

# Woodbridge Former Country Club Master Plan

## Feedback for Tonight

**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

<u>Current Outreach</u>	<u>Upcoming</u>
<b>20</b> PEOPLE ENGAGED TO DATE	--
<b>2</b> SELECTMEN MEETINGS	5
<b>1</b> TAC MEETINGS	2
<b>8</b> STAKEHOLDER INTERVIEWS	12
<b>16*</b> NEIGHBOR INTERVIEWS	41
<b>0</b> COMMUNITY OPEN HOUSES	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

# LAND USE & ZONING

### EXISTING LAND USE



LAND USE

- Residential
- Commercial
- Recreational
- Open Space
- Water
- Other

Us num volupta aruntededit explaudae pre, quaepled ullor endunt omnimil lupiendem. Eheniae. Ut aligniat Manforgio Gent quat

### SURROUNDING LAND USES



LAND USE

- Residential
- Commercial
- Recreational
- Open Space
- Water
- Other

Us num volupta aruntededit explaudae pre, quaepled ullor endunt omnimil lupiendem. Eheniae. Ut aligniat Manforgio Gent quat

### EXISTING ZONING



ZONING

- Residential
- Commercial
- Recreational

Us num volupta aruntededit explaudae pre, quaepled ullor endunt omnimil lupiendem. 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
- Agro-Tourism
- Community Center
- Entertainment
- Dog Park
- Golf Course
- Hotel

- Ice Skating
- Retail
- Sculpture Park
- Sediment Hill
- Storage Fields
- Tennis Courts
- Trails

- Restaurants
- Virtual Golf
- Affordable Housing
- Age Restricted Housing
- Apartments
- Lofts
- Single Family Homes
- Duplexes and Triples



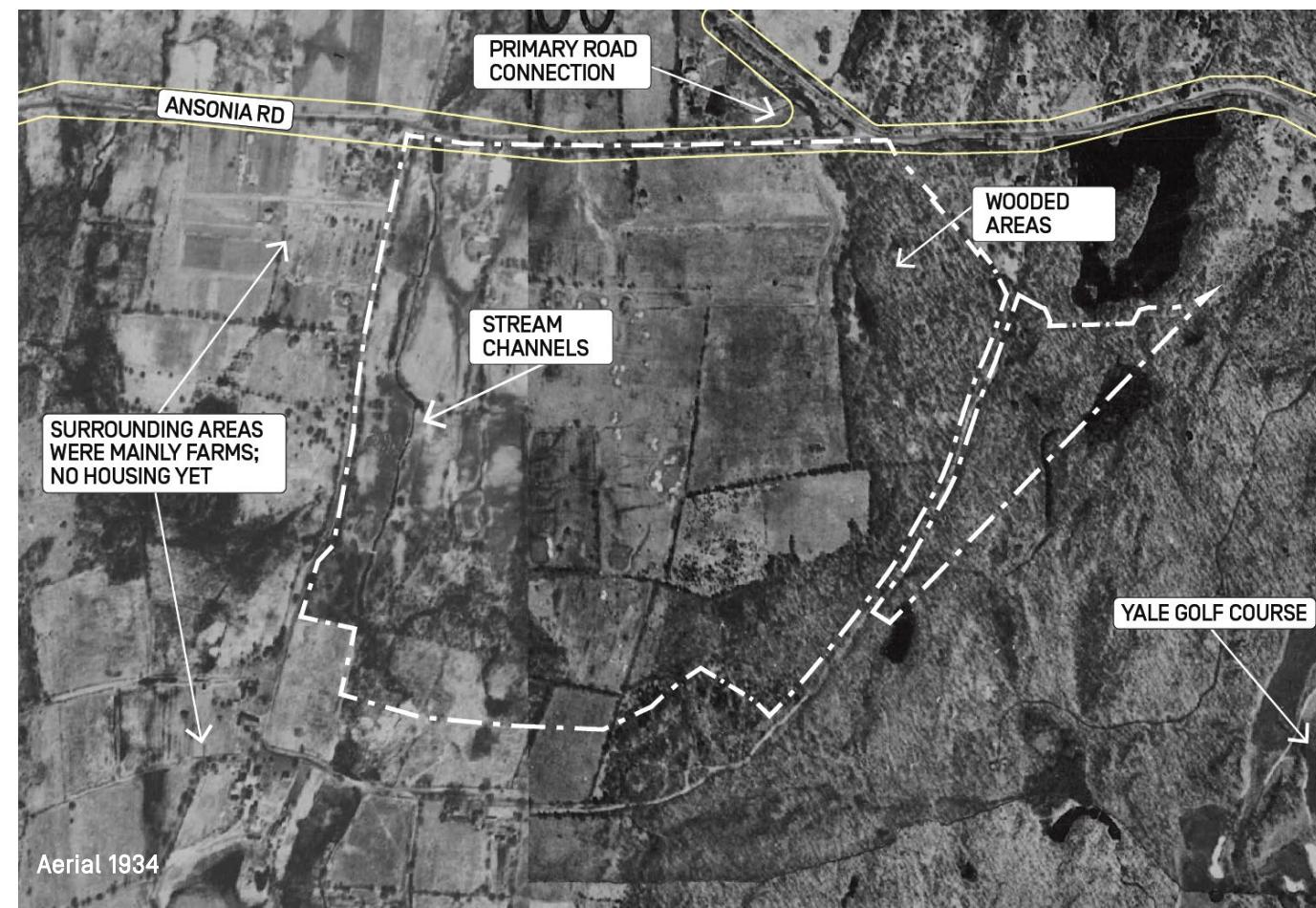
**- FORMER COUNTRY CLUB MASTER PLAN -**

**TOWN OF WOODBRIDGE CONNECTICUT**



# EXISTING CONDITIONS ANALYSIS INITIAL FINDINGS

# History & Cultural Context: Sherman/Cloverhill Farm



# History & Cultural Context: Country Club



The Country Club first opened in 1938.



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



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



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



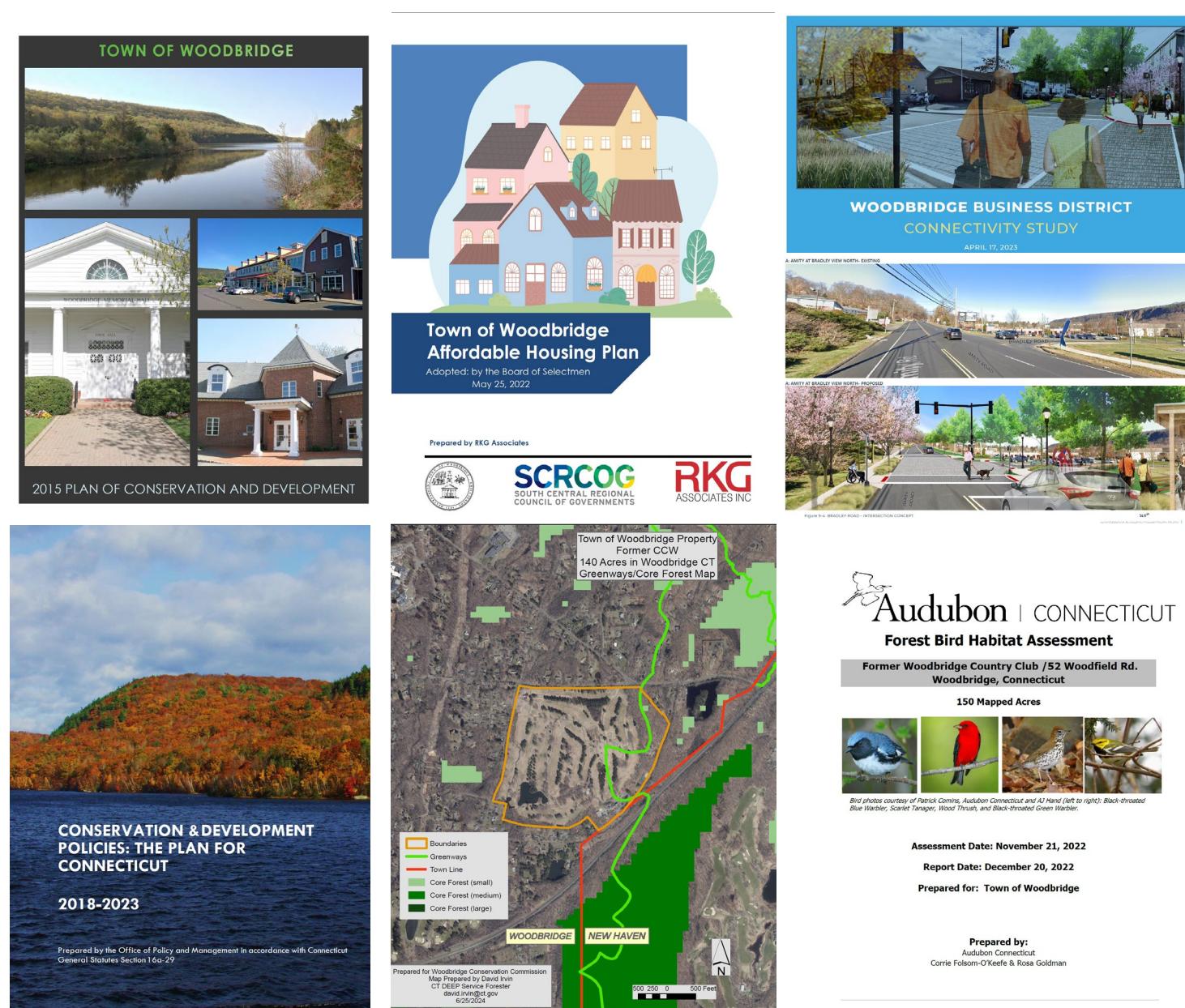
# History & Cultural Context: Town Acquisition



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



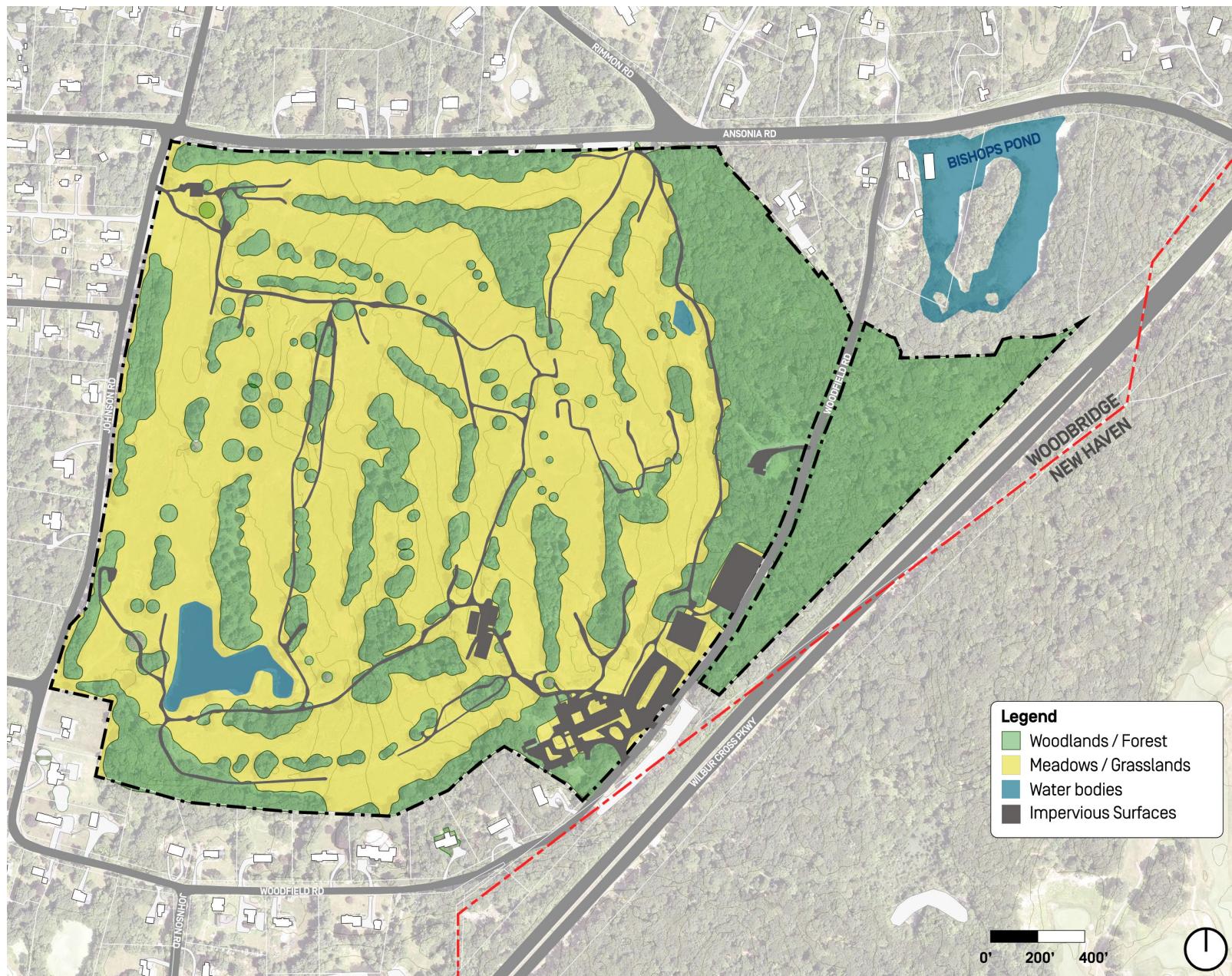
## Planning Context: Plan Takeaways

- 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 prioritiy 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



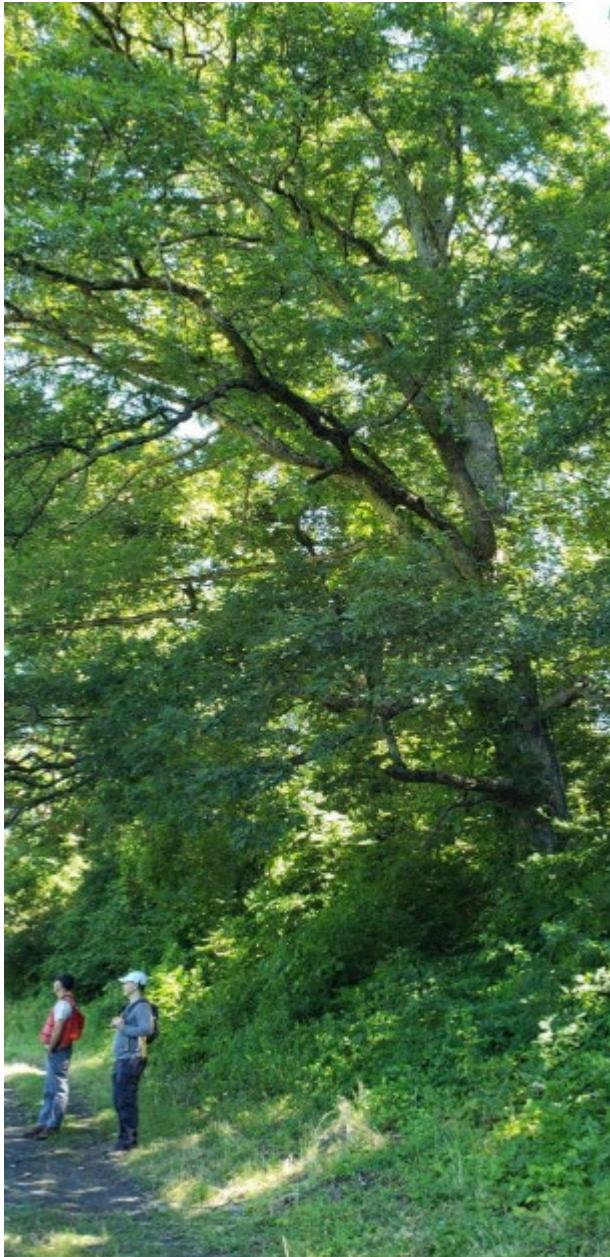
# Wildlife & Plant Habitat

## 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 (CTNDBB), 2024 Property Forest Report, 2022 Habitat Assessment Report

## Wetland Soils & Watercourses

1. Wetlands soils located at southwest corner of the site.

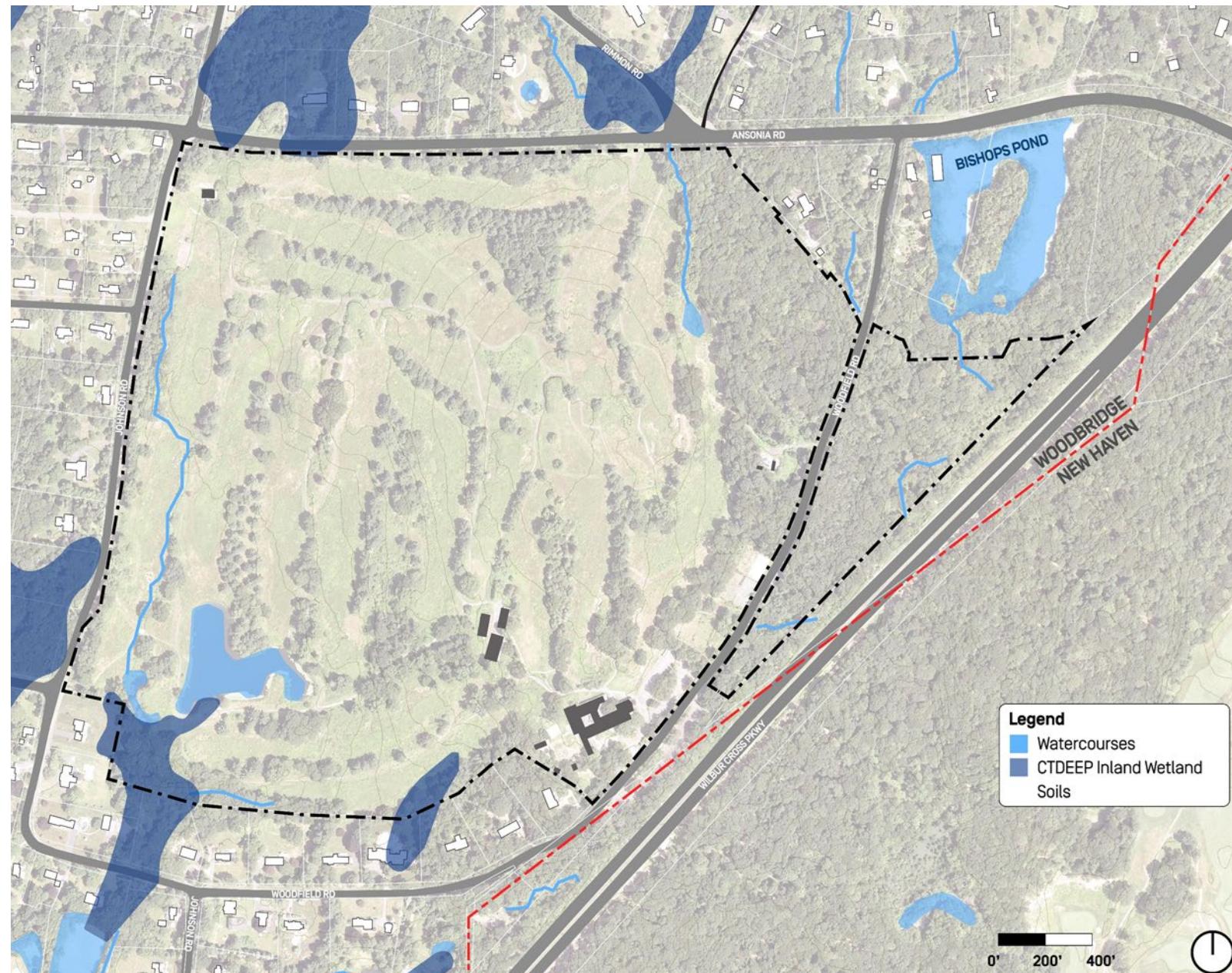
[Source: CTDEEP]

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]



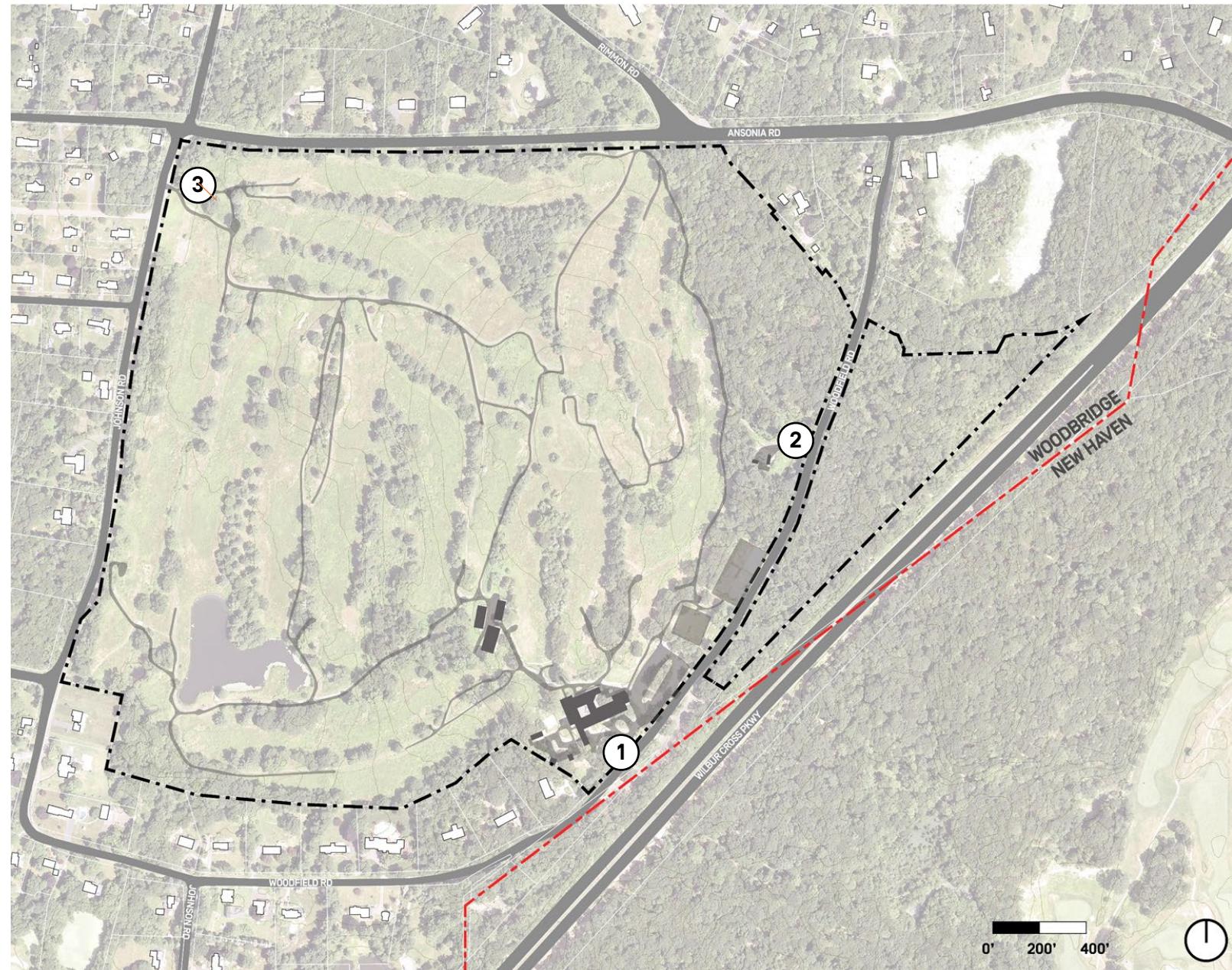
Source: CT DEEP

# 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

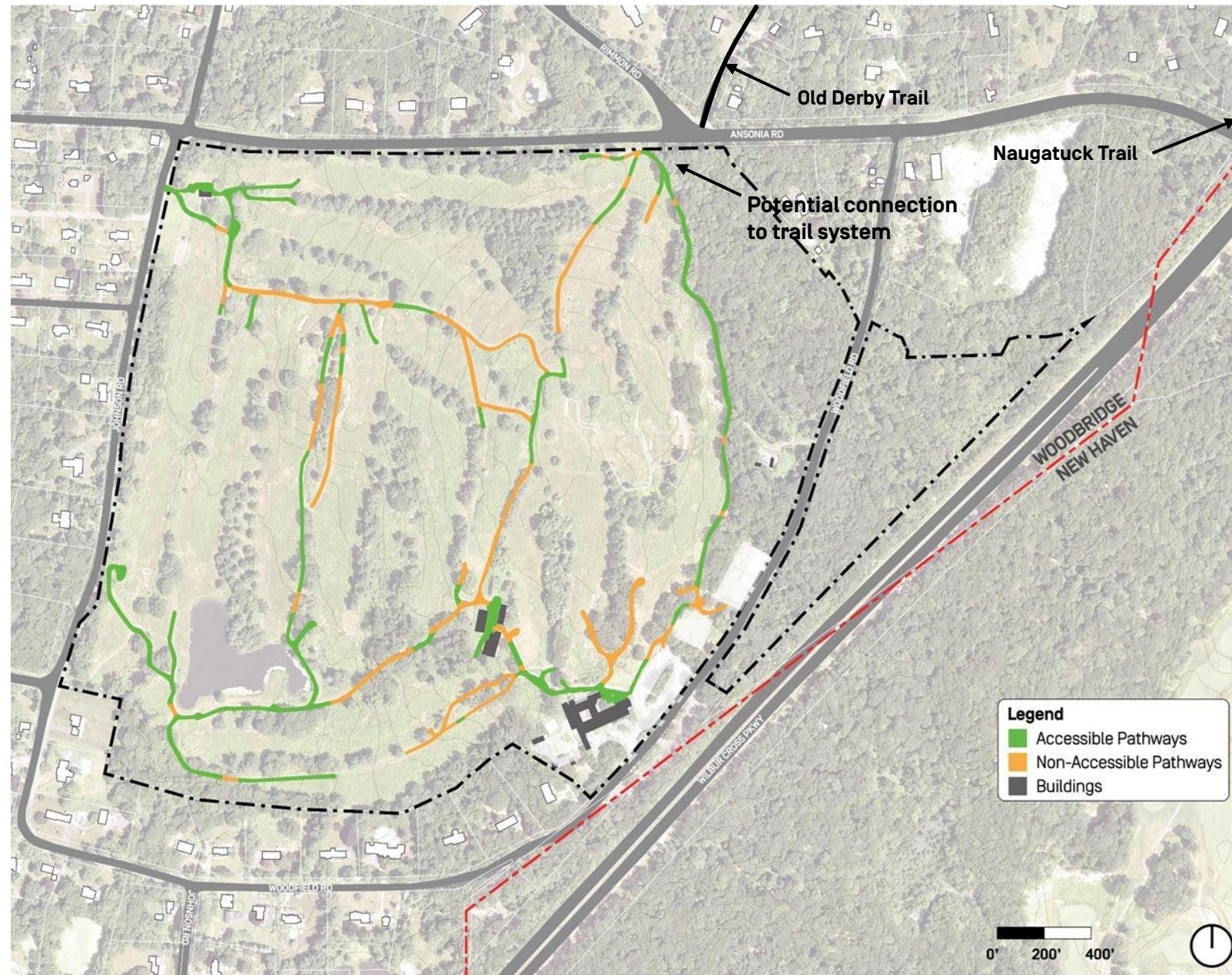
## 1. Paved Trails / Pathways on-site

Accessible Paths       $\pm 11,000$  LF [2.1 miles]  
Non-Accessible Paths     $\pm 7,000$  LF [1.3 miles]

Additional unpaved trails exist throughout the project site

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

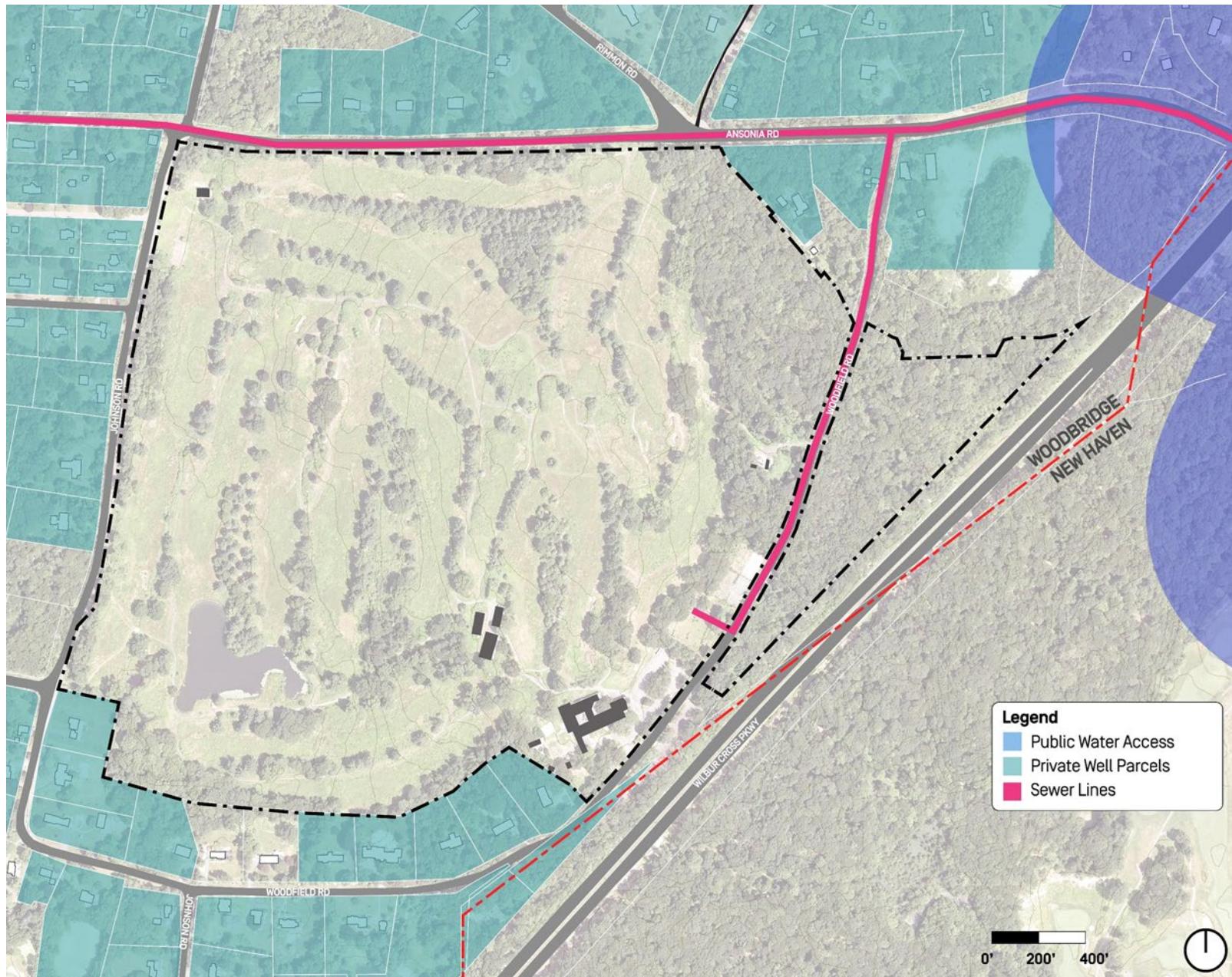
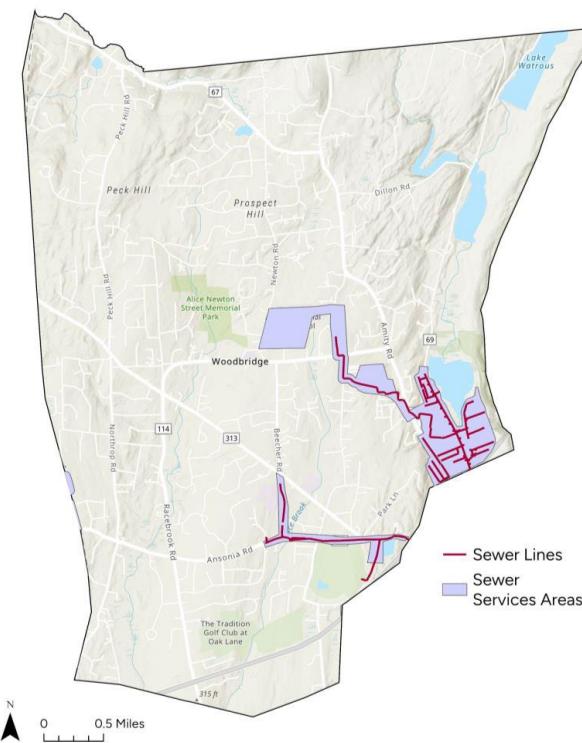
## 3. Prior amenities on site included tennis courts, pool, golf.



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

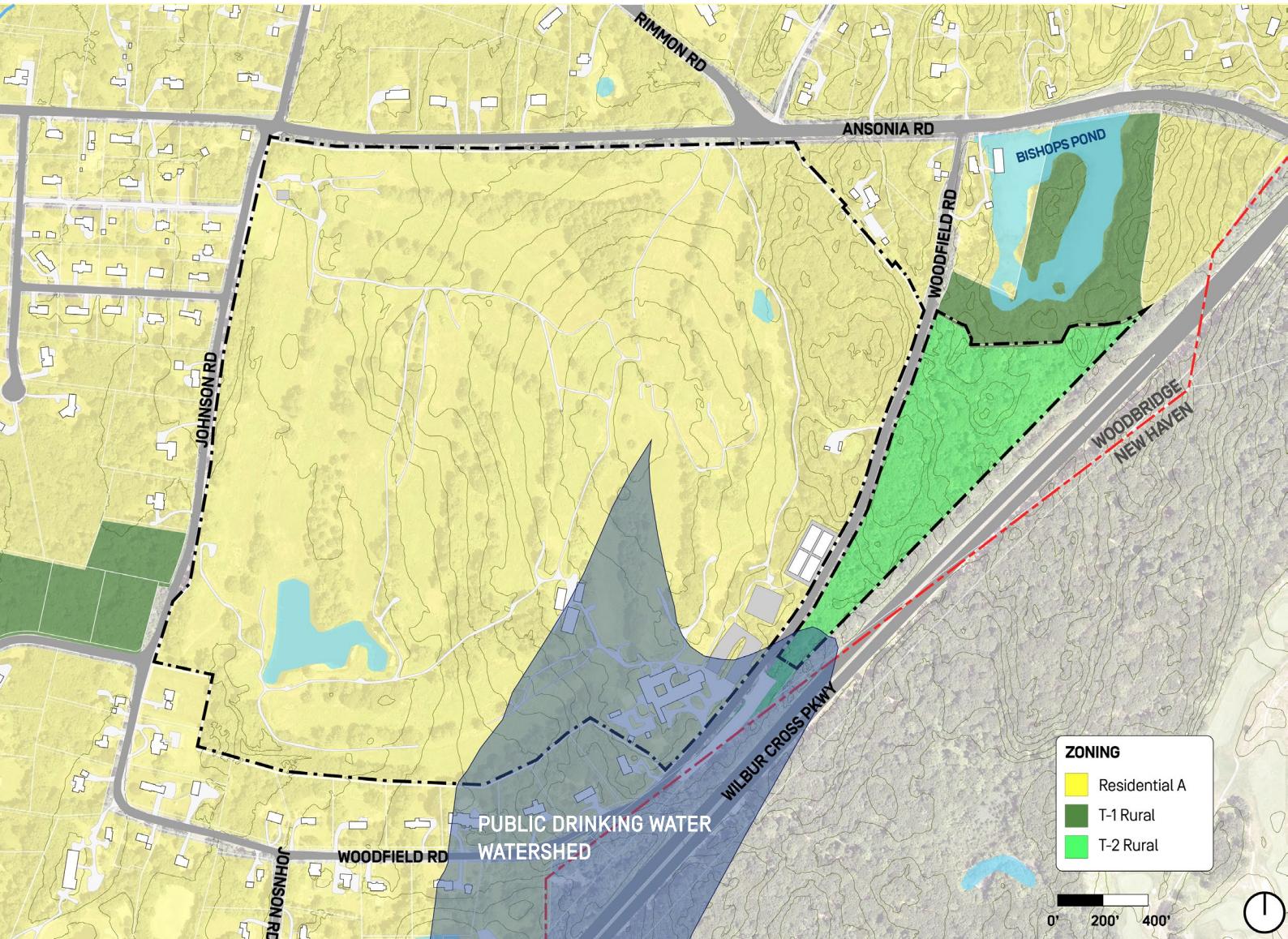
## Current Zoning

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

Source: Town of Woodbridge, Zoning Regulations, Effective 1/1/2025



## 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

