

An aerial photograph of a vast, dense forest. The trees are mostly deciduous with green foliage. In the lower center of the image, a small, light-colored building with a dark roof is visible, surrounded by trees. The overall scene is a lush, green landscape.

# Woodbridge Former Country Club Master Plan

**1. Engagement & Community Open House**

**2.Existing Conditions Analysis Findings**

**3.Project Name and Branding**

# ENGAGEMENT UPDATE

# Engagement By The Numbers

- **Upcoming Engagement Activities**

- **Jan 2025**

- **Stakeholder Interviews**
    - **Neighbors Interviews**
    - **Board of Selectmen Meeting**
    - **Community Open House #1**

- **Feb 2025**

- **Site Walk**
    - **Focus Group Meeting**
    - **Board of Selectmen Meeting**

## Current Outreach

**20**

**PEOPLE ENGAGED TO DATE**

**2**

**SELECTMEN MEETINGS**

**1**

**TAC MEETINGS**

**8**

**STAKEHOLDER INTERVIEWS**

**16\***

**NEIGHBOR INTERVIEWS**

**0**

**COMMUNITY OPEN HOUSES**

## Upcoming

**--**

**5**

**2**

**12**

**41**

**2**


\*As of 1/8/25, 16 abutting property owners have been contacted to schedule interviews



# Community Open House Format and Goals

- **Engagement Goals**
  - Build a shared understanding about the site today and opportunities and challenges
  - Gather feedback on priorities for the site in each topic area
- **Format and Logistics**
  - Date: January 29, 6:00-8:00pm
  - Location: Senior Center
  - 3-5 stations organized by topics
  - Staffed by consultant or Town staff to answer questions at each station
  - Activity at each station to gather feedback on findings





**FORMER COUNTRY CLUB MASTER PLAN**


**SUMMARY**  
EXISTING LAND USES ON THE SITE TODAY REFLECTS ITS RECENT HISTORY AS A GOLF COURSE, WITH SINGLE FAMILY RESIDENTIAL LAND USES SURROUNDING THE MAJORITY OF THE SITE. EXISTING ZONING ALLOWS FOR SIMILAR TYPES OF RESIDENTIAL USES ON MOST OF THE SITE.

**KEY TAKEAWAYS**

- Henihliat. Ficipsae omni vid quodist omnis simaximus que aspidio rehent duciaere nos
- Nam fugitatur, que volesti nusamus quo optur?
- Caeribus elentilis ipatio od eum nat erferumRoreribus quiaecuptia sim re odignis asitiatur? Qui blam sit est, quodi torioestis iur magnimus sust lanitat aut eumquiatit alit prae od entio. Et re lusoptam, etur?
- Larte nos anum loc te publius sendi, consupiem pos, conteatiam moerifcae di, me tastarit. Go es atquit nostam unu estes spicaut fora noximor diuri, in nos re et; nemperei paris. Si clem hin reducto et? Raesimp opublici se isaque


### LAND USE & ZONING

**EXISTING LAND USE**




Us num volupta arutesedit explaudae pre, quaepe ulorer endunt omnimil lupiendern. Eheniae. Ut aligniat Manforgio Gent quat

**SURROUNDING LAND USES**



Us num volupta arutesedit explaudae pre, quaepe ulorer endunt omnimil lupiendern. Eheniae. Ut aligniat Manforgio Gent quat

**EXISTING ZONING**



Us num volupta arutesedit explaudae pre, quaepe ulorer endunt omnimil lupiendern. Eheniae. Ut aligniat Manforgio Gent quat

**TELL US YOUR THOUGHTS!**

Use the post-its to tell us what uses we should explore for the site. Here are some ideas to get you started:

- Arts Center
- Agre Tourism
- Community Center
- Band Shell
- Dog Park
- Golf Course
- Hotel
- Ice Skating
- Medical Office
- Sculpture Park
- Office
- Open Space
- Sports Ball Courts
- Playgrounds
- Pool
- Restaurants
- Retail
- Bedding Hill
- Sports Fields
- Tennis Courts
- Trails
- Virtual Golf
- Affordable Housing
- Age Restricted Housing
- Apartments
- Carports
- Single Family Homes
- Duplexes and Triplexes

FORMER COUNTRY CLUB MASTER PLAN

TOWN OF WOODBRIDGE CONNECTICUT

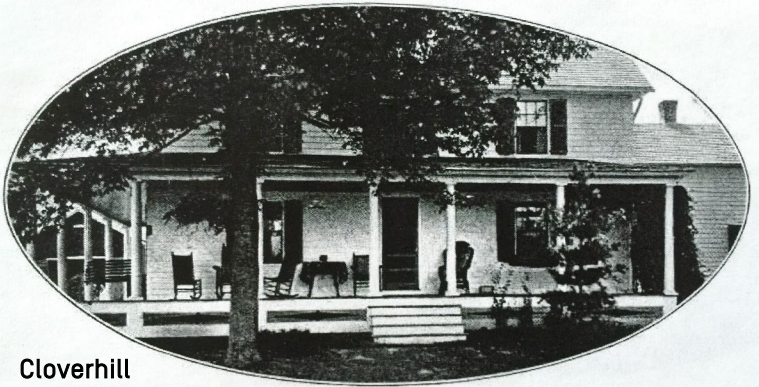
# **EXISTING CONDITIONS ANALYSIS INITIAL FINDINGS**



# History & Cultural Context: Sherman/Cloverhill Farm



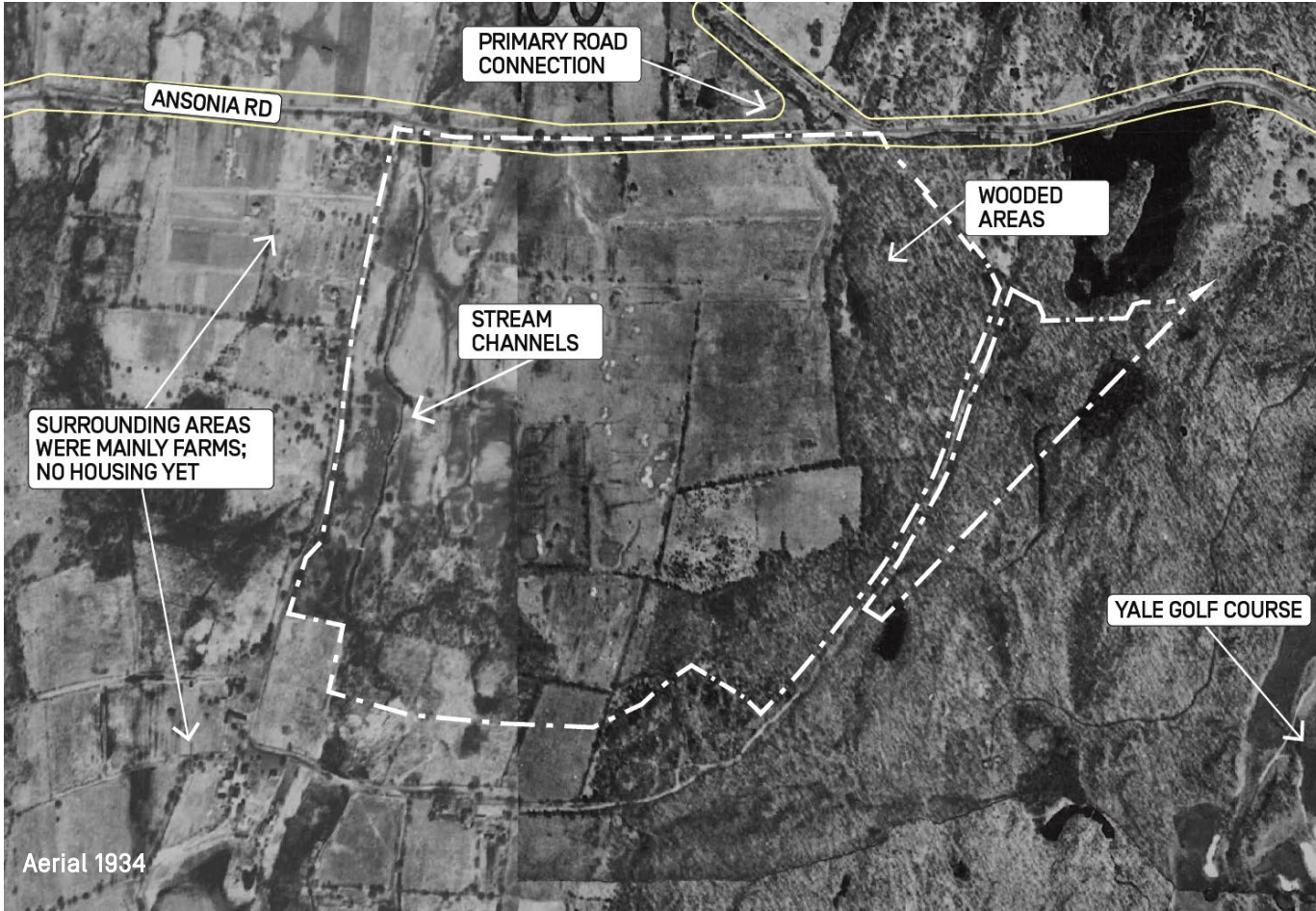
Tombstone of Josiah Sherman



Cloverhill Farm



Ansonia & Johnson, 1930s



Aerial 1934



# History & Cultural Context: Country Club



1940s

The Country Club first opened in 1938.



1970s

New community amenities like tennis courts, club house and pool create a gathering place for Woodbridge residents



1970s



2000s

The Country Club continued to operate as an 18-hole course.



2010s

Sale of the Country Club to the Town of Woodbridge occurred in 2009, which continued operations until closure in 2016.



2010s



# History & Cultural Context: Town Acquisition

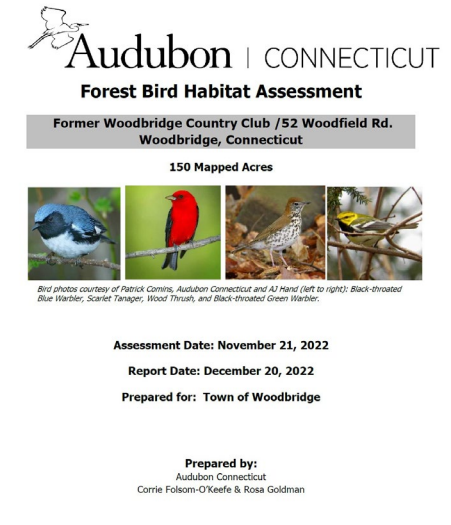
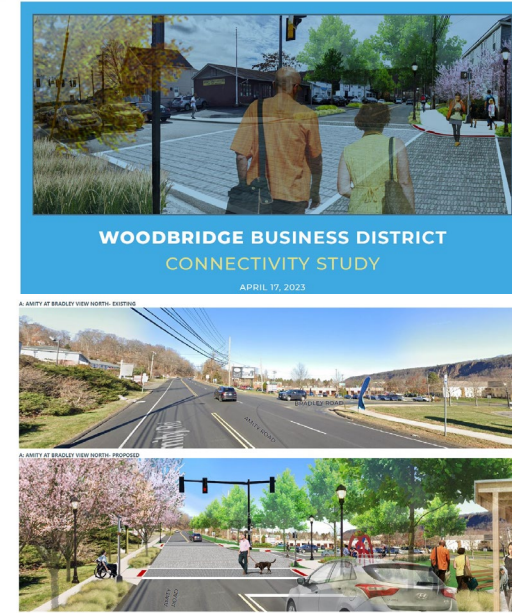
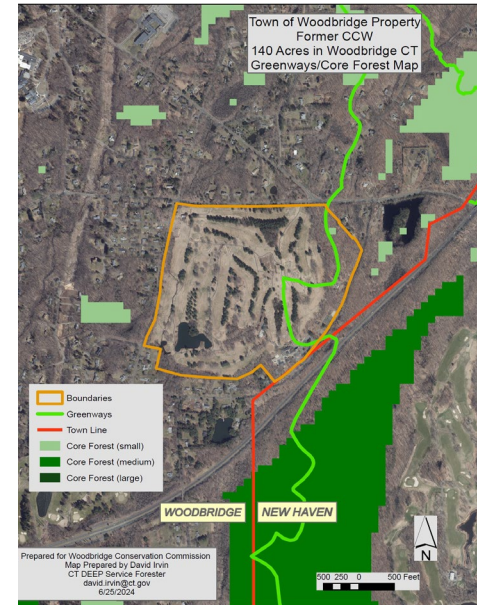
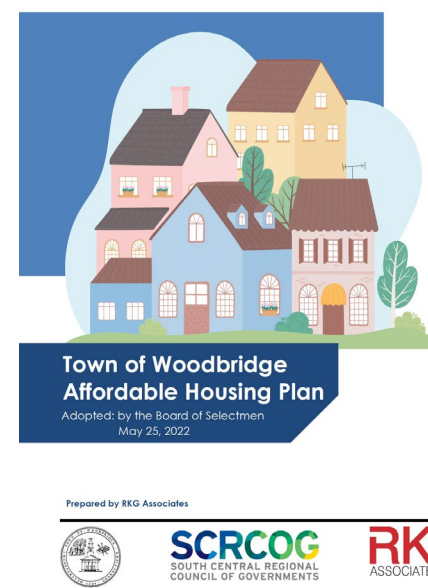


Source: CT DEEP Aerial Survey, 2023



# Planning Context: Relevant Plans

- **Town of Woodbridge**
  - 2015 POCD
  - 2022 Affordable Housing Plan
  - 2023 Connectivity Study for Business District
- **State of Connecticut**
  - Green Plan
  - POCD
  - DEEP Study
- **Other**
  - Audubon Assessment





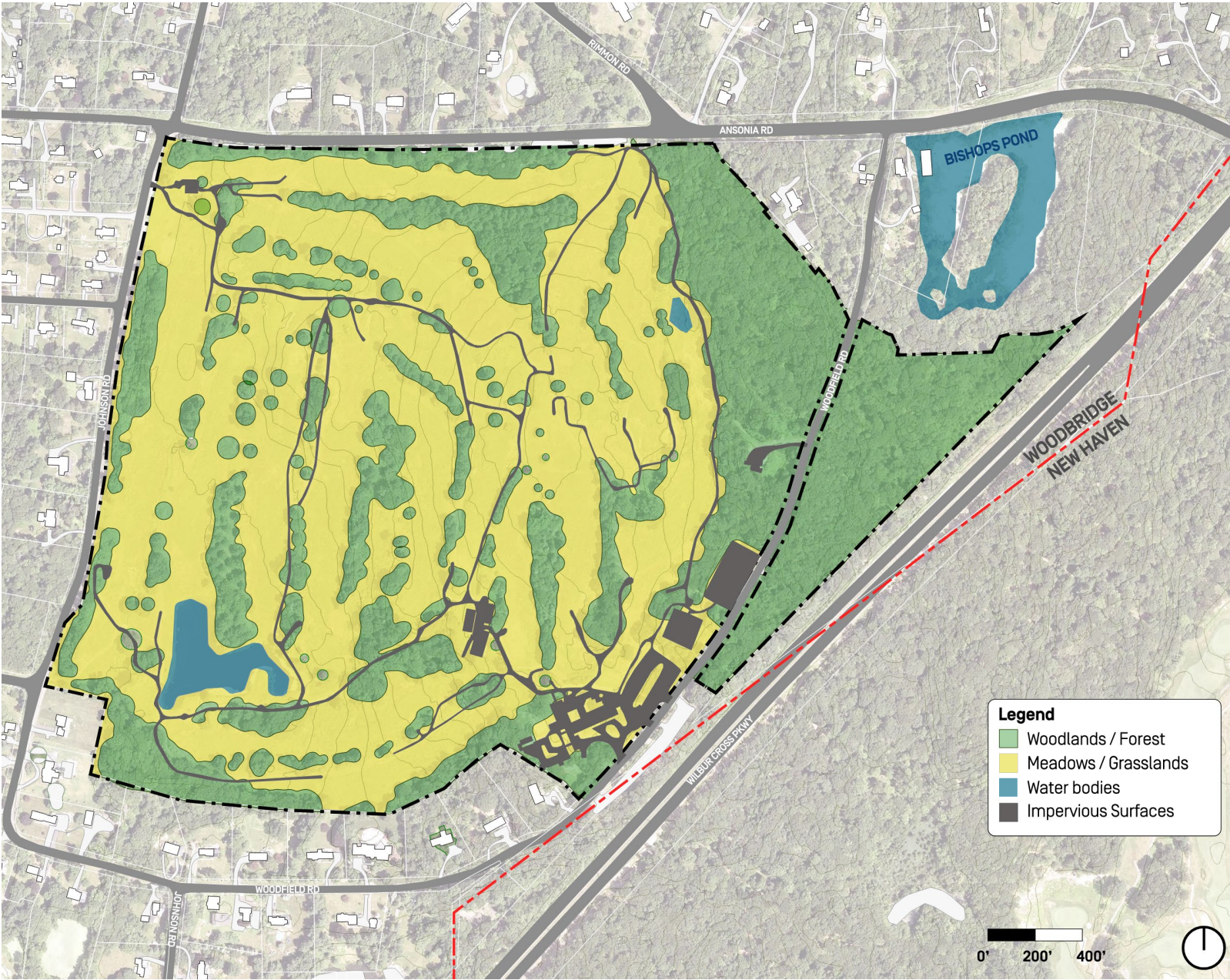
## Planning Context: Plan Takeaways

- 2022 Affordable Housing Plan
  - Woodbridge **should develop smaller dwelling units** to both accommodate older residents looking to downsize and younger professionals looking to stay.
  - For rental housing, respondents to a survey indicated there is **not enough** supply of: **age targeted, affordable, and 2-bedroom units**.
- 2023 Connectivity Study for Business District
  - The Woodbridge Business District lacks a **safe network of pedestrian connections between businesses and adjacent residential zones**, notably a lack of sidewalks.
  - The plan seeks to promote changing the current auto-oriented strip mall area to a **village center-style**, "park once" and walk around environment.
- State Green Plan
  - The West River Watershed Greenway is a designated Greenway passing through **the eastern side of the former Country Club property**.
- State DEEP Study
  - A substantial portion of understory and ground cover in forested areas are **invasive species**
  - Study recommends **larger forested areas rather than hedgerows** as priority wildlife habitat
- Audubon Assessment
  - **Midstory and understory** are lacking throughout the site [due to invasives and deer browsing]
  - Early successional habitat is **excellent for pollinators** and rare in CT

# Landscape & Natural Conditions

## 1. Site / Landscape Areas

Woodlands/Forest	40% of site
Meadows/Grasslands	53% of site
Water bodies	1.5% of site
Impervious Surfaces	5.5% of site





# Wildlife & Plant Habitat

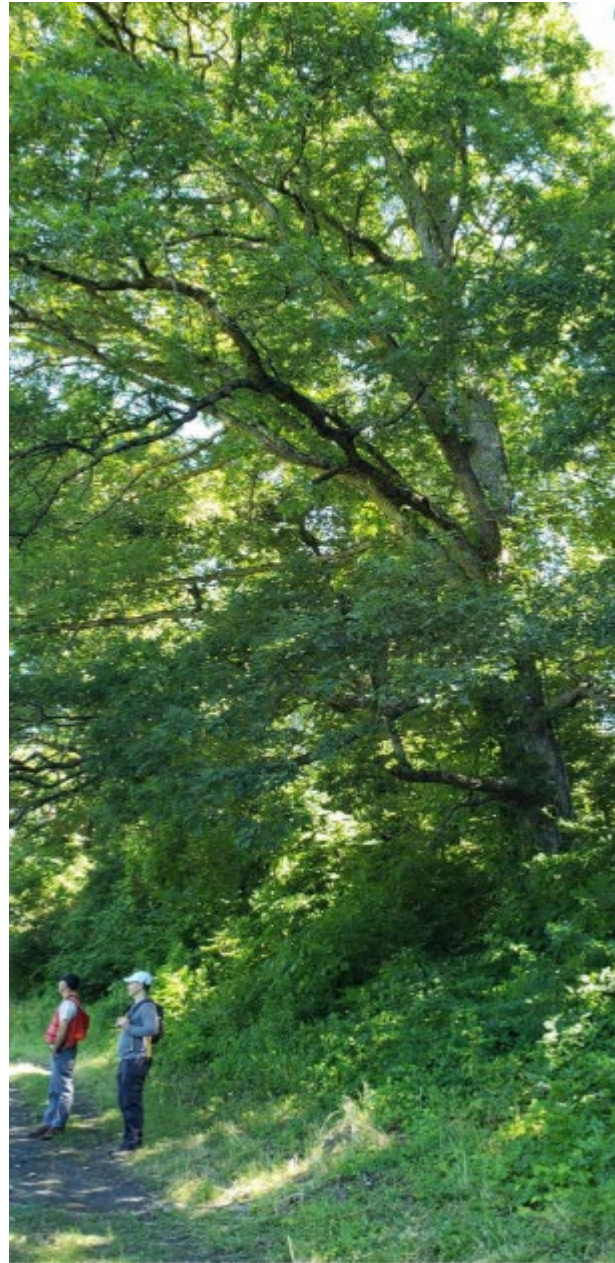
## 1. Early Successional Habitat

- Ceased mowing  $\pm$  8 years ago [path areas continue to be mowed]
- Native & invasive plant species present
- Freshwater pond and creek provides habitat for a variety of wildlife
- Variety of mature and regenerating native trees present

## 2. No State or Federal listed species [endangered, threatened, special concern] identified within the project site.

## 3. No Critical Habitat within the project site.

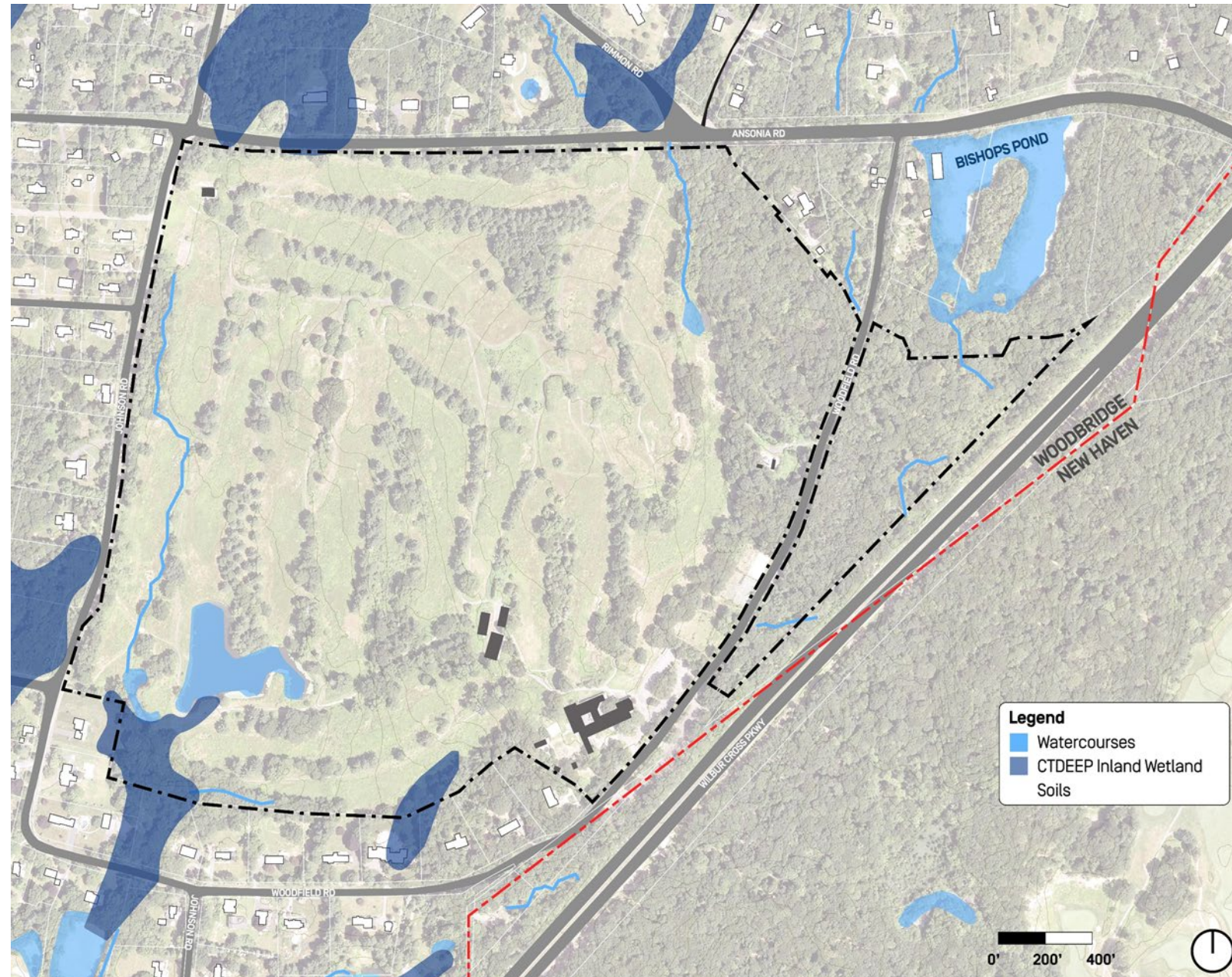
Sources: CTDEEP Natural Diversity Database [CTNDDB], 2024 Property Forest Report, 2022 Habitat Assessment Report





# Wetland Soils & Watercourses

1. **Wetlands soils located at southwest corner of the site.**  
[Source: CTDEEP]
2. **There is a 100' upland review area from wetlands and watercourses.**  
[Source: Town of Woodbridge Inland Wetlands and Watercourses Regulations]
3. **The site drains to the West River, Indian River, Wepawaug River. Most of the site drains to the Wepawaug River.**  
[Source: CTDEEP]



Source: CT DEEP

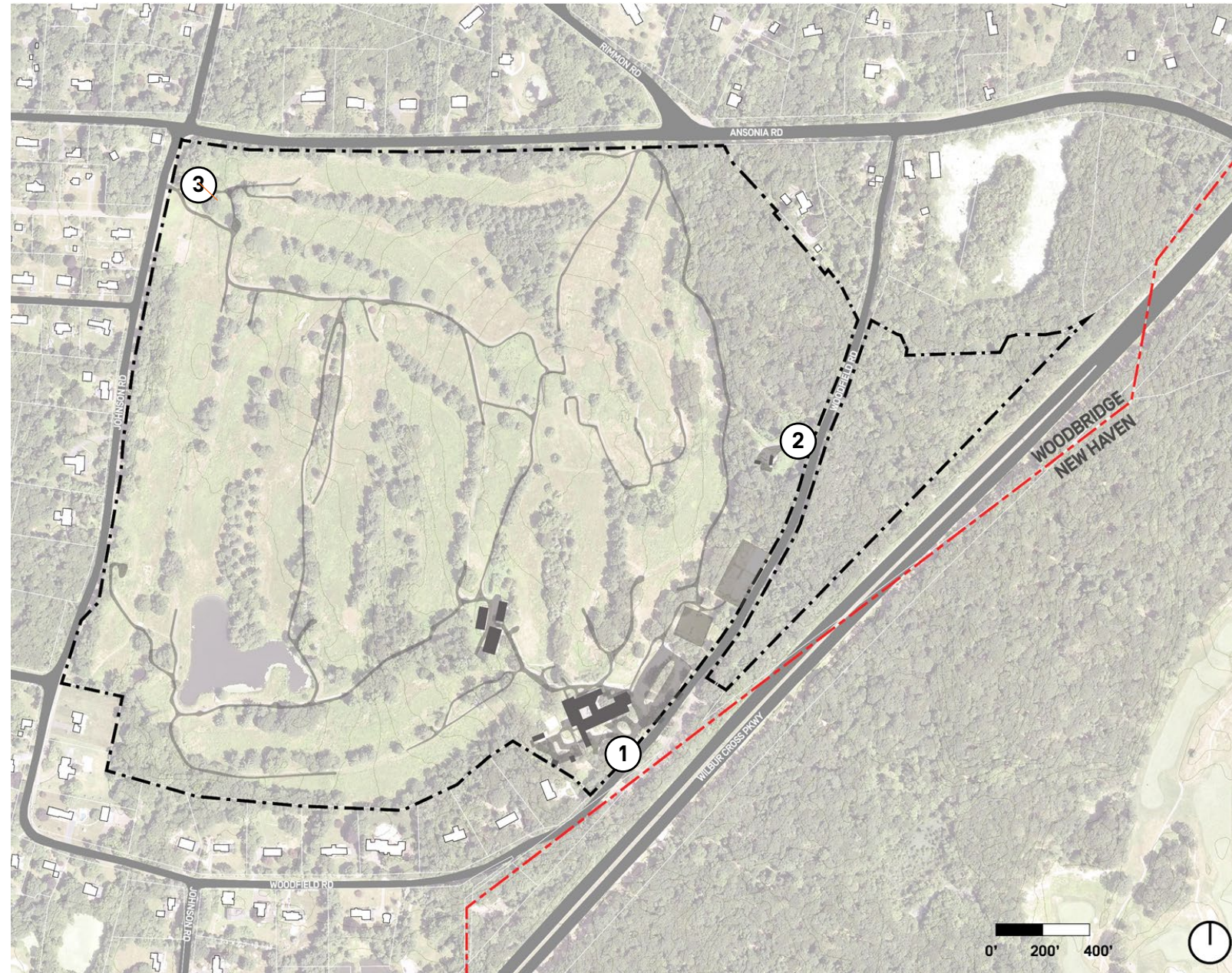


# Transportation

## 1. Vehicular access on site:

- ① Main vehicular access and parking along Woodfield Road
- ② Service access along Woodfield Road
- ③ Service access along Johnson Road with limited parking for winter activities

## 2. Parking count $\pm$ 80 spaces





# Recreation & Amenities

## 1. Paved Trails / Pathways on-site

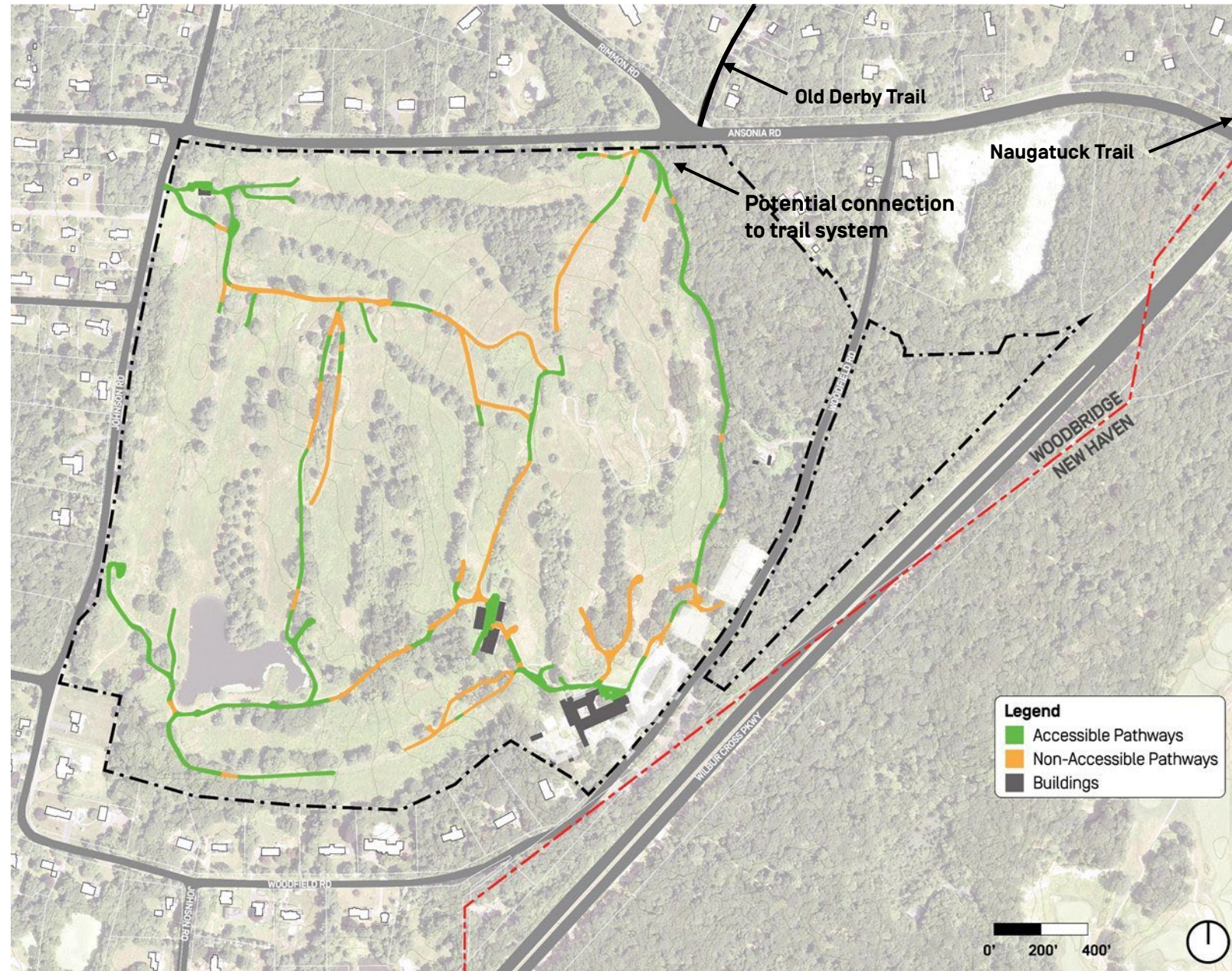
Accessible Paths ± 11,000 LF [2.1 miles]

Non-Accessible Paths ± 7,000 LF [1.3 miles]

Additional unpaved trails exist throughout the project site

## 2. Connection to adjacent trail network, shown on plan.

## 3. Prior amenities on site included tennis courts, pool, golf.

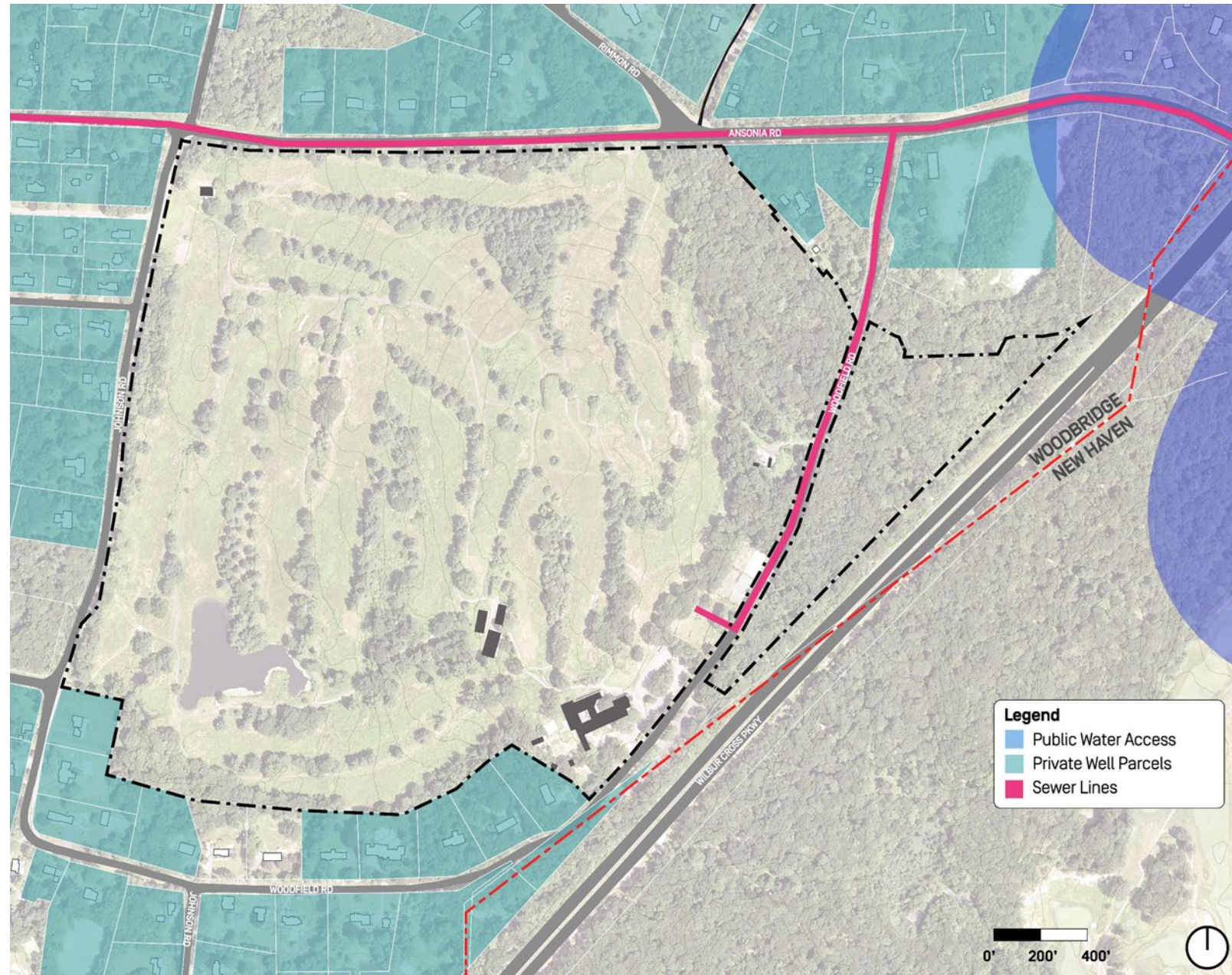
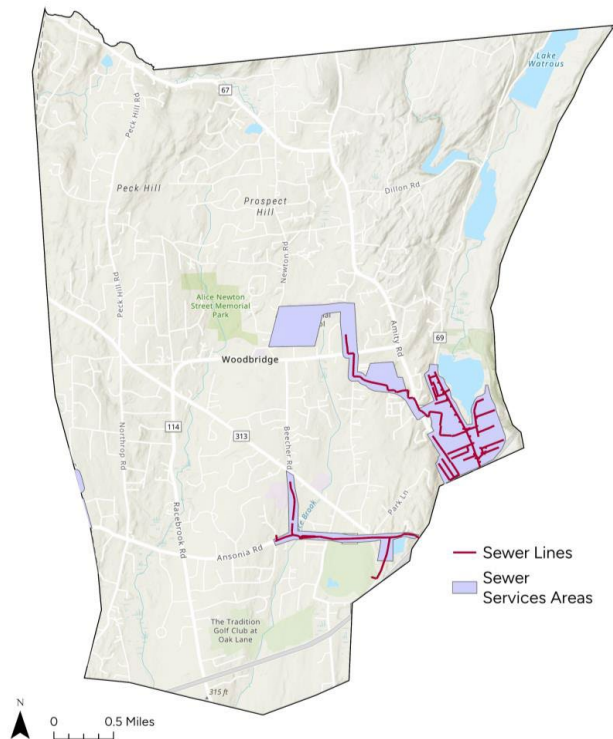


Note: Accessibility refers to topography and accessible path grades. Path condition is not included in this analysis.



# Utilities & Infrastructure

1. Sewer lines are limited to Ansonia Road and Woodfield Road.
2. The site is not connected to a public water service.



Source: CT DEEP/ CR Dept of Public Health



# Current Land Use

1. Property is currently classified primarily as “Park, recreation, and open space”
2. Surrounding parcels are Single family residential



Source: CT SCRCOG



# Surrounding Edge Land Use Character

1. Character of surrounding properties is varied.
2. Northwest edges are primarily single-family homes on large, wooded lots.
3. Southern edge abuts single family residential yards.
4. Northern and eastern edges are defined by busy roads.



Source: CT SCRCOG

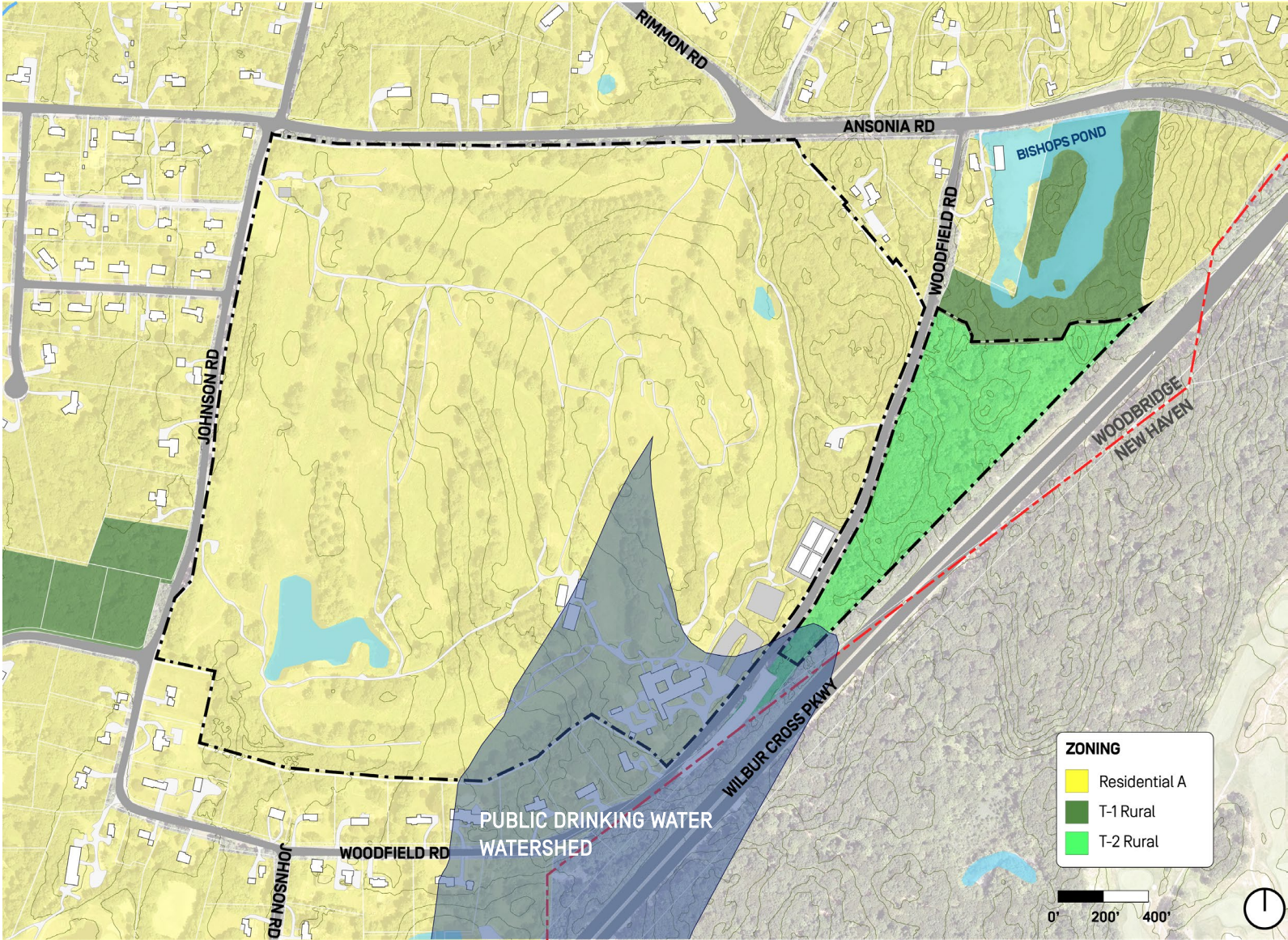


# Current Zoning

- 1. Residential A zoning allows for similar uses to existing adjacent single-family homes.
- 2. Multifamily not allowed within public drinking water watershed.

Zone	Lot size & Density	Max Height	Example Allowed Land Uses
A	<ul style="list-style-type: none"><li>Min 65,000 SF lot size</li><li>Max 15 units/AC</li><li>Max 15% bldg coverage</li><li>Resi density: 1 family/bldg</li></ul>	2.5 stories	<ul style="list-style-type: none"><li>Single family [P]</li><li>ADU w/1 Fam [P]</li><li>2 family, outside of public drinkingwater watershed [SE]</li><li>Multifamily Resi, outside of public drinking water watershed [SE]</li><li>Golf Course [SE]</li><li>Place of public assembly [SE]</li><li>Bed + Breakfast (no more than 5 sleeping rooms) [SE]</li></ul>
T-2	<ul style="list-style-type: none"><li>Max 15% bldg coverage</li><li>Max 20% impervious coverage</li></ul>	2 stories	<ul style="list-style-type: none"><li>Swimming pools, tennis courts [P]</li><li>Comm Garden [S]</li><li>Commercial Farm [S]</li><li>Park/Playground [SE]</li></ul>

AR: Allowed by Right    S: Site Plan Application    P: Zoning Permit Only    SE: Special Exception Application



# Other Regulatory Considerations

## Connecticut PA 21-29 contains provisions stating that:

- *Zoning regulations...shall:*
  - *2) Be designed to...*
    - *[E] address significant disparities in housing needs and access to educational, occupational and other opportunities*
    - *[J] affirmatively further the purposes of the federal Fair Housing Act, 42 USC 3601*
  - *4) Provide for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity*
  - *[5] Promote housing choice and economic diversity in housing, including housing for both low and moderate income households*
  - *[6] Expressly allow the development of housing which will meet the housing needs identified in the state's consolidated plan for housing and community development prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to section 16a-26;*

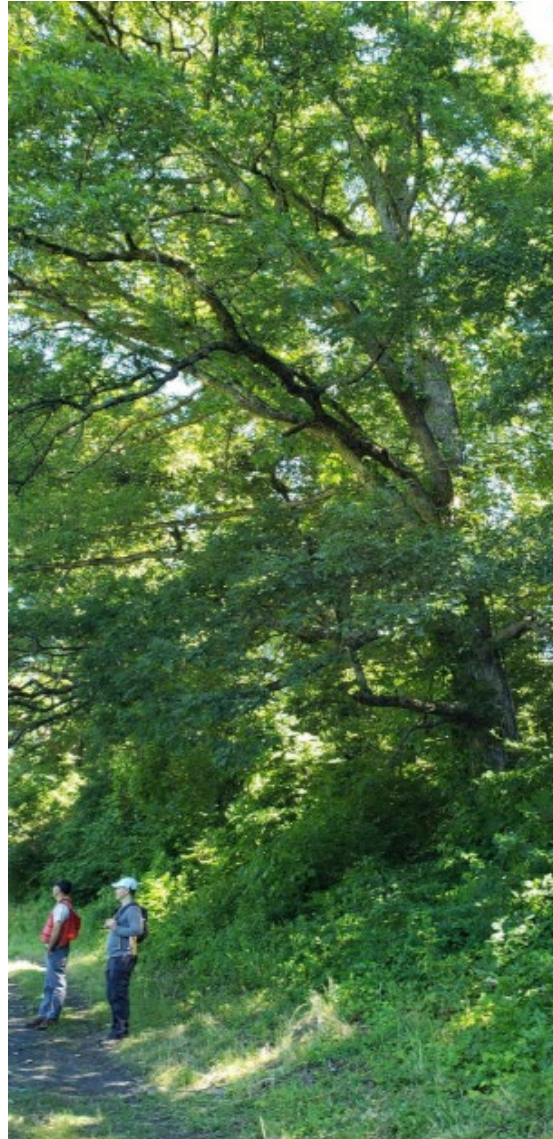
## How PA 21-29 relates to this project:

- **The site is not expressly required to be used for affordable housing per PA 21-29**
- The project will study opportunities **to promote housing choice and economic diversity in housing** on the property in accordance with the POCD and 2022 Affordable Housing Plan
- The project will look at opportunities for **a mix of housing on the site**, including 2 and 3 family homes, townhouses, senior living, and multifamily.
- The project will evaluate **access to educational, occupational and other opportunities** as it relates to potential uses on the site.



## Analysis Highlights So Far

1. Most of the site is early successional ecology, which has been disturbed over time through agricultural and club uses.
2. It is a rich habitat for terrestrial and aquatic species, but there are no State or Federal listed species [endangered, threatened, special concern] or Critical Habitat within the project site.
3. Each edge of the site has a unique character, from directly abutting homes to wooded areas and busy roads.
4. Site access to utilities are limited to the club site and areas along Ansonia Rd.
5. Under current zoning, multifamily would not be possible within public drinking water watershed, which encompasses current club building.





# **PROJECT NAME & GRAPHIC IDENTITY**

## Project Name and Identity Concepts

### Project Name Opportunities

- Building off the Country Club identity
- Paying homage to the site's history
- Establishing a new direction for the property

### Potential Names for this Master Plan Project:

- Country Club Tomorrow
- Cloverhill Tomorrow
- Fairways Forward
- Heart of Woodbridge Plan
- New Horizons Plan

**RETURN TO THE  
RIVERBEND**  
*city of yes*



**Question for Selectmen: Which of these names resonate?**

# NEXT STEPS

# Project Schedule

