



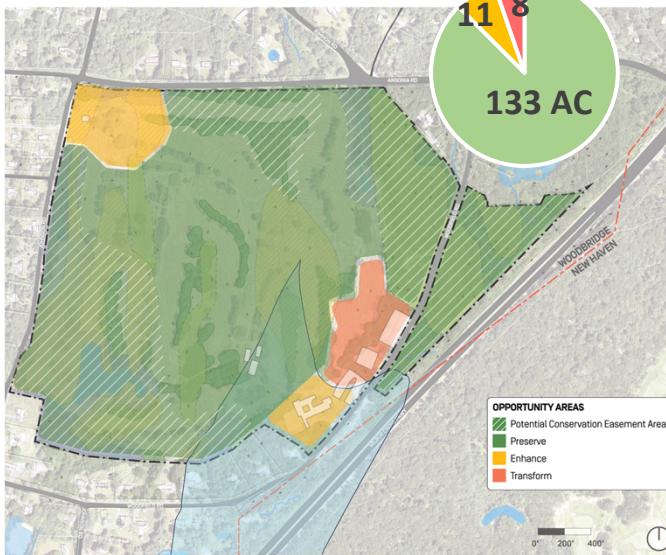
**Community
Collaboration
Woodbridge**

**The Former Country Club
of Woodbridge Master Plan**

**Board of Selectmen
Summary of Feedback
on Plan Alternatives**

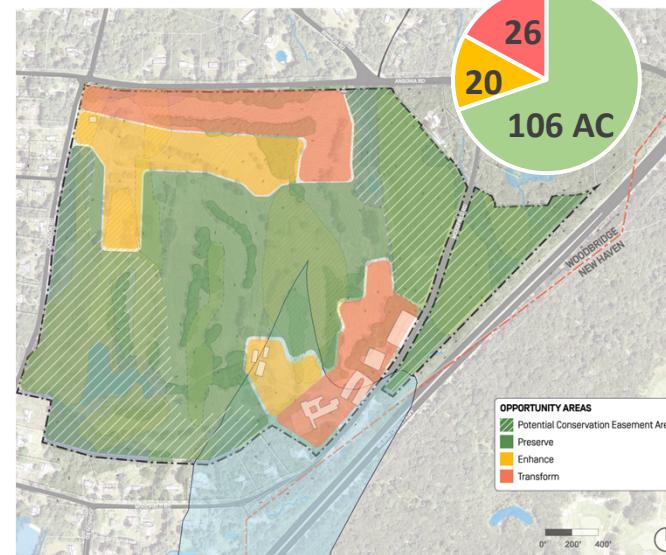
ALTERNATIVES SUMMARY

Alternative A



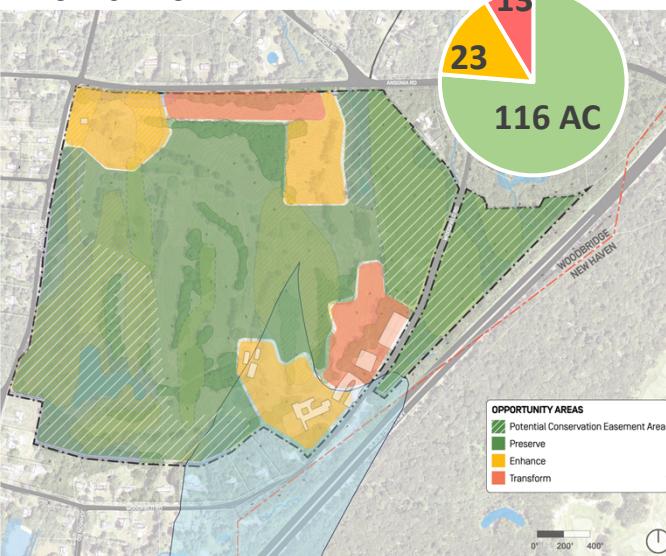
- All sensitive site areas preserved
- Community-serving recreation uses at key neighborhood intersection of Johnson and Ansonia
- Clubhouse area used for a mix of community-serving recreation and development
- 4 potential conservation areas
- Maintains current site access points [Johnson Rd and Woodfield Rd]

Alternative C



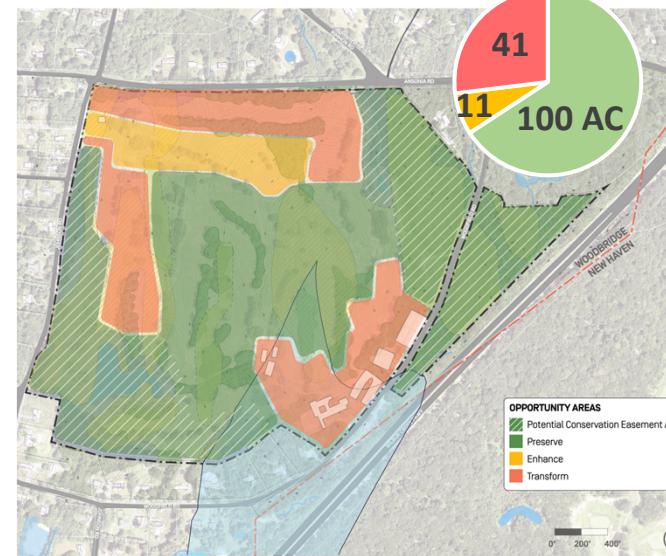
- All sensitive site areas preserved
- Neighborhood-scale development and community-serving recreation uses along Ansonia
- Clubhouse area used for a mix of community-serving recreation and development
- 3 potential conservation areas
- Additional access point on Ansonia likely needed

Alternative B



- All sensitive site areas preserved
- Community-serving recreation uses and neighborhood-scale development along Ansonia frontage
- Clubhouse area used for a mix of community-serving recreation and development, extending to former golf maintenance building area
- 3 potential conservation areas
- Additional access point on Ansonia likely needed

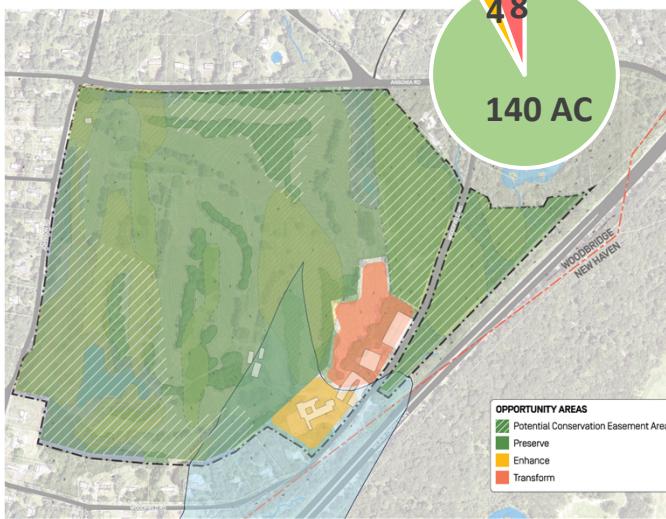
Alternative D



- Low-density development within a portion on Prime Farmland Soil [5 of 35 acres]
- Development that could be setback and screened by landscape on Johnson Rd.
- All previously-developed areas around the clubhouse for future development
- 3 potential conservation areas
- Additional access point on Ansonia likely needed

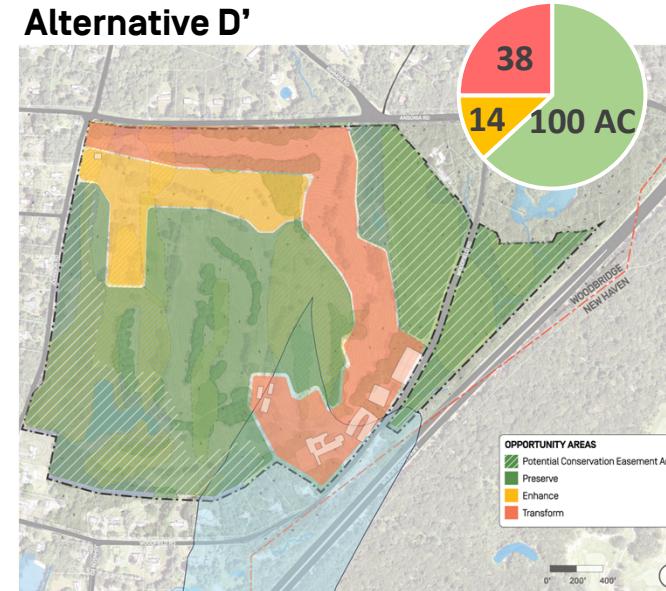
ALTERNATIVES SUMMARY

Alternative A'



- All sensitive site areas preserved
- Clubhouse area used for a mix of community-serving recreation and development
- 4 potential conservation areas
- Maintains current site access points [Johnson Rd and Woodfield Rd]

Alternative D'



- All sensitive site areas preserved
- Neighborhood-scale development and community-serving recreation uses along Ansonia
- Clubhouse area used for a mix of community-serving recreation and development
- Development connecting Ansonia Road and Woodfield Road developments to create one contiguous development parcel
- 3 potential conservation areas
- Additional access point on Ansonia likely needed

BOARD OF SELECTMEN FEEDBACK

While feedback about preferred uses of the site was varied amongst the Selectmen, some points were consistent for most if not all:

All of the Selectmen emphasized **preservation and/ or conservation** as a key focus of the Plan – consistent with all Alternatives presented for consideration.

All of the Selectmen were open to or in favor of development of either **hospitality or housing** along Woodfield Road in the previously developed area of and around the Clubhouse.

Nearly all of the Selectmen were in favor of considering development of **housing along Ansonia Road**, with several suggesting that **senior housing** would be appropriate in this location.

Nearly all of the Selectmen were interested in including some **active recreation opportunities** on the property.

Cost/ Benefit Analysis was identified as a key component of this process, necessary for Woodbridge residents to make informed decisions about future uses of the property.

Several of the Selectmen identified specific programs they would like to see explored:

Agriculture/ agro-tourism

Affordable housing

Affordable senior housing

Trails

Boutique hotel

Restaurant/ taproom

BOARD OF SELECTMEN FEEDBACK

The breakdown of selected alternatives by the Board of Selectman is as follows:

- **1 Selectman chose Option A'**
- **3 Selectmen chose Option A**
- **4 Selectmen chose Option B**
- **3 Selectmen chose Option C**
- **1 Selectman chose Option D/D'**

As a result of this feedback, The consultant team will be conducting site plan tests for opportunity areas as shown in Alternatives A, B, and C.

For each area, a variety of configurations and uses will be tested, and high-level cost-benefit considerations represented. Uses will include passive recreation, active recreation, and building opportunities, as previously presented.

Revisions to the draft Guiding Principles will also be shared for feedback.