfaction of the Grantor, from Kathleen L. LaTronica, whose mailing address is 23 Bonita Drive, Shelton, Connecticut, herein designated as the Grantee, does hereby give, grant, bargain, sell and convey to the Grantee all that certain realty situated in the Town of Woodbridge and Town of Bethany, County of New Haven, and State of Connecticut, and more particularly described as follows:

All that certain piece or parcel of land, situated partly in the Town of Woodbridge and partly in the Town of Bethany, in the County of New Haven, and State of Connecticut, being shown and designated as Lot No. 9 on Sheet 1 of 2 and Sheet 2 of 2 on a map entitled "FINAL SUBDIVISION PLAN ROUND HILL WOODBRIDGE-BETHANY CONNECTICUT" Dated: 1979, Oct. 18, 1979, Nov. 2, 1979, Nov. 27, 1979, Dec. 6, 1979, and Dec. 28, 1979 on file in the Woodbridge Town Clerk's Office as Map #172, and Sheet 2 of 2 of said map being on file in the Bethany Town Clerk's Office as Map #A-396 for further description of said lot.

Together with such drainage rights as may exist by virtue of a grant from Carafa Builders, Inc., et al to Robert J. Marlowe, et al, dated August 22, 1960, and recorded in Volume 68 on Page 418 of the Woodbridge Land Records.

Together with a right of way for purposes of ingress, access, and egress on foot or with vehicles over all roadways as shown on said map. A portion of said premises is subject to the actual placement of the private road adjoining the property.

Said premises are subject to:

1. Building lines, if established, all laws, ordinances and governmental regulations, including building and zoning ordinances, affecting said premises.
2. Taxes due to the Town of Woodbridge and Town of Bethany on the Grand List of October 1, 2004, not yet due and payable and for all subsequent years, which taxes are not yet due and payable.
3. Notes and Conditions as shown on filed Map Nos. 172 of the Woodbridge Land Records and Map No. A-396 of the Bethany Land Records.
4. 10 Foot Pedestrian Easement to open space as shown on said map.

\$4,250.⁰⁰ STATE Conveyance Tax received

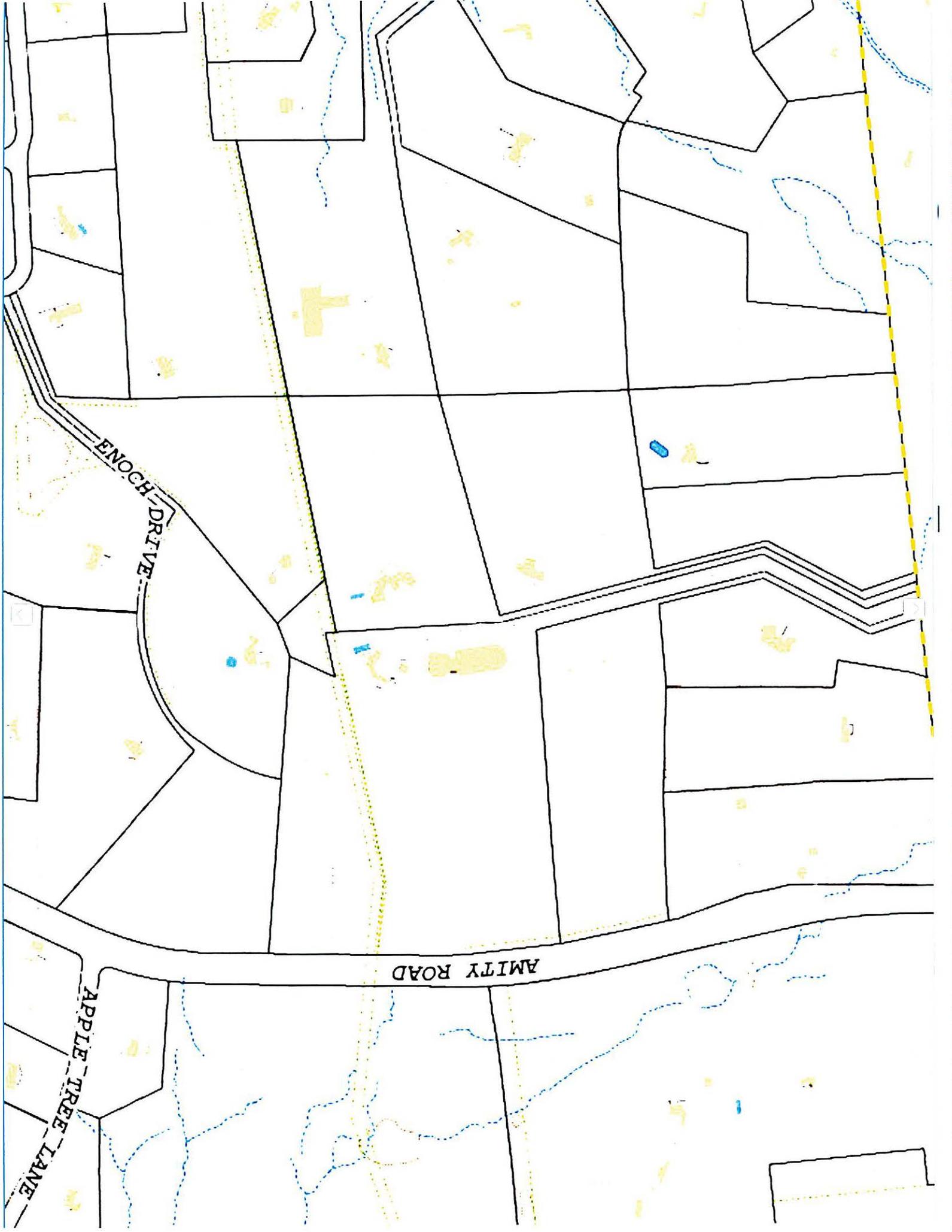
Eleanor Asherby
Asst. Town Clerk of Woodbridge

\$2,062.⁵⁰ TOWN Conveyance Tax received

Eleanor Asherby
Asst. Town Clerk of Woodbridge

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2009



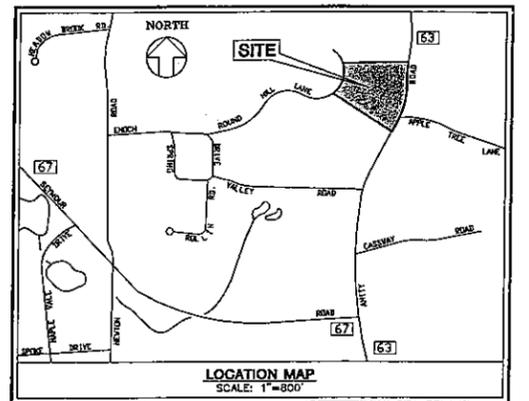
ENOCH DRIVE

AMITY ROAD

APPLE TREE LANE

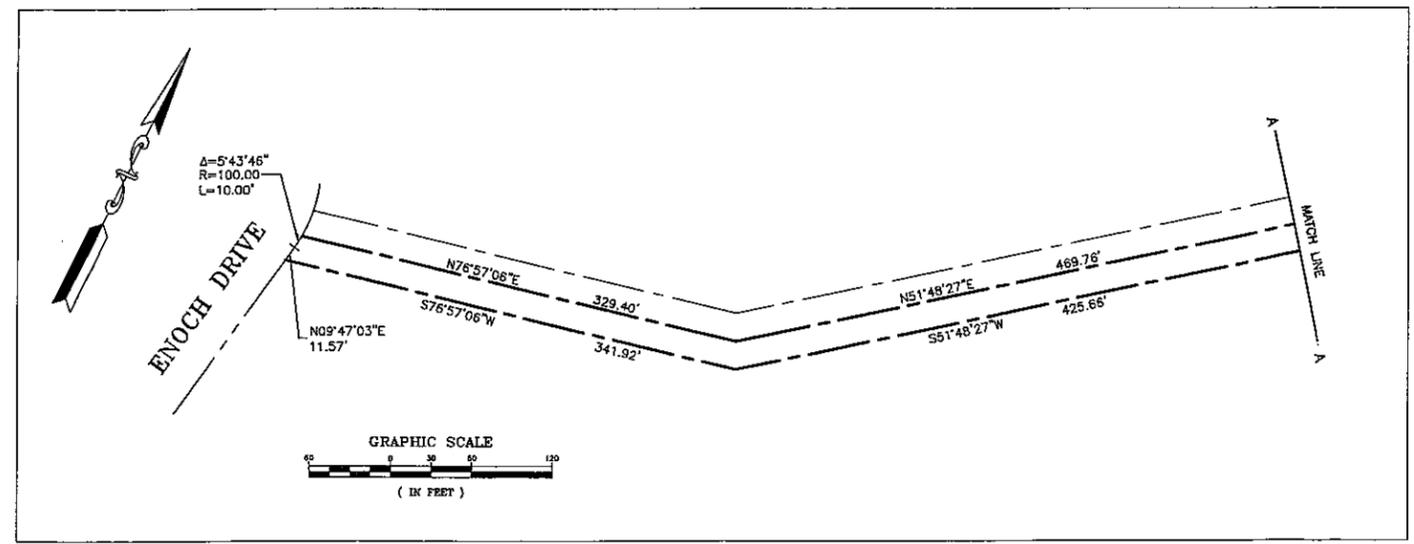
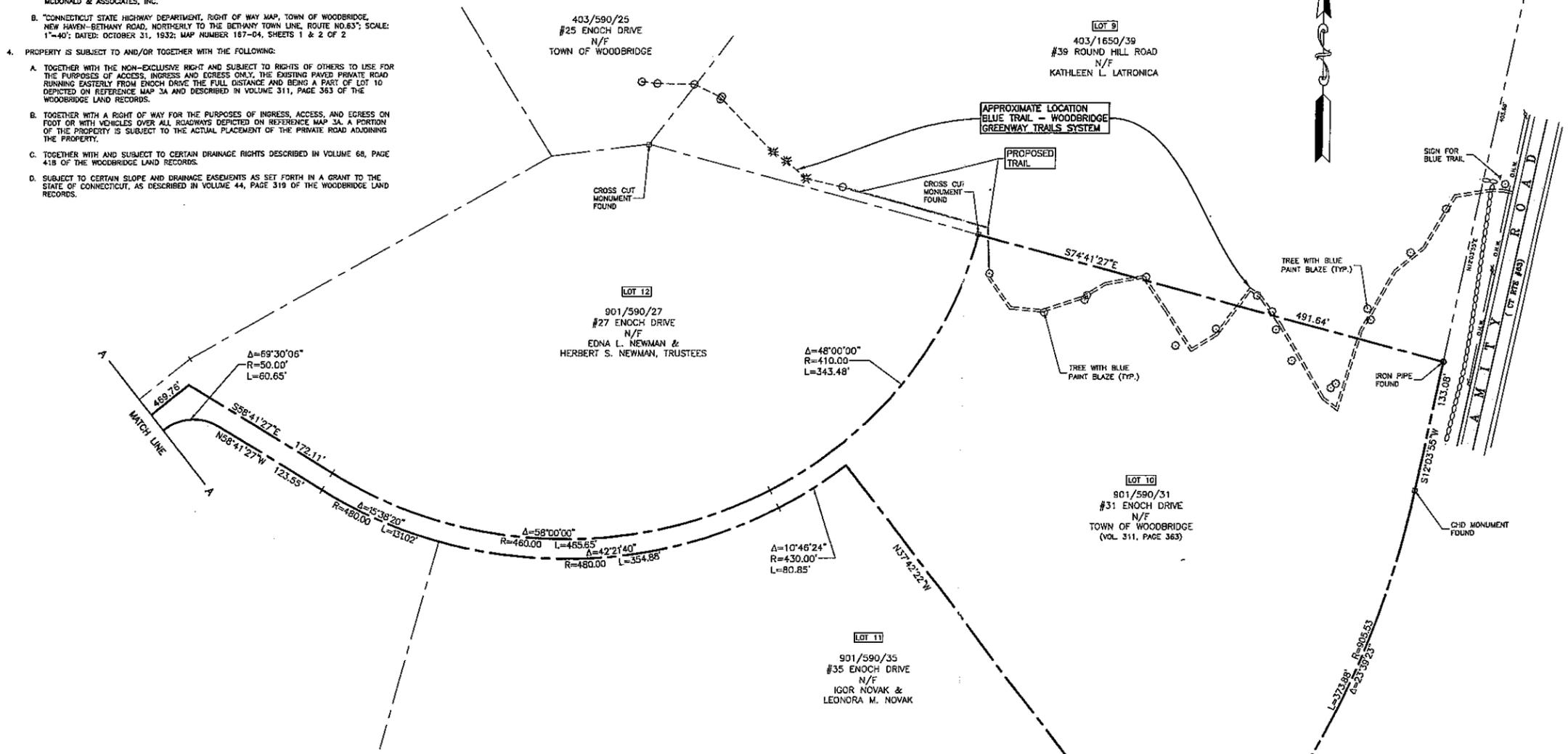
SURVEY NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 28, 1998 BEING AN EASEMENT MAP BASED ON A DEPENDENT RESURVEY OF LOT 10, REFERENCE MAP 3A CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
- NORTH ARROW AND BEARINGS ARE BASED ON REFERENCE MAP 3A.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAP:
 - "FINAL SUBDIVISION PLAN, ROUND HILL, WOODBRIDGE-BETHANY, CONNECTICUT"; SCALE: 1"=100'; DATED: APRIL 12, 1979; REVISED TO DECEMBER 28, 1979 AND PREPARED BY ANGUS L. McDONALD & ASSOCIATES, INC.
 - "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF WOODBRIDGE, NEW HAVEN-BETHANY ROAD, NORTHERLY TO THE BETHANY TOWN LINE, ROUTE NO.63"; SCALE: 1"=40'; DATED: OCTOBER 31, 1932; MAP NUMBER 187-04, SHEETS 1 & 2 OF 2
- PROPERTY IS SUBJECT TO AND/OR TOGETHER WITH THE FOLLOWING:
 - TOGETHER WITH THE NON-EXCLUSIVE RIGHT AND SUBJECT TO RIGHTS OF OTHERS TO USE FOR THE PURPOSES OF ACCESS, INGRESS AND EGRESS ONLY, THE EXISTING PAVED PRIVATE ROAD RUNNING EASTERLY FROM ENOCH DRIVE THE FULL DISTANCE AND BEING A PART OF LOT 10 DEPICTED ON REFERENCE MAP 3A AND DESCRIBED IN VOLUME 311, PAGE 363 OF THE WOODBRIDGE LAND RECORDS.
 - TOGETHER WITH A RIGHT OF WAY FOR THE PURPOSES OF INGRESS, ACCESS, AND EGRESS ON FOOT OR WITH VEHICLES OVER ALL ROADWAYS DEPICTED ON REFERENCE MAP 3A, A PORTION OF THE PROPERTY IS SUBJECT TO THE ACTUAL PLACEMENT OF THE PRIVATE ROAD ADJOINING THE PROPERTY.
 - TOGETHER WITH AND SUBJECT TO CERTAIN DRAINAGE RIGHTS DESCRIBED IN VOLUME 68, PAGE 418 OF THE WOODBRIDGE LAND RECORDS.
 - SUBJECT TO CERTAIN SLOPE AND DRAINAGE EASEMENTS AS SET FORTH IN A GRANT TO THE STATE OF CONNECTICUT, AS DESCRIBED IN VOLUME 44, PAGE 319 OF THE WOODBRIDGE LAND RECORDS.
- THE TRAIL DEPICTED HEREON WAS FIELD LOCATED DECEMBER 4, 2015 AND APRIL 5, 2016 FROM THE FIELD LOCATED BLUE PAINT MARKINGS FOUND ON THE TREES AND IS DEPICTED HEREON AS APPROXIMATE DUE TO LEAF COVER OF SAID TRAIL OR NO VISIBLE TRAIL APPARENT.
- PROPERTY AREA = 270,777± SQUARE FEET OR 8.22± ACRES PER REFERENCE MAP 3A.
- ALL IMPROVEMENTS ARE NOT DEPICTED HEREON.



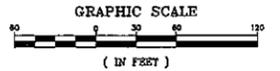
SURVEY LEGEND

—	Street Line
- - -	Property Line
- · - · -	Easement Line
—	Curb
	Wood/Vinyl Fence
X	Wire Fence
⊞	Stone Wall
~~~~~	Vegetation/Tree Line
☁	Deciduous Tree
☎	Coniferous Tree
⊞	Catch Basin
⊞	Manhole
⊞	Utility Pole (With Guy)
W	Water Valve/Meter Pit
—	Over Head Wire
W	Water Main/Service
S	Sanitary Sewer
G	Gas Line
—	Stormwater Pipe <12" Diameter
—	Stormwater Pipe ≥12" Diameter
○	Ironpin Or Pipe Found
⊞	Monument Found
⊞	Drill Hole Found
CHD	Connecticut Highway Department
XX/XX/XX	Assessor's Map/Block/Lot Number
⊞	Lamp Post
⊞	Mailbox



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

ROBERT A. CRISCUOLO L.S. #13204  
 MARK D. BALLOU L.S. #70419  
 JAMES M. PRETTI, JR. L.S. #22857  
 THIS MAP NOT VALID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR NOTED ABOVE.



<b>CRISCUOLO ENGINEERING LLC</b> CONSULTING ENGINEERS LAND SURVEYORS 420 East Main Street Building 1 - Suite 9 Branford, CT 06405 TEL: 203/461-0907 FAX: 203/468-3729	DATE: 4/6/2018 SCALE: 1"=50' DRAWN: C.A.F. CHECKED: M.D.B. JOB: 2015-003-04	JOB TITLE: <b>TRAIL LOCATION PROPERTY LOCATED AT #31 ENOCH ROAD WOODBRIDGE, CONNECTICUT</b>	DRAWING NO.: <b>1 OF 1</b>
	REV. DATE: 1/3/17 DESCRIPTION: ORIGINAL NOTE 40 REVISED 4E NOV 48	PREPARED FOR: <b>TOWN OF WOODBRIDGE</b>	DRAWING TITLE: <b>EASEMENT MAP</b>

20150315-460-3454\DWG\2015-003-04.dwg, 15:20:17, 4/6/2018

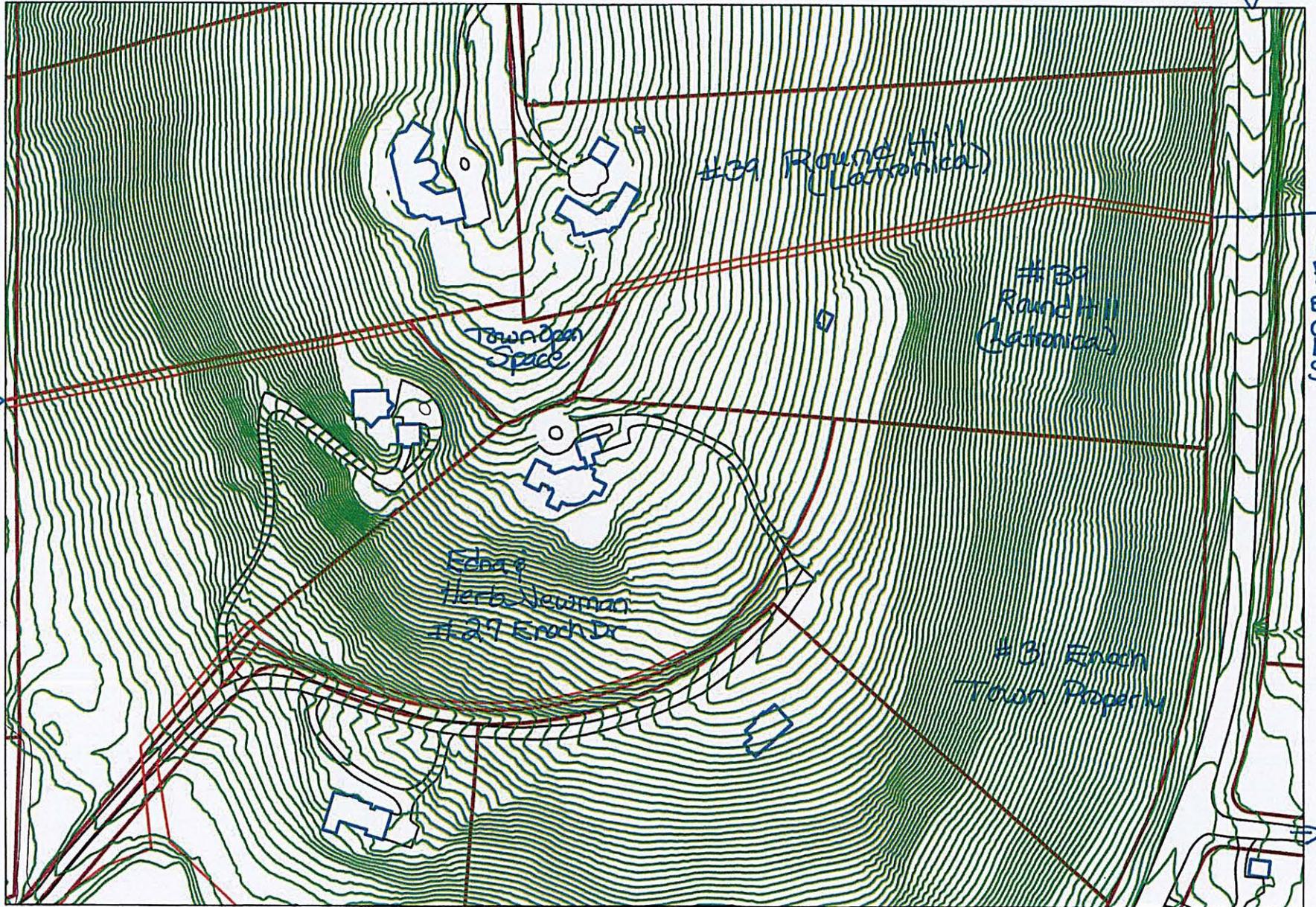
MAP TITLE

Amity Road

10' Pedestrian Easement created by Round Hill Subdivision

10' Pedestrian Easement created by Subdivision

Apple Lane



GEOGRAPHIC INFORMATION SYSTEM

VISION APPRAISAL TECHNOLOGY



# Hill

S 42° 19' 21" E

912.31'

10' PEDESTRIAN EASEMENT TO OPEN SPACE

9

AREA = 9.69 AC. ±  
422,059 SF ±

S 89° 52' 56" W  
130.93'

L = 90.00'

W GAS TRANSMISSION COMPANY VOL. 5 PG. 503

SPACE  
= 0.57 AC. ±  
24,786 SF ±  
IS CONVEYED  
FOR PUBLIC USE

N 33° 56' 20" E  
133.76'

NO DRIVEWAY ACCESS TO LOTS 7, 8, 9 & 10 FROM AMITY ROAD

450

12

27

N 74° 41' 27" W  
350.00'

S 84° 04' 49" E  
491.64'

Δ = 48° 00' 00"  
R = 410.00'  
L = 345.48'  
T = 182.54'  
Ch. = 333.52'

= 5.15 AC. ±  
229 SF ±

DRIVEWAY

27

AREA = 6.22 AC. ±  
270,777 SF ±

0' 00"  
66'  
98'  
03'

10' DRAINAGE EASEMENT

BULLPINE

SMP/EBB.08' 1223  
SMP/EBB.08' 1223  
SMP/EBB.08' 1223

AMITY ROAD

PI

Δ =  
R =  
L =  
T =  
Ch =

The Greenway Connection Trail is a link to the Woodbridge Greenway and enters the site on Route 63 at the north end and Dillon Road at the south end. The trail follows and then crosses Sperry Road (closed to through traffic each winter). Before climbing southeast to Dillon Road, the trail traverses a small stream on the old Woodbridge Glen Road.

The Stony Loam Trail starts at the west end of the Lake Chamberlain Dam and connects Chamberlain's trail system to the Woodbridge Greenway. The trail is named for the dominant soil type in the area.

The Old Field Trail offers sightings of small animals, like chipmunks and red squirrels, that make their homes in the stone walls once used for farming. The Sargent River Loop is named for the Sargent River that feeds into the Lake Chamberlain reservoir. The trail passes through a wide range of forest types, including a larch plantation, hardwood swamp, and transition hardwoods. Club moss or ground pine (an evergreen plant about six inches tall) is abundant. These club mosses have been around for 300 million years. Some now extinct species once grew as big as trees.

The Eric Stone Trail offers some beautiful views of Lake Chamberlain. In the spring and summer look for bluebirds that nest in this area. Bluebirds are enjoying a comeback in Connecticut, thanks to many bluebird houses put up by volunteers. As farmland and hollow fence posts have disappeared, bluebirds have become dependent on these special houses for nesting sites.



Photo by the RWA Photo Contest Winner Alec Blakey

### Directions and Parking:

Lake Chamberlain's gated entrance and parking area is off Sperry Road. Take Litchfield Turnpike (Route 69) to Morris Road and a left onto Sperry Road.

### Permitted/Prohibited Activities:

This site is for passive use only. No mechanized vehicles. Hiking only. State fishing license is required for shore fishing. Wading and swimming are prohibited. Dogs are not permitted. Horses are permitted on certain trails with a permit from the Bethany Horsemen's Association.



Hiking



Cross  
Country  
Skiing



Fishing



Horseback  
Riding

### For more information about this location, contact:

Regional Water Authority  
Recreation Department  
(203) 401-2654  
[www.rwater.com/recreation](http://www.rwater.com/recreation)

Questions regarding this brochure can be addressed to  
South Central Regional Council of Governments  
Phone: (203) 234-7555/Fax: (203) 234-9850  
E-mail: [trails@scrcog.org](mailto:trails@scrcog.org)

Scan QR Code to access the South Central Regional Council of  
Governments Recreational Trails Webpage



# Recreational Trails

## South Central Connecticut

# Lake Chamberlain

### Regional Water Authority Permit Required

Bethany and  
Woodbridge, CT

# Lake Chamberlain

Regional Water Authority  
Permit Required



Photo by the RWA Photo Contest Winner

## Trail Description:

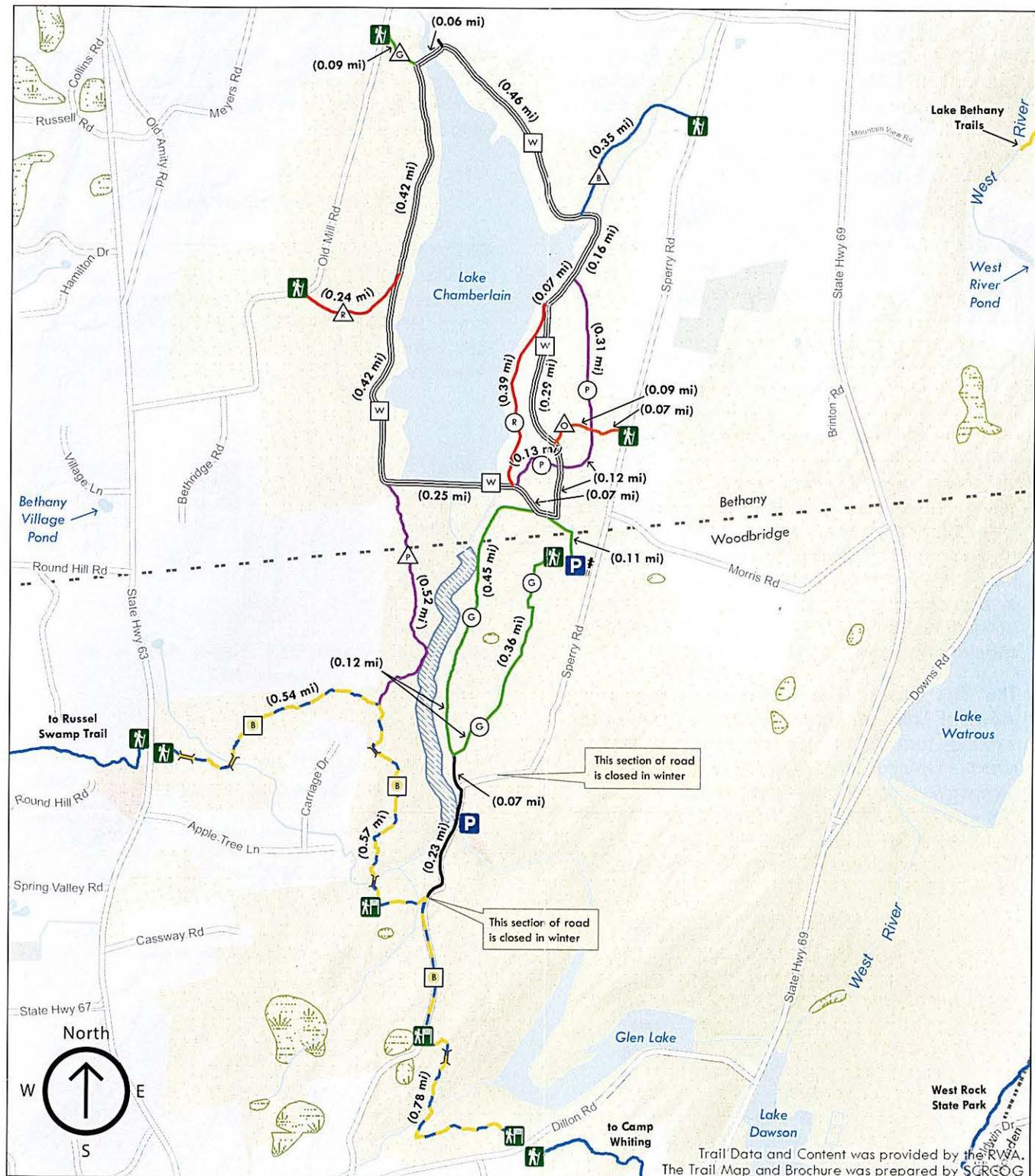
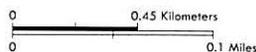
### Wide Range of Trail Difficulties

A Regional Water Authority (RWA) Recreation Area. The West River and its tributary, the Sargent River, flow through the valley west of West Rock Ridge. Five reservoirs were created between 1889 and 1925 on these rivers to form the West River water supply system. Originally constructed in 1890, Lake Chamberlain was enlarged in 1958 to over five times its original size.

Total trail distance is approx. 7.5 miles

## Legend

- |                               |                     |
|-------------------------------|---------------------|
| Parking                       | Gated Entrance      |
| Trailhead                     | Bridge              |
| Unblazed Trails               | Stream Fishing      |
| Blue with Yellow Trail        | Wetlands            |
| Red (Cabin Trail)             | Land Trust Property |
| Purple (Old Field Trail)      | RWA Property        |
| Purple (Stony Loam Trail)     |                     |
| Green (Sargent River Trail)   |                     |
| Blue (Sperry Rd. -N Trail)    |                     |
| Orange (Sperry Rd. -S Trail)  |                     |
| Green (Old Mill Rd. -N Trail) |                     |
| Red (Old Mill Rd. -S Trail)   |                     |
| White (Eric L. Stone Trail)   |                     |



Trail Data and Content was provided by the RWA. The Trail Map and Brochure was prepared by SCRCOG

Bladen's Brook, Russell Swamp, and the Round Hill Trails create part of the Woodbridge Greenway Trails System that is maintained by the Woodbridge Land Trust. As part of the Greenway, the trails connect into the Town's Elderslie Preserve and Regional Water Authority lands (access only for recreational permit holders). The trails can also be combined with hiking in the Town of Bethany's Bethany Farms Trail System to the north. At this location on Route 67 the Naugatuck Trail (blue trail) splits, creating an East/West branch and a North/South branch. From here, one can go to Bethany, Hamden or New Haven.

From the parking lot, the hiker can follow the Blue Trail East along the Bladen's Brook area through Russell Swamp and climb Round Hill. Here the steep ascent moves to the top of the glacial drumlin rising some 650 feet above sea level with a breathtaking panorama extending all the way to Long Island Sound. This view is best when the leaves are off the trees.

Alternatively, from the parking lot, the Blue Trail North crosses over the bridge and Sanford Road and meanders through the trails on the Town-owned 44-acre Bladens River Tract. From this area, one can look north from the Woodbridge Greenway Trail to Sanford Road where there is a stone embankment just east of the Thomas Sanford house. It is thought that this location is where the world's first friction matches were made.

This Yankee enterprise, which displaced the time-honored flint stone as a means for starting fire, later in the nineteenth century became the Diamond Match Company. All that remains of the factory is the stone retaining wall. This trail crosses a steep area and leads to the Bethany Farms Trail System.

### Directions and Parking:

In Woodbridge, the main parking is located just off Seymour Road (Route 67). From Amity Shopping Center take Amity Road (Route 63) north approximately 3 miles to left on Seymour Road (Route 67). Go approximately 2 miles to parking lot on right, just after gas line.

### Permitted/Prohibited Activities:

This land is for passive recreation use only. No motorized vehicles are permitted. Dogs are permitted on leash. Please bag and pick up all dog waste. Hunting or trapping is prohibited. Horseback riding is prohibited. Due to raised boardwalk through swamp, small children or pets are not recommended.



Hiking



Pets on Leash

### For more information about this location, contact:

Woodbridge Land Trust, Inc. or  
Town of Woodbridge  
(203) 389-3400  
woodbridgelandtrust@gmail.com  
www.woodbridgect.org

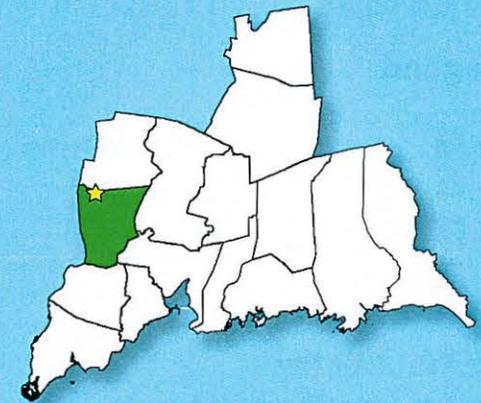
Questions regarding this brochure can be addressed to  
South Central Regional Council of Governments  
Phone: (203) 234-7555/Fax: (203) 234-9850  
E-mail: trails@scrcog.org

Scan QR Code to access the South Central Regional Council of Governments Recreational Trails Webpage



## Recreational Trails South Central Connecticut

# Bladen's Brook, Russell Swamp & Round Hill Trails



Woodbridge, CT



# Bladen's Brook, Russell Swamp & Round Hill Trails



Photo by Paul Decoster

## Trail Description:

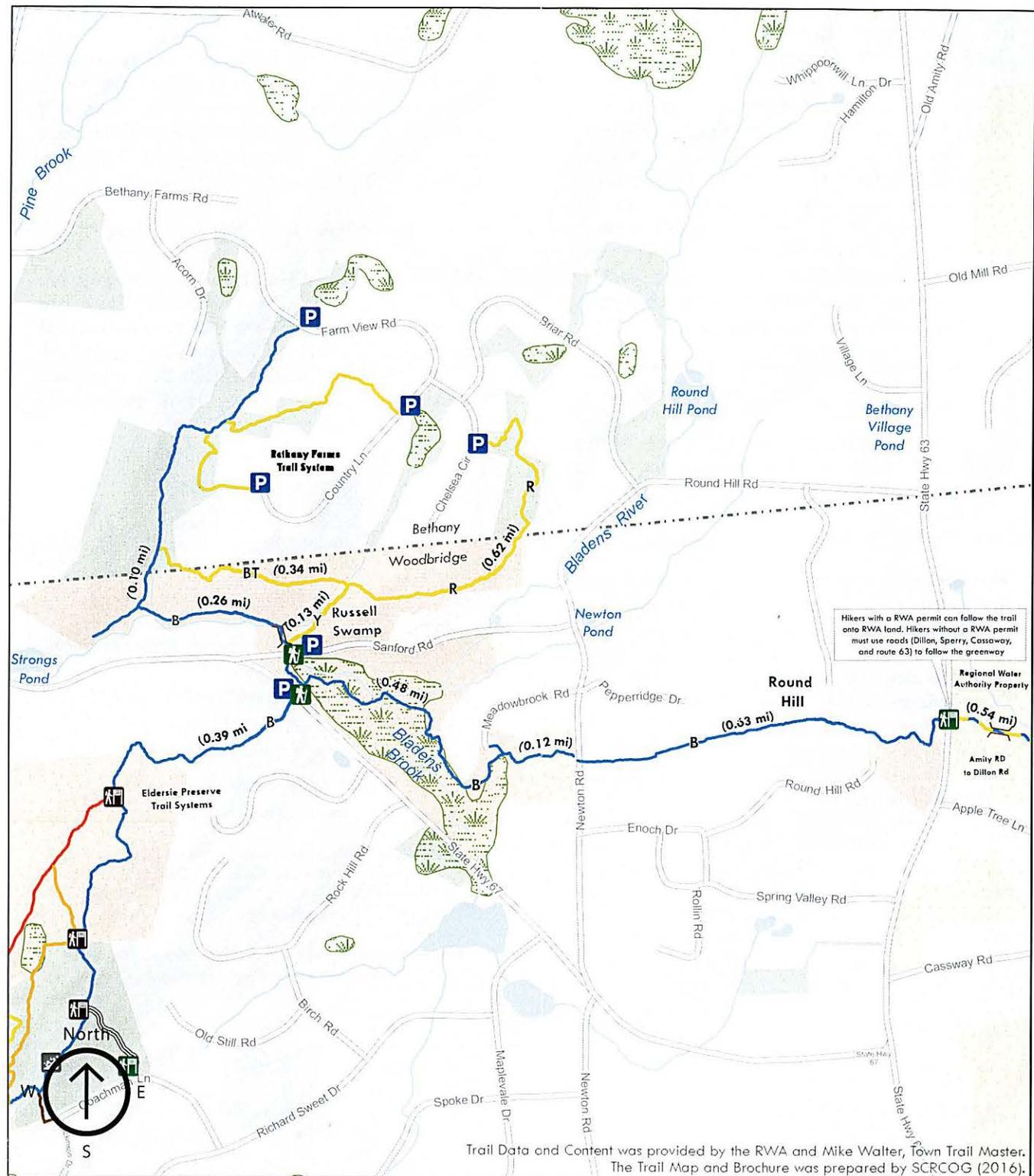
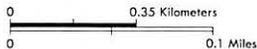
### Easy or Difficult Hike

The Bladen's Brook and Russell Swamp trails are a leisurely hike. The Round Hill trail, alternatively, offers more of a challenge.

Total trails length is approx. 1.4 miles

## Legend

- |  |                               |  |                  |
|--|-------------------------------|--|------------------|
|  | Parking                       |  | Glacial Erratics |
|  | Trailhead                     |  | Bridge           |
|  | Trailhead/Sign                |  |                  |
|  | Trail Sign                    |  |                  |
|  | Blue Blaze (Naugatuck Trail)  |  |                  |
|  | Yellow Blaze                  |  |                  |
|  | Yellow Blaze (Ridge Trail)    |  |                  |
|  | Yellow Blaze (Big Tree Trail) |  |                  |
|  | Other Trail                   |  |                  |
|  | Stone Wall                    |  |                  |
|  | Wetlands                      |  |                  |
|  | Land Trust Property           |  |                  |
|  | Town Property                 |  |                  |



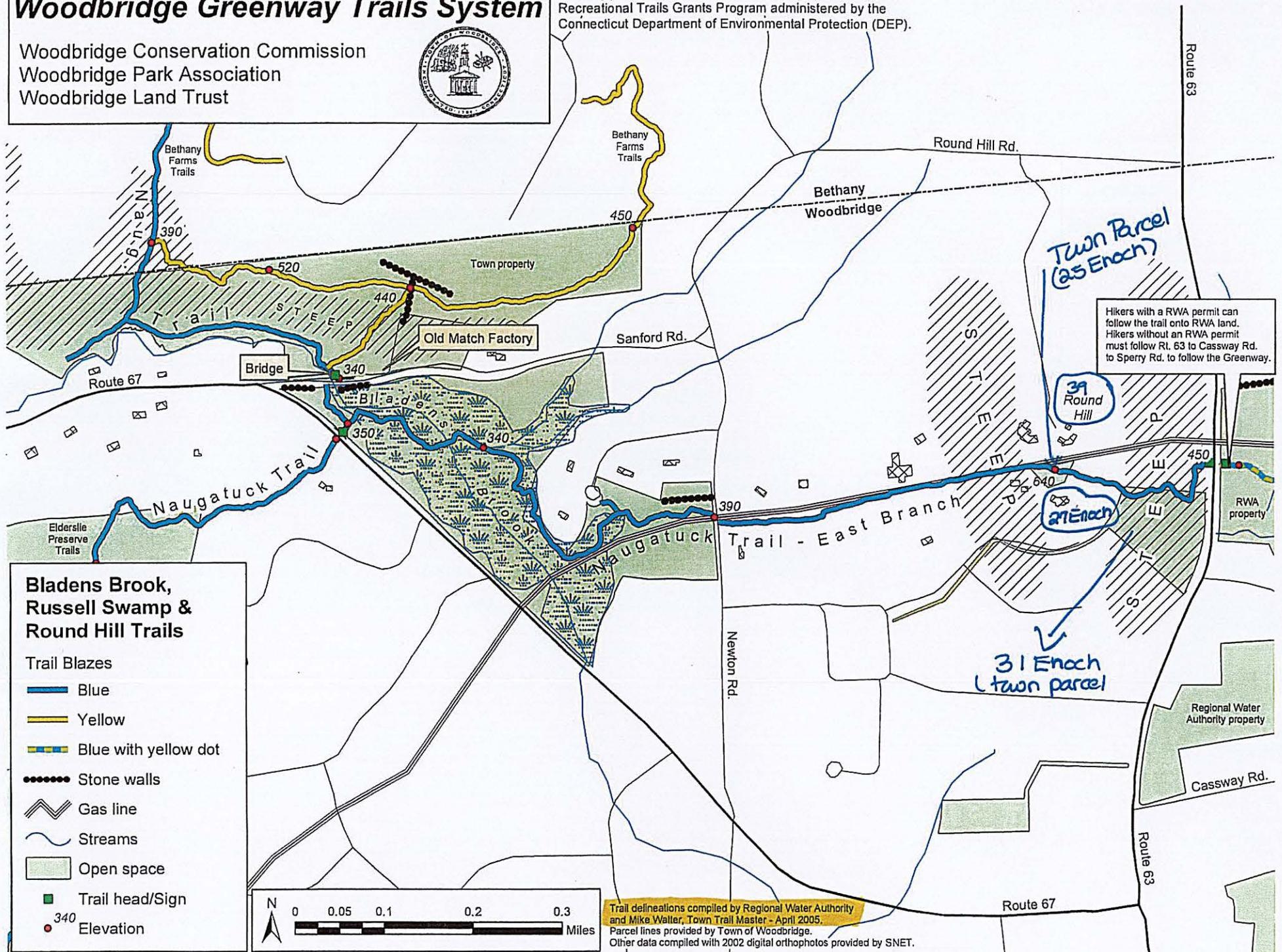
Hikers with a RWA permit can follow the trail onto RWA land. Hikers without a RWA permit must use roads (Dillon, Sperry, Cassaway, and route 63) to follow the greenway

Trail Data and Content was provided by the RWA and Mike Walter, Town Trail Master. The Trail Map and Brochure was prepared by SCRCOG (2016).

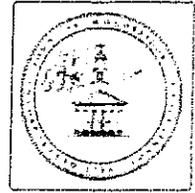
# Woodbridge Greenway Trails System

Funding provided by the Federal Highways Administration  
Recreational Trails Grants Program administered by the  
Connecticut Department of Environmental Protection (DEP).

Woodbridge Conservation Commission  
Woodbridge Park Association  
Woodbridge Land Trust

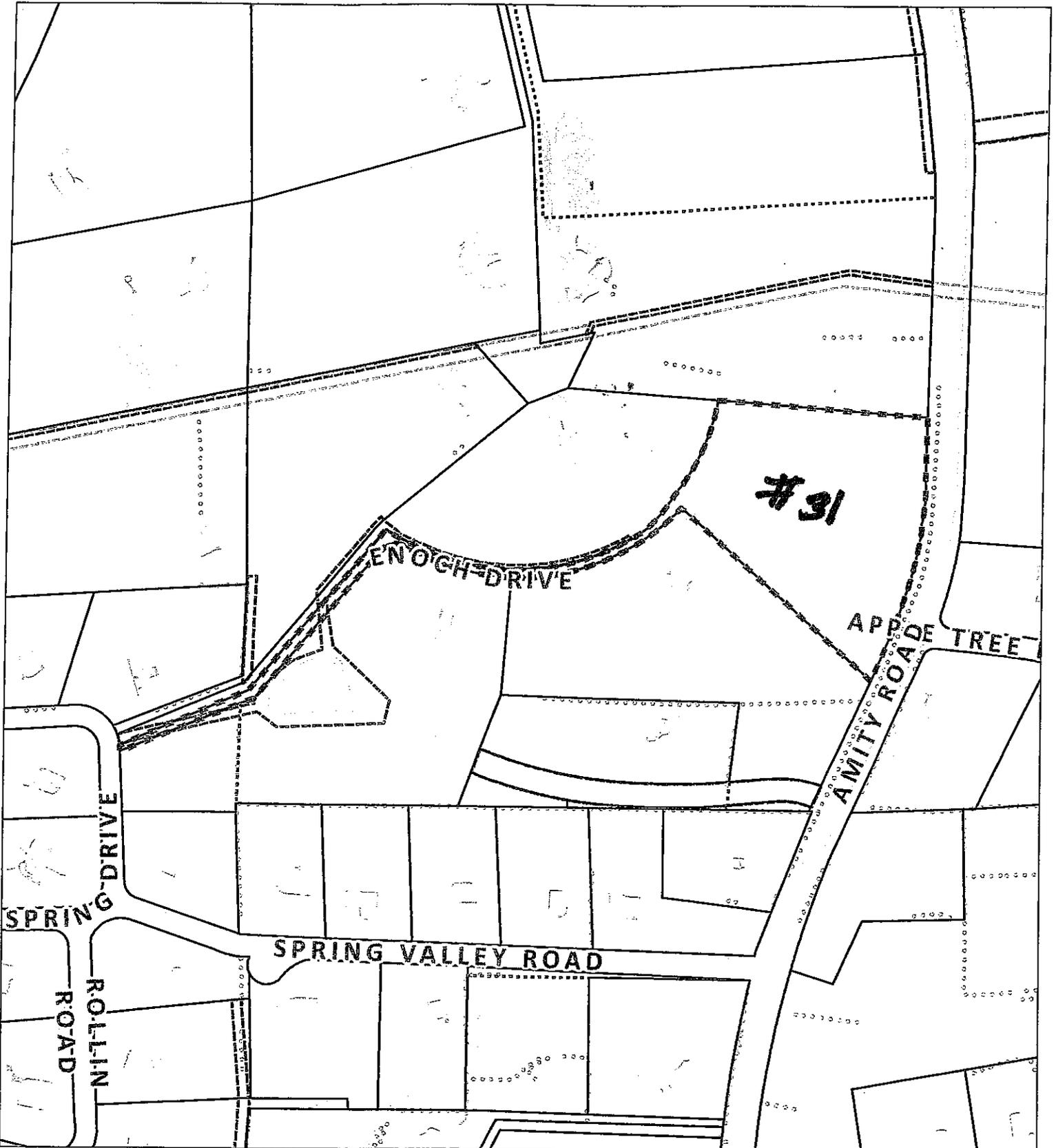


Town of Woodbridge, Connecticut - Assessment Parcel Map



GIS ID: 3374

Address: 31 ENOCH DR

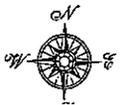


Approximate Scale:

1:3,600

Map Produced June 2021

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Woodbridge and its mapping contractors assume no legal responsibility for the information contained herein.





**To all People to Whom these Presents shall Come. Greeting:**

**Know Ye,** That I, HERBERT S. NEWMAN, of the Town of Woodbridge,  
County of New Haven and State of Connecticut

herein designated as the Releasor,  
for the consideration of **NO MONETARY CONSIDERATION**  
received to Releasor's full satisfaction from EDNA L. NEWMAN,

whose mailing address is Lot #12, Enoch Drive, Woodbridge, Connecticut  
herein designated as the Releasee,  
does by these presents remise, release and forever Quit-Claim unto the said Releasee and to the Releasee's heirs,  
successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Releasor  
has or ought to have in or to

all that certain piece or parcel of land, with all the improvements thereon, situated in the Town of Woodbridge, County of New Haven and State of Connecticut, being Lot No. 12 on a certain map entitled "Final Subdivision Plan Roundhill Woodbridge-Bethany, Connecticut, Date: April 12, 1979 Scale 1" = 100', Revisions: May 31, 1979, June 14, 1979, October 18, 1979, November 2, 1979, November 27, 1979, December 6, 1979, December 28, 1979, Angus L. MacDonald & Associates, Inc., Engineers - Planners - Surveyors, Old Saybrook, Connecticut, Sheet 1 and Sheet 2 of 2" on file in the Woodbridge Town Clerk's Office.

The title to a portion of said premises is a leasehold interest held by the Grantors pursuant to the terms of a 999 year lease between a Committee appointed by the Society Of Amity and Samuel Osborn and Enoch Newton, dated May 2, 1785 and recorded in Volume 1 on page 311 of the Woodbridge Land Records and as more particularly described in a certain deed from Bevil P. Smith to Joseph Hale, dated April 22, 1851 and recorded in Volume 18 on page 657 of said Land Records. Reference to which is hereby made for more particulars concerning the same.

Said premises are subject to:

Together with a right of way for purposes of ingress, access and egress on foot or with vehicles over all roadways as shown on said map. Together with certain drainage rights as set forth in a grant from Carafa Builders, Inc., et al to Robert J. Marlowe, et al, dated August 22, 1960 and recorded in Volume 68 on page 418 of the Woodbridge Land Records (continued on Schedule A attached hereto and made a part hereof) **(THE INTENTION OF THIS DEED IS TO TERMINATE THE SURVIVORSHIP INTEREST).**

**To Have and to Hold** the premises hereby remised, released and quit-claimed with all the appurtenances unto the said Releasee and to the Releasee's heirs, successors and assigns forever, so that neither the Releasor nor the Releasor's heirs, successors or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof; but therefrom the Releasor and they are by these presents, forever barred and excluded.

In all references herein to any parties, persons, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

**In Witness Whereof**, the Releasor has signed and sealed this instrument, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be hereto affixed this day of 19 86 .

Signed, Sealed and Delivered in the presence of  
or Attested by

*[Signature]*  
.....  
*[Signature]*  
.....

*[Signature: Herbert S. Newman]*  
.....  
Herbert S. Newman

**"No Conveyance Tax collected"**

*[Signature: Polly P. Schul]*  
.....  
Town Clerk of Woodbridge"

**State of Connecticut, County of** NEW HAVEN | ss. New Haven

The foregoing instrument was acknowledged before me this 11 day of July 19 86 by Herbert S. Newman.



*[Signature]*  
.....  
Notary Public

The foregoing descriptions are based on a survey by Frederick C. Hahn entitled, "The First National Bank and Trust Company of New Haven, Conn. Trustee u/agreement with Mary K. Russell, scale 1" = 100', 1939-1940.

Subject to an agreement not to cut down or destroy trees thereon, as set forth in a deed from The First National Bank and Trust Company, Trustee to Harold A. Brooks dated June 2, 1939 and recorded in Volume 44 on page 196 of the Woodbridge Land Records.

Subject to a certain slope and drainage easements as set forth in a grant from The First National Bank and Trust Company of New Haven, Trustee to the State of Connecticut, dated January 31, 1940 and recorded in Volume 44 on page 319 of the Woodbridge Land Records.

Subject to a grant in favor of Northeastern Gas Transmission Company from The First National Bank and Trust Company of New Haven, Trustee, dated June 15, 1951 and recorded in Volume 51 on page 503 of the Woodbridge Land Records.

Subject to such rights and rights of way as exist in the highways known as Russell Road and Round Hill Road as shown on said map.

Subject to a grant in favor of The Southern New England Telephone Company dated February 20, 1959 and recorded in Volume 65 on page 180 of the Woodbridge Land Records.

Subject to a drainage easement contained in an instrument from Carafa Builders, Inc., and others dated August 22, 1960 and recorded in Volume 68 on Page 418 of the Woodbridge Land Records.

Together with a right of way for purposes of ingress, access and egress on foot or by vehicles over a 12 foot portion from off the westerly boundary line of Lot No. 10 as shown on said map.

Subject to the terms and conditions of a certain Road Construction Bond in the amount of \$67,000.00 dated August 15, 1973 and recorded in Volume 103 on Page 67 of the Woodbridge Land Records.

Subject to a certain Declaration of Restrictions dated December 6, 1979 and recorded in Volume 117 on page 719 of the Woodbridge Land Records.

Subject to the terms and conditions of a certain Maintenance Agreement for Round Hill - South dated January 4, 1980 and recorded in Volume 117 on page 723 of the Woodbridge Land Records.

Subject to the terms and conditions of a certain Maintenance Agreement for Round Hill - West dated January 4, 1980 and recorded in Volume 117 on page 727 of the Woodbridge Land Records.

Subject to the terms and conditions of a certain Maintenance Agreement for Round Hill - North dated January 4, 1980 and recorded in Volume 117 on page 731 of the Woodbridge Land Records.

Subject to a certain Road Construction Bond in the amount of \$156,000.00 dated January 4, 1980 and recorded in Volume 117 on page 736 of the Woodbridge Land Records.

Said premises are subject to the terms and conditions of a certain Affidavit dated January 4, 1980 and recorded in Volume 117 on page 738 of the Woodbridge Land Records.

Subject to the terms and conditions of a certain Quit Claim Deed in favor of the Town of Woodbridge dated January 4, 1980 and recorded in Volume 117 on page 740 of the Woodbridge Land Records.

Said premises are subject to an easement from Nicholas J. Bua, et als to the United Illuminating Company and The Southern New England Telephone Company dated October 27, 1981 and recorded on the Woodbridge Land Records.

RECEIVED FOR RECORD MAY 16 1985 AT 11:15 AND RECORDED  
BY: Polly P. Schuel TOWN CLERK ^{Am}