

Use of Publicly Owned Property Commission Recommendation

27 Laurel Road

March 30, 2025

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 27 Laurel Road, in furtherance of the Commission's duty to make recommendations to the Board of Selectman regarding the "uses, change in uses, or direction of such uses by appropriate commissions or agencies now existing or to be created" for the property. This particular property is classified as a Category 3 property within the 2023 CUPOP Publicly Owned Property List, a category that includes town owned "[l]and and buildings, the uses of which are not under the direction of existing commissions or other agencies of the Town" Article XI, Section 75-65(A)(APPENDIX A).

The Property (APPENDIX B)

27 Laurel Road: .32 acres

Zone A

Appraised Value: \$43,600

Assessed Value: \$30,520

The property is located in a residential area, and after review of the GIS map, appears to be comprised of flat topography (APPENDIX C), with a small portion of wetland soils present (APPENDIX D). 27 Laurel Road is also referred to as the lot "Reserved for Future Highway Purpose" on a map entitled "Harry Drazen-Woodbridge" surveyed by Charles A. Cahn, Civil Engineer and Surveyor, New Haven, Conn." revised on May 17, 1954 (APPENDIX E). There do not appear to be any restrictions on the property.

Acquisition of the property by the Town of Woodbridge

The Town acquired the property "in consideration of \$1" from Jack Drazen, Executor of the will of Harry Drazen on September 13, 1973. There do not appear to have been any restrictions on the property at the time of the acquisition, and none were added. (APPENDIX F).

History on the request for abandonment/discontinued use

2016

On January 9, 2016, First Selectman Ellen Scalettar received a request from the abutting property owners of 27 Laurel Road, Udo Schwartz of 26 Laurel Road and Liz Shemitz-Smith of 25 Laurel Road to formally abandon (discontinue the use of) 27 Laurel Road. Both abutting property owners offered to divide the property in half and add to their respective properties (APPENDIX G).

At the March 9, 2016 Board of Selectmen (BOS) meeting, the Board voted unanimously to refer the request to Town Plan and Zoning Commission (TPZ), pursuant to CGS Sec.

8-24, with an agreement to include the request on the Annual Town Meeting call. Specifically, for 1/3 of the property to be deeded to the owner of 25 Laurel Road, 1/3 to 26 Laurel Road, and 1/3 to South Central Regional Water Authority (RWA)(APPENDIX H).

On March 10, 2016, Gerry Shaw, Executive Assistant to the First Selectman, sent the request to TPZ. Within the request, she provided that the third abutting property to 27 Laurel Road, the RWA, did not object to the requested discontinued use (APPENDIX I).

TPZ addressed the request at their April 4, 2016 meeting, and unanimously approved the request (APPENDIX J). TPZ provided an approval letter to the BOS on April 12, 2016 (APPENDIX K).

At the April 13, 2016 BOS meeting, the Board voted unanimously to call the Annual Town Meeting for May 16, 2016, and to act on the abandonment/discontinued use request for 27 Laurel Road at the meeting. Specifically:

"To act on the proposed abandonment of Town of Woodbridge owned property that consists of a strip of land known as 27 Laurel Road which is between property known as 25 Laurel Road and 26 Laurel Road and said strip of land as more fully described on Assessor's map 28.2. All abutting landowners have consented to this abandonment." (APPENDIX L)

Notice for the Annual Town Meeting was distributed on April 26, 2016 which listed the abandonment of 27 Laurel Road as an agenda item (APPENDIX M).

At the Annual Town Meeting on May 16, 2016, the request was removed from the agenda (APPENDIX N). No reason was provided within the minutes, however a July 2,2021 note written by Gerry Shaw provided the cause of the removal. Specifically, that the RWA was considering selling all or part of the property during that time, and it was thought that the RWA property would have become "land locked" if the Town abandoned 27 Laurel Road (APPENDIX O).

2021

In a letter dated June 27, 2021, Mr. Schwartz, owner of 26 Laurel Road, sent a follow up letter to First Selectman Beth Heller, reiterating the request. In addition, Mr. Schwartz offered to purchase the property in its entirety or half should Mrs. Shemitz-Smith want to purchase half (APPENDIX P).

On July 2, Gerry Shaw responded to the request, informing Mr. Schwartz that First Selectman Heller was on medical leave, and that the request was referred to Town Counsel (APPENDIX Q).

2022

In a letter dated November 5, 2022, Mr. Schwartz reiterated the request to First Selectman Heller, provided the history of his request, and updated information such as subsequent conversations with Town Counsel and that access to the RWA property appears to be from Baldwin Road (APPENDIX R).

2024

In a letter dated July 28, 2024, Mr. Schwartz reiterated his request to First Selectman Mica Cardozo (APPENDIX S). Mr. Schwartz offered to purchase all or half of the property (dependent on Mrs. Shemitz- Smith's preference) and provided the history of his request. Mr. Schwartz indicated that there are other access points to the RWA property other than 27 Laurel Road. He provided that the property appears to be accessed from Baldwin Road, specifically that a path used to access a bridge crossing over the Wepawaug River (which traverses the property) appears to be accessed from this entry point.

Public, Committee and Commission Input

Joi Prud'homme, former Conservation Commission member/ex officio member on CUPOP provided written comment sent by email on March 24, 2025 (APPENDIX T). In formulating her comment, she relied on representations made by resident Tim Austin; that 27 Laurel Road is "the sole practical access point" to the property. Mr. Austin also offered that the RWA land is an "integral part of the town's adopted Greenway plan- Section VII. Maintaining public access to it is imperative" (APPENDIX U). Based on the representations made by Mr. Austin, she opposed the "sale" of the property, in accordance with Mr. Austin's opposition. Mr. Austin did not provide direct comment to CUPOP, but his position may be found within Mrs. Prud'homme's comments.

Jason Morrill provided public comment at the March 24, 2025 CUPOP meeting. He echoed the same position as Mr. Austin and Mrs. Prud'homme, restated that the sole access to the property is located at 27 Laurel Road, and reiterated the need to retain access should the RWA sell the land in the future. At the conclusion of his comments, Mr. Morrill was shown a map of the RWA property by CUPOP, which shows two access points to and that are part of the RWA property- one located on Ansonia Road, and another on Baldwin Road (APPENDIX V). Mr. Morrill opined that the Ansonia Road access may not be ideal because of its location on a high traffic State road. Mr. Morrill viewed the Baldwin Road access as the preferred access between it and Ansonia Road, but still preferred access from 27 Laurel because of its location on a quiet less traveled road. Mr. Morrill recognized that the residents on Laurel Road may not appreciate cars parked on their street to access the RWA property. Mr. Morrill did not provide written comment.

The Conservation Commission informed CUPOP that they do not have a recommendation at this time, but will discuss it at their April 3, 2025 meeting. Should Conservation provide a recommendation, CUPOP will provide an addendum to this report and provide it to the BOS.

CUPOP recommends a change in use/discontinued use of 27 Laurel Road

The request from the abutting property owners located at 25 and 26 Laurel Road for the Town to “discontinue the use of 27 Laurel Road” has been pending for over nine years. The request was unanimously approved by the BOS and TPZ to be acted upon at the 2016 Annual Town Meeting, but was removed from the agenda during the meeting due to erroneous information. The property located at 27 Laurel Road is not the only access point to the RWA property; rather the property has access points on both Ansonia Road and Baldwin Road, and it appears that the Baldwin Road access point is currently being utilized, and provides access to a path leading to the bridge that crosses the Wepawaug River.

CUPOP supports the Greenway Plan and its potential for expansion, and is confident that the attainment of the goals within it will not be hindered if the Town discontinues use of 27 Laurel Road. Should the RWA offer their property to Woodbridge in the future, there are two alternate sufficient access points to the property. While it appears the Baldwin Road access is currently being used, the Ansonia Road entry point may be large enough to create a pervious parking lot for future trail access. Discontinued use of 27 Laurel will not impede the ability for Woodbridge to create trails on the property, access those trails, or connect the future trails to the Town’s current Greenway or the abutting municipality trail system should the opportunity arise.

Ownership of 27 Laurel does not offer a benefit to the Town of Woodbridge, nor does the potential future use of RWA hinge on ownership of this property. Therefore it is CUPOP’s unanimous recommendation that the BOS agree to “discontinue the use of 27 Laurel Road,” and place the matter on the May 19, 2025 Annual Town Meeting agenda for a town wide vote, pending confirmation from Town Counsel that all abutting land owners and TPZ (pursuant to CGS section 8-24) remain in agreement with the action.

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

GIS ID
2802 960 27

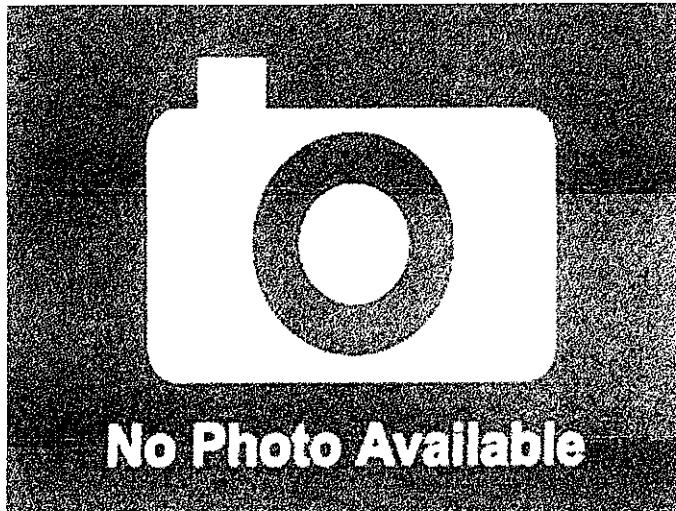
Parcel ID
2802-960-27

Unique ID
3589

Owner
TOWN OF WOODBRIDGE

Dev Map
SEE HERE

Dev Lot
NA



Location

100 WOODBRIDGE RD, WOODBRIDGE, VA 22191

MAILING ADDRESS

100 WOODBRIDGE RD, WOODBRIDGE, VA 22191

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

[Zoom to GIS](#)

Scroll Down For Complete Property Detail

100 WOODBRIDGE RD, WOODBRIDGE, VA 22191

	Appraised Value	Assessed Value
Buildings	0	0
Land	43600	30520
Outbuildings	0	0
TOTAL:	43600	30520

100 WOODBRIDGE RD, WOODBRIDGE, VA 22191

Building Description

Total Acres	0.32
GIS Acres	0.33
490 Acres	0
Land Use	Commercial Vacant Land
Land Class Code	Commercial
Zoning	A
Census Tract	1601
Neighborhood	3

Utilities and Services

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

Important Information

Sale Date	1973-09-13
Sale Price	0
Book / Page	0103/0228

Building and Construction

Type	Description	Square Ft.	Condition	Year Built
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Construction Details

[Back to Search Results](#)

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 2024.



Information on the Property Records for the Municipality of Woodbridge was



Parcel Information

Location:	27 LAUREL RD	Property Use:	Vacant Land	Primary Use:	Commercial Vacant Land
Unique ID:	3589	Map Block Lot:	2802 960 27	Acres:	0.3200
490 Acres:	0.00	Zone:	A	Volume / Page:	0103/0228
Developers	SEE DEED	Census:	1601		
Map / Lot:					

Value Information

Owner's Information

	Appraised Value	Assessed Value	Owner's Data
Land	43,600	30,520	TOWN OF WOODBRIDGE
Buildings	0	0	11 MEETINGHOUSE LANE
Detached Outbuildings	0	0	WOODBRIDGE, CT 06525
Total	43,600	30,520	

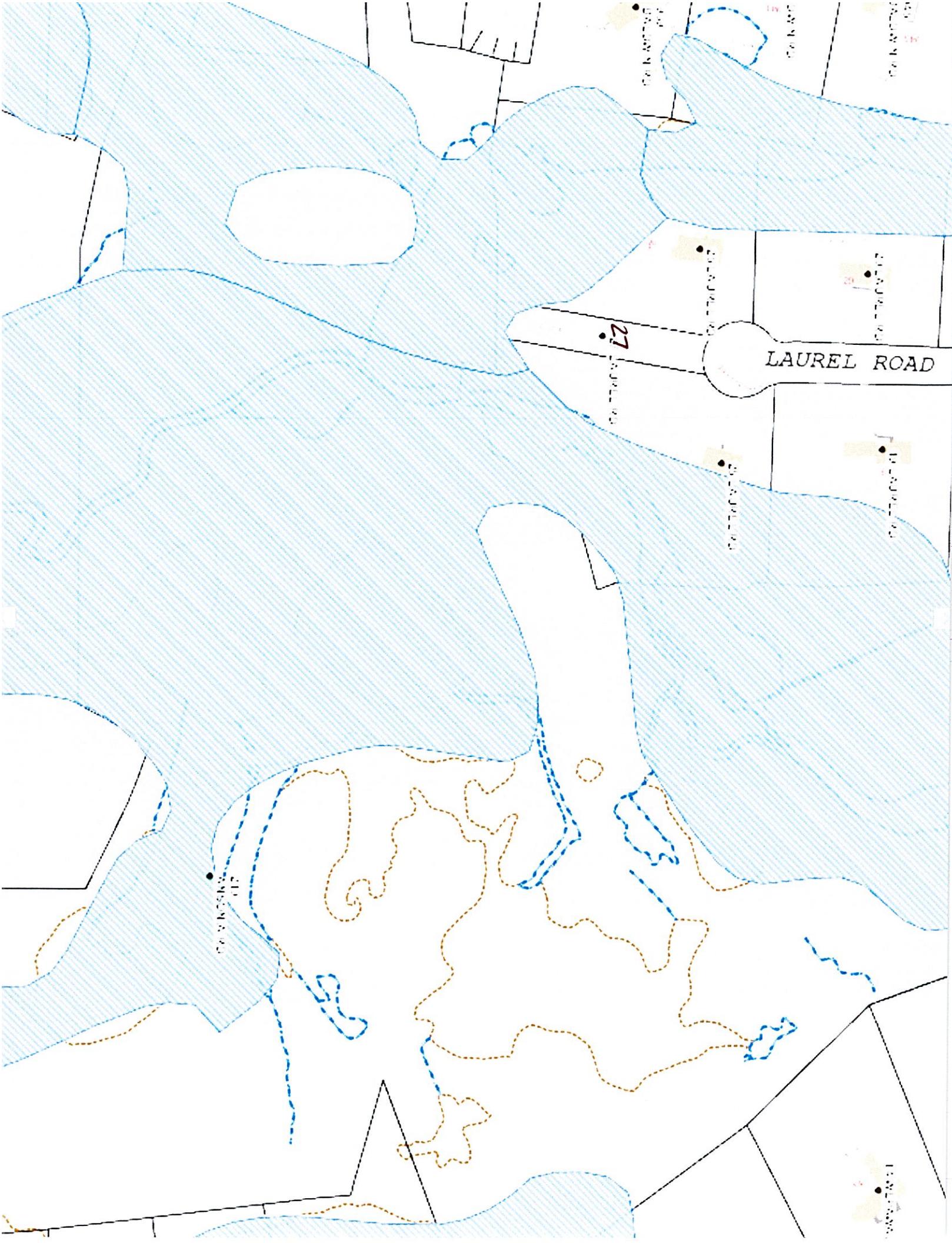
Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
TOWN OF WOODBRIDGE	0103	0228	09/13/1973		\$0
DRAZEN HARRY TRUSTEE	0047	0133	05/31/1945		\$0

Information Published With Permission From The Assessor

APPENDIX C

APPENDIX D



APPENDIX E

BALDWYN

Compiled by Charles A. Eddy - Civil Engineer & Surveyor
New Haven, Conn.

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HARRY DRAZEN, Woodbridge, C

APPENDIX F

CSA - Executor's or Administrator's Deed

Vol 103 pg 228

Executive Sales Co., Philadelphia, Pa

To all People to Whom these Presents shall Come Greeting:

Know Ye, That I, JACK L. DRAZEN, a resident of the Town of Woodbridge, County of New Haven and State of Connecticut, sole surviving

Executor or
late of Woodbridge
the authority granted to me in said Will,
and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, but less
Dollars and than One Hundred Dollars ~~\$90.00~~, received to my full satisfaction of
THE TOWN OF WOODBRIDGE, a municipality located in the County of New Haven,
State of Connecticut,

do grant, bargain, sell and confirm unto
the said grantee all the right, title, interest, claim and demand
which the said Harry Drazen
of his decease, or which I as such Executor
have or ought to have, in and to a certain piece or parcel of land, with the buildings thereon,
situated in the Town of Woodbridge County of New Haven
and State of Connecticut, ~~and bounded and described as follows:~~ designated as "Reserved for
future highway purposes" on a map entitled "Harry Drazen - Woodbridge, Conn.,
Scale 1 in. = 50 ft." on file in the Woodbridge Town Clerk's Office on board #138
and bounded and described as follows:

NORTHERLY: by the turnaround at the end of Laurel Road
as shown on said map;

WESTERLY: by Lot #7 as shown on said map, 285' more or less;

SOUTHERLY: by land of owners unknown;

EASTERLY: by Lot #11 as shown on said map, 280' more or less.

*No Conveyance Tax collected

Percy P. Schub
John Clerk of Woodbridge

To Have and to Hold the above granted and bargained premises with the
appurtenances thereof, unto the said grantee, its successors
and assigns to its and their own proper use and benefit forever. And I
the said executor do hereby covenant with
the said grantee, its successors heirs and assigns, that I have full power
and authority, as executor aforesaid, to grant and convey
the above described premises in manner and form aforesaid and for my self and
my heirs, executors and administrators do further covenant to warrant and
defend the same to the said grantee its successors heirs and assigns, against
the claims of any person or persons whomsoever, claiming by, from or under me
as executor. aforesaid.

In Witness Whereof, I as such executor,
have hereunto set my hand and seal this 17th day of September A. D. 19 73.

Signed, Sealed and Delivered in presence of

Erma M. Schub
Grace Monterose
Edmund Monterose
Edward Monterose

Jack L. Drazen, Executor
NOTARY PUBLIC
PUBLIC

State of Connecticut
County of New Haven

ss. North Haven
Sept. 6 A. D. 19 73

Personally appeared Jack L. Drazen, Executor under the Will of Harry Drazen,
the signer and sealer of the foregoing instrument, who acknowledged that he
executed the same in the capacity and for the purpose therein stated, and that the
same is his free act and deed before me.

Received for record Sept. 13, 1973
at 9h 15m a.m. and recorded by *Tom A. Laube* Justice of the Peace
Commissioner of the Superior Court

Percy P. Schub

APPENDIX G

Udo Schwarz
26 Laurel Road
Woodbridge, CT 06525
Tel. 203-389-8250

TO:

Ellen Scalettar
First Selectman, Town of Woodbridge
11 Meetinghouse Lane
Woodbridge, CT 06525

Liz Shemitz-Smith
25 Laurel Road
Woodbridge, CT 06525

Woodbridge, January 9, 2016

Request to the Town of Woodbridge to Abandon Lot 27 Laurel Road

Dear Ms. Scalettar:

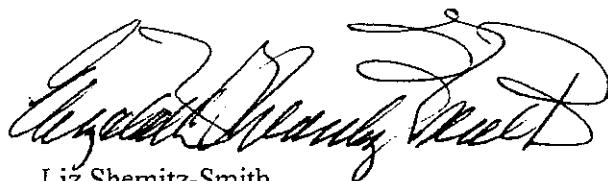
This letter is to request that the Town of Woodbridge may formally abandon the lot 27 Laurel Road, which is located between our two properties (maps enclosed). The lot is 0.32 acres large and was originally reserved "for future highway purposes" (cf. map of 1954). After talking to Woodbridge town attorney Jerry Weiner, however, it is our understanding that the town no longer pursues such an option. With this letter, we therefore formally request that the town abandons the property and that half of it get added to lot 25 and the other half to lot 26. If that would be to happen, we herewith confirm that we would accept the respective enlargements of our properties.

Let us know if you would need any additional information or input from our side to move this issue forward.

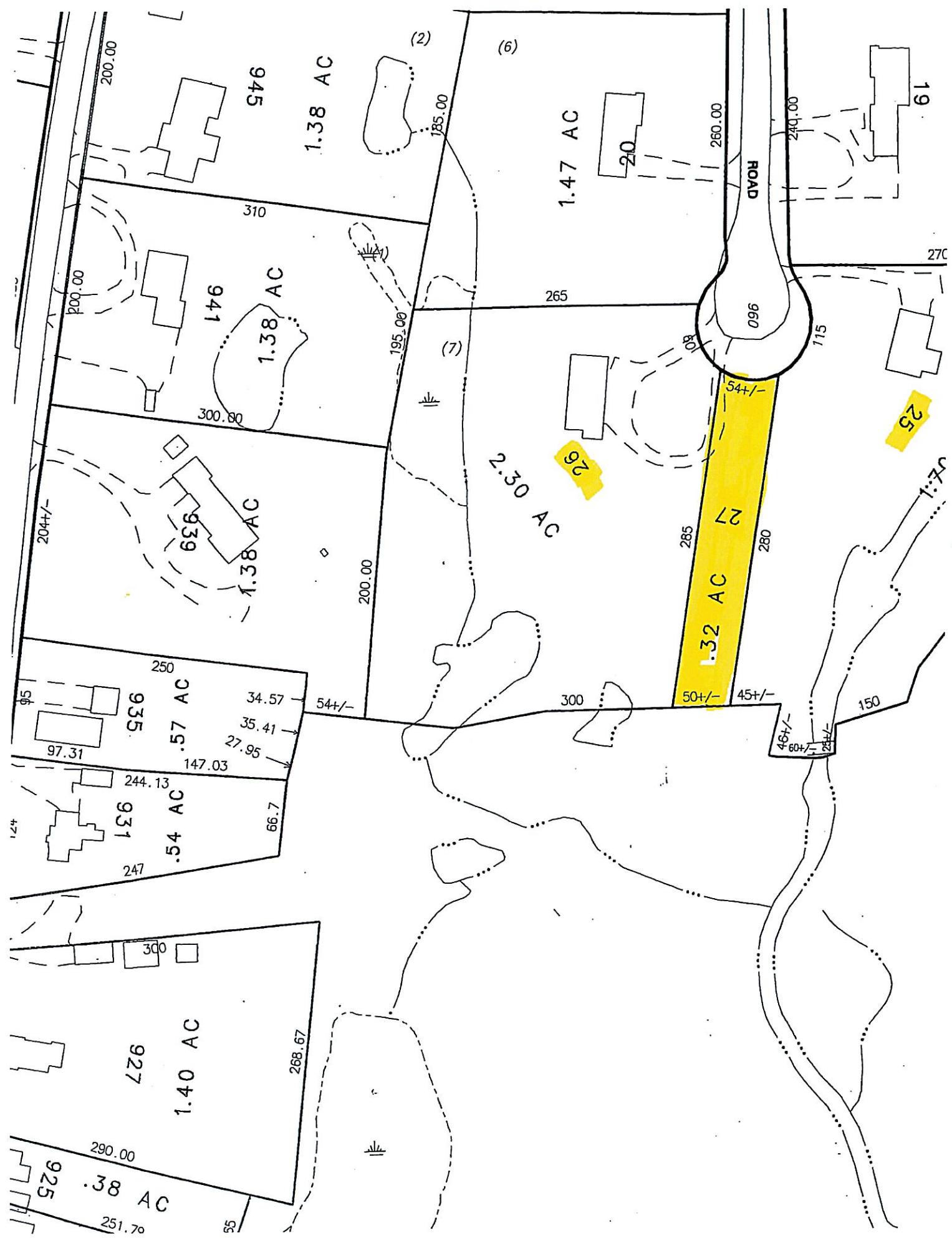
With best regards,

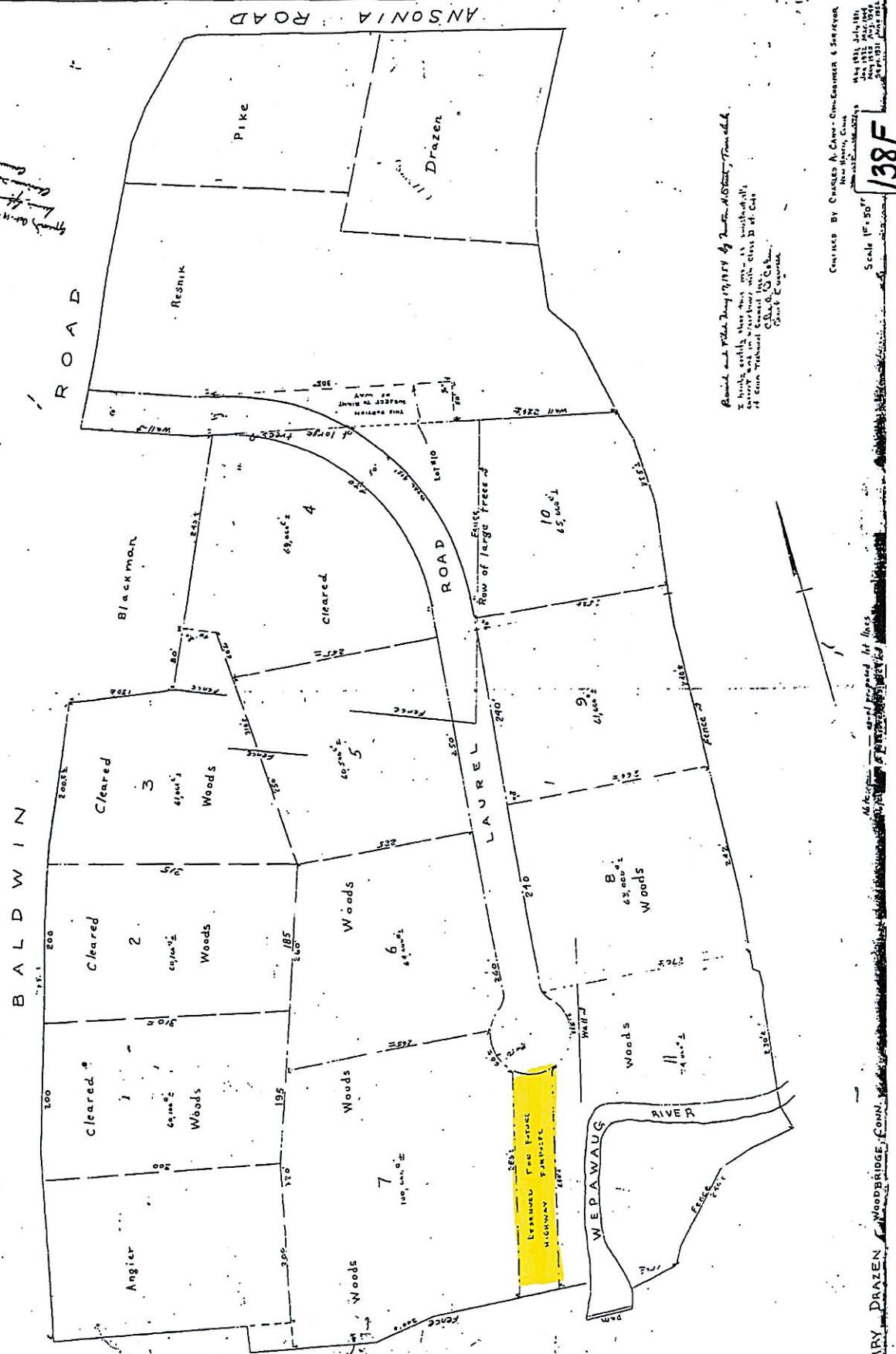


Udo Schwarz
Owner of lot 26 Laurel Road



Liz Shemitz-Smith
Owner of lot 25 Laurel Road





HARRY

APPENDIX H

ADMINISTRATIVE OFFICER/DIRECTOR OF FINANCE'S REPORT

Monthly Report – Mr. Genovese reported that as February 29th he is projecting a surplus of approximately \$273,479 at the end of the fiscal year resulting in a projected fund balance of \$4.46M or 9.70% of the annual projected expenses for FY2016.

Funding Request - The Board of Selectmen **VOTED** to recommend the following funding request to the Board of Finance:

1516-11- Allocation Amount: \$4,700

To: Information Systems - Data Processing (1145-00/52210)
From: Board of Finance Contingency (1170-00/56800)
For: Additional IT Consultant hours due to server failure
ttar - Heller) Unanimously Approved

(Scalettar – Heller) Unanimously Approved

STREET SWEEPING BID AWARD

Pursuant to the recommendation put forth in a memo dated March 4, 2016, by Operations Manager Warren Connors and Administrative Officer/Director of Finance Anthony Genovese the Board of Selectmen **VOTED UNANIMOUSLY** (Dey – Anastasio) to award bid #2016-07 for Street Sweeping Services to CRS landscape & Excavation, of Simsbury, CT for a bid of \$226 per mile with a 5%/10 day discount.

AUTHORIZE THE FIRST SELECTMAN TO LOCK INTO ELECTRICITY RATES

The Board of Selectmen **VOTED UNANIMOUSLY** (Dey – Jacobs) to authorize the First Selectman to lock into favorable electricity rates as determined by the purchasing consortium comprised of Woodbridge Board of Education, Amity Regional District #5 Board of Education, and the Town of Woodbridge.

**CONSOLIDATED APPLICATION FOR ELDERLY AND DISABLED DEMAND RESPONSIVE
MUNICIPAL GRANT PROGRAM – GREATER NEW HAVEN TRANSIT DISTRICT.**

The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Anastasio) to authorize the First Selectmen to execute the documents for the Town to participate in State Matching Grant Program for Elderly and Disabled Demand Responsive Transportation.

ASSISTANT ADMINISTRATIVE OFFICER'S REPORT

Ms. Yagla reported that the Town e-mail newsletter has 972 subscribers. She requested that residents send in interesting photos of the Town or historic photos to be posted on the Town's face book page or for use in the Events Magazine.

TOWN COUNSEL'S REPORT

Authorize Abandonment of Town Property Known as 27 Laurel Road - Mr. Weiner reported that the Selectmen have received a request from Udo Schwarz and Liz Shemitz-Smith for

the Town to abandon the paper road known as 27 Laurel Road, deeding 1/3 to each of them. The other 1/3rd is to be abandoned to the Regional Water Authority.

The Board of Selectmen **VOTED UNANIMOUSLY** (Kayne – Dey) to refer the requested abandonment of 27 Laurel Road to the Town Plan and Zoning Commission for review under CGS 8-24 in consideration of placing the request on the Call of the May 16, 2016 Annual Town Meeting.

Request to abandon paper road known as Goodrich Terrace – Mr. Weiner said the Selectmen have received a request from Karen Lombardi, owner of 18 Hazel Terrace, to abandon the paper road known as Goodrich Terrace to the adjacent property owners.

The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Jacobs) to refer the requested abandonment of Goodrich Terrace to the Town Plan and Zoning Commission for review under CGS 8-24 in consideration of placing the request on the Call of the May 16, 2016 Annual Town Meeting.

MEDCOM Agreement – The Board of Selectmen reviewed the Memorandum of Agreement to Provide Emergency Medical Coordination Services (MEDCOM). The service, provided by American Medical Response ("AMR") is replacing the South Central Regional Communications Center ("CMED") which recently closed. Ms. Scalettar noted that this operation is separate from the Town's ambulance service with AMR. Mr. Weiner referred to an excerpt from the minutes of the Emergency Medical Systems Commission special meeting of December 14, 2015, at which the EMS Commission voted to recommend the agreement to the Selectmen.

The Board of Selectmen **VOTED UNANIMOUSLY** (Jacobs – Anastasio) to authorize the First Selectman to sign the Memorandum of Agreement between the American Medical Response of Connecticut, by and among the following towns identified as MEDCOM participants; the Town of East Haven, the Town of Hamden, the City of New Haven, the Town of North Branford, the Town of North Haven, the Town of Orange, the City of West Haven, and the Town of Woodbridge for a fiscal year cost of \$6,800.50.

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 February 29, 2016.

MINUTES

The Board of **VOTED UNANIMOUSLY** (Scalettar – Jacobs) to approve the December 1, 2015, Special Joint Meeting of the Boards of Finance and Board of Selectmen.

APPOINTMENTS

Ms. Scalettar entertained nominations to fill a vacancy on the Conservation Commission for a term ending June 30, 2017.

APPENDIX I



TOWN OF WOODBRIDGE
11 MEETINGHOUSE LANE
WOODBRIDGE, CONNECTICUT 06525

Telephone: (203) 389-3401
FAX: (203) 389-3480
E-mail: gshaw@woodbridgect.org

March 10, 2016

Jeffrey Kaufman, Chair
Town Plan & Zoning Commission
11 Meetinghouse Lane
Woodbridge, CT 06525

Re: 8-24 Review – Abandonment of Town Owned Property
27 Laurel Road, Woodbridge

Dear Mr. Kaufman,

At a Regular Meeting held on March 9, 2016, the Board of Selectmen VOTED UNANIMOUSLY to refer the following request to the Town Plan & Zoning Commission for review under Section 8-24 of the Connecticut General Statutes.

Request from Udo Schwarz, owner of 26 Laurel Road and Liz Schemitz-Smith, owner of 25 Laurel Road to abandon the Town owned property (aka paper road) listed on the Assessor's map as 27 Laurel Road. If approved, said property will be abandoned in equal share to 25 Laurel Road and to 26 Laurel Road.

The third abutting property owner, the South Central Connecticut Regional Water Authority ("RWA"), has notified the Town that it has "no objection to the abandonment or discontinuance of the end of Laurel Road".

Attachments include: letter from Mr. Schwarz and Ms. Schemitz-Smith, copy of e-mail from John Triana, RWA Real Estate Manager, addressed to Kristine Sullivan, and copies of pertinent GIS maps.

Sincerely,
Geraldine S. Shaw

Geraldine S. Shaw, Clerk
To the Board of Selectman

Enclosures

Cc: Mr. Udo Schwarz, 26 Laurel Road, Woodbridge
Ms. Schemitz-Smith, 25 Laurel Road, Woodbridge
Mr. Triana, Real Estate Manager
South Central Connecticut Regional Water Authority

APPENDIX J

construction of berms/trees and putting up fences from the original application had not been completed and that this was the first he had heard of it. Mr. Cohen added that the JCC is using the same property that they purchased, that they were approved for, within the bounds of their property and also apologized that the activities became closer to the Wu's property but the JCC didn't create new campgrounds. The JCC had made every effort to correct when children have accidentally wandered onto the neighbors' properties when the JCC was made aware of that issue.

The Commission had a discussion and asked a few questions and reiterated that the big issue here is noise. Chairman Kaufman noted that he felt that that issue has really not been addressed by the JCC and would like to hear what the JCC is willing to do to help the neighbors with the relief from exposure to outdoor activities.

Mr. Cohen responded to Mr. Kaufman that they can go back and look at the record and see what berm is not there anymore and could speak with an acoustics expert to see if they could suggest ways that they can use some natural environment to dampen the noise.

The applicant offered a time extension and requested the Public Hearing be continued to the May 2, 2016 meeting. Accordingly, the public hearing application was continued until the Commissions next regular meeting on May 2, 2016.

**RECEIPT AND APPROPRIATE ACTION ON APPLICATIONS AND 8-24
REFERRALS RECEIVED SINCE THE MARCH 7, 2016 MEETING OF THE
COMMISSION**

CONNECTICUT GENERAL STATUTE 8-24 REFERRAL

Proposed abandonment of the Town owned property at 27 Laurel Road.

After discussion, the Commission acted as follows:

- ** Commissioner Lipson motioned to approve the proposed abandonment of the Town owned property at 27 Laurel Road.
- ** Commissioner Skolnick seconded
- ** Voting for: Commissioners Kaufman, Lipson, DeGennaro, Skolnick, Pels, and Skowronek
- ** Opposed: No One
- ** Abstained: No One

6-0 Approved

CONNECTICUT GENERAL STATUTE 8-24 REFERRAL

Proposed abandonment of the Town owned property at Goodrich Road

After discussion, it was the consensus of the Commission to take no action on the request because no one was present to answer any of the Commission's questions regarding why Goodrich Terrace was being requested to be abandoned when the current Assessor's map shows that it appears that a portion of what was Goodrich Terrace is now part of 8 Hazel Terrace with the remainder of Goodrich Terrace part of 18 Hazel Terrace.

WORK SESSION

APPENDIX K



TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
WOODBRIDGE, CONNECTICUT

APR 12 2016

TEL. (203) 389-3406

April 12, 2016

Board of Selectmen
Town of Woodbridge
11 Meetinghouse Lane
Woodbridge, Connecticut 06525

Re: 8-24 Referral
Abandonment of Laurel Road

Dear Members of the Board of Selectmen,

This is to serve to inform you that at its regular meeting held on April 4, 2016 continued on April 11, 2016, the Woodbridge Town Plan and Zoning Commission received and acted on your referral for a report from the Commission pursuant to Section 8-24 of the Connecticut General Statutes regarding the proposed abandonment of the Town owned property (aka paper road) listed on Assessor's map as 27 Laurel Road.

It was the unanimous decision of the Commission to approve the referral by the Board of Selectmen regarding the proposed abandonment of the Town owned property (aka paper road) listed on Assessor's map as 27 Laurel Road.

In support of the proposed abandonment of the road right-of-way, the Commission notes the comments from the Regional Water Authority supporting the abandonment, whose property could potentially be accessed by the paper road.

Sincerely,

Allen Lipson ICP
Allen Lipson, Secretary
For the Commission
AL/ks

APPENDIX L

CALL THE ANNUAL TOWN MEETING FOR MAY 16, 2016

The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Dey): to call the Town of Woodbridge Annual Town Meeting for 7:30 P.M. EDT, Monday, May 16, 2016, in The Center Building Gymnasium to act on the following as listed subject to the Board acknowledging receipt of the response from Town Plan & Zoning regarding the 8-24 for 27 Laurel Road.

- I. To Elect a Town Meeting Moderator for a term of two (2) years, pursuant to Chapter 1, Article III of the Ordinances of the Town of Woodbridge. Nominations (will/may) be made from the floor.
- II. To Act on the FY2017 Budget as recommended by the Board of Finance.
- III. To Act on the proposed abandonment of Town of Woodbridge owned property that consists of a strip of land known as 27 Laurel Road which is between property known as 25 Laurel road and 26 Laurel Road and said strip of land as more fully described on Assessors map 28.2. All abutting landowners have consented to this abandonment.
- IV. Other business as proper to come before the meeting.

TOWN COUNSEL'S REPORT

- a. 27 Laurel Road – The Board acknowledged receipt of the response from Town Plan and Zoning regarding the proposed abandonment of Town owned property known as 27 Laurel Road. The Town Plan & Zoning Commission approved the proposed abandonment.
- b. Foreclosure – the Town has received notice that a bank is foreclosing on property on which the Town has a lien to cover funds loaned to the homeowner for housing rehabilitation under the Small Cities Grant. Mr. Weiner has filed an appearance in the case. Any funds the Town receives will be reinvested in the program for use by other qualified property owners.

PERSONNEL COMMITTEE REPORT

Library Head of Adult Services – Ms. Scalettar said that the Library Commission has reconfigured some of the duties and created a new full time position, Head of Adult Services.

The Board of Selectmen **VOTED UNANIMOUSLY** (Heller – Anastasio) to accept the recommendation of the Library Commission and Personnel Committee to promote Katherine Ward to the position of Head of Adult Services.

Senior Clerk Administration Department – Ms. Scalettar reported that following the retirement of Lynne Anglace, the union position was reconfigured to include additional duties and assistance to the Assistant Administrative Officer and staffing for some meetings. A committee composed of Mr. Genovese, Ms. Yagla, and Ms. Piccirillo

APPENDIX M

LEGAL NOTICE - WOODBRIDGE
ANNUAL TOWN MEETING
MONDAY, MAY 16, 2016
7:30 P.M. DST – THE CENTER GYMNASIUM
4 MEETINGHOUSE LANE, WOODBRIDGE, CT

Electors and citizens qualified to vote in a Town Meeting of the Town of Woodbridge are hereby notified and warned that the Annual Town Meeting will be held on Monday, May 16, 2016 at 7:30 P.M. DST in The Center Gymnasium, 4 Meetinghouse Lane, Woodbridge, CT to consider and take action on the following:

- I. To Elect a Town Meeting Moderator for a term of two (2) years, pursuant to Chapter 1, Article III of the Ordinances of the Town of Woodbridge. Nominations (will/may) be made from the floor.
- II. To Act on the FY2017 Budget as recommended by the Board of Finance in the total amount of \$47,498,909. The Board of Finance recommendations are those presented at the Public Hearing on April 25, 2016, with the following exceptions:

EXPENDITURES

<u>Account</u>	<u>Account #</u>	<u>Preliminary Recommendation</u>	<u>Final Recommendation</u>
Board of Finance	1170-00	\$ 796,746	\$ 721,746
Transfers from General Fund	1950-00	\$ 915,007	\$ 804,864

- III. To Act on the proposed abandonment of Town of Woodbridge owned property that consists of a strip of land known as 27 Laurel Road which is between property known as 25 Laurel Road and 26 Laurel Road, said strip of land is more fully described on Assessors map 28.2. All abutting landowners have consented to this abandonment.
- IV. Other business as proper to come before the meeting.

Dated at Woodbridge CT this 26th day of April 2016

BOARD OF SELECTMEN – TOWN OF WOODBRIDGE

Anthony Anastasio	Joseph S. Dey, III	Beth Heller
Susan Jacobs	Maria Cruz Kayne	Ellen Scalettar

NOTICE

Section 6-2(h) of the Charter of the Town of Woodbridge provides that each and every recommended budget item shall be considered and that the budget as recommended by the Board of Finance shall be deemed to have been appropriated unless the sum is increased, decreased, or eliminated by a vote of the Town meeting with not less than 250 eligible voters present and voting, not less than 60% of the total number of votes cast thereof required to carry any motion to increase, decrease, or eliminate any item. No recommended budget item may be increased to an amount greater than the original request for appropriation.

Attest: Stephanie Ciarleglio
Town Clerk

APPENDIX N

Ciarleglio, Stephanie

To: Ciarleglio, Stephanie
Subject: Minutes of the Annual Town Meeting May 17, 2016

The Annual Town Meeting was called to order by Town Counsel, Attorney Gerald Weiner at 7:30 pm May 16, 2016. Attorney Weiner announced that a Moderator would be elected and asked for nominations from the floor. Sheila McCreven nominated Attorney Stuart Margolis, Michael Luther seconded the nomination and all were in favor. Mr. Luther – Point of order, requested to waive the reading of the notice of the town meeting, Sheila McCreven seconded and all were in favor to waive the reading of the call of the meeting. Attorney Margolis announced that the legal notice was listed in the newspaper on May 3, 2016 and posted on the signpost on April 28, 2016. Attorney Margolis noted that there were chairs set up for 250 voters and there were many seats empty, so there was not the required number of voters to vote on the budget, therefore the budget would be passed as it stands. For the record, those present were counted by Jeanette Glicksman and Stephanie Ciarleglio and there were 113 persons present and 137 empty chairs. First Selectman Ellen Scalettar then proceeded with a presentation of the events that happened during the year and information about the budget, she then turned the meeting over to Finance Director and Administrative Office Anthony Genovese who made a presentation and explanation of the budget and how the money is spent. Attorney Margolis then turned the meeting over to anyone in the audience that wished to speak with regards to the budget. After a discussion, Attorney Gerald Weiner came to the podium and announced that Item #3 on the town meeting agenda was to be removed and not voted on at this time. The meeting was adjourned at 8:45 with a word from Michael Luther to please put into the minutes to thank the previous Moderator for his term.

Stephanie Ciarleglio
Respectfully submitted,

Stephanie Ciarleglio
Woodbridge Town Clerk
11 Meetinghouse Lane
Woodbridge, Ct. 06525
203-389-3424 -Direct
203-389-3473- Fax
sciarleglio@woodbridgect.org

Sign up for the Town's [e-newsletter](#). Follow the [Town on Facebook](#).

APPENDIX O

July 2, 2021 – note regarding 27 Laurel Road

If I remember correctly, it was decided to remove the abandonment of 27 Laurel Road to the abutting property owners from action at the May 2016 Annual Town Meeting because, at that time the RWA was considering selling some of their property and that, even though the RWA had no objection to the abandonment, it was thought that abandoning 27 Laurel Road would “land lock” the RWA property.

Gerry Shaw

APPENDIX P

TO:

Beth Heller
First Selectman, Town of Woodbridge
11 Meetinghouse Lane
Woodbridge, CT 06525

Udo Schwarz
26 Laurel Road
Woodbridge, CT 06525
Tel. 203-389-8250

Woodbridge, June 27, 2021

Follow-up on the 1/9/2016 Request to the Town of Woodbridge to Abandon Lot 27 Laurel Road

Dear Ms. Heller:

This letter is a follow-up on an earlier request that I had put forward to the Town of Woodbridge. Together with my neighbor Ms. Liz Shemitz-Smith, the owner of lot 25 Laurel Road, we requested on January 9, 2016 that the town may formally abandon the lot 27 Laurel Road, which is located between Ms. Shemitz-Smith's lot and my lot (26 Laurel Road, maps and copy of the original request are enclosed). The lot is 0.32 acres large and was originally reserved "for future highway purposes" (cf. map of 1954). After talking to Woodbridge town attorney Jerry Weiner, however, it is our understanding that the town no longer pursues any "future highway purposes". With the 1/9/2016 letter, we therefore formally requested that the town abandons the property and that half of it get added to lot 25 and the other half to lot 26.

Since then, I had multiple phone interactions with Mr. Weiner, in which he told me that multiple other residents had put forward similar requests regarding other town property and if the town was going to do this, this would be done together with other similar cases. However, my last interaction with Mr. Weiner was March 12, 2020, and since then I was unable to reach him via phone despite numerous messages left. Is it possible to get an update on the status of this request? It is now over five years since the request was first put forward, and I would like to see some progress after all this time in what seems like a simple transaction. In the meantime, let me know if you would need any additional information or input from my side to move this issue forward. Let me also add that if abandoning is no option, I would be interested in officially purchasing the lot (or half of it if Ms. Shemitz-Smith would have an interest in purchasing the other half bordering her property) if it would be offered for a reasonable price.

With best regards,



Udo Schwarz, Owner of lot 26 Laurel Road, Woodbridge CT

APPENDIX Q



TOWN OF WOODBRIDGE
11 MEETINGHOUSE LANE
WOODBRIDGE, CONNECTICUT 06525

Telephone: (203) 389-3401
FAX: (203) 389-3480
E-mail: gshaw@woodbridgect.org

July 2, 2021

Udo Schwarz
26 Laurel Road
Woodbridge CT 06525

Re: 27 Laurel Road

Dear Mr. Schwarz,

First Selectmen Beth Heller received your June 27, 2021, letter requesting that the Town abandon the Town owned property known as 27 Laurel Road to the abutting property owners or considerer selling the property to you.

Ms. Heller is currently on medical leave and asked that I respond to your letter. Your request has been referred to the Town Counsel to research the history of the request and the reason the item was removed from the agenda of the May 17, 2016, Annual Town Meeting.

If you have any questions, you may contact me at 203-389-3401.

Sincerely,

Geraldine S. Shaw
Geraldine S. Shaw
Executive Session

Cc: Gerald Weiner, Town Counsel

APPENDIX R

TO:

Udo Schwarz
26 Laurel Road
Woodbridge, CT 06525
Tel. 203-389-8250

Beth Heller and Geraldine Shaw
Town of Woodbridge
11 Meetinghouse Lane
Woodbridge, CT 06525

Woodbridge, November 5, 2022

Second Follow-up on the 1/9/2016 Request to the Town of Woodbridge to Abandon Lot 27 Laurel Road

Dear Ms. Heller, dear Ms. Shaw:

This letter is another follow-up on an original request that I had put forward to the Town of Woodbridge. Together with my neighbor Ms. Liz Shemitz-Smith, the owner of lot 25 Laurel Road, we requested on January 9, 2016 that the town may formally abandon the lot 27 Laurel Road, which is located between Ms. Shemitz-Smith's lot and my lot (26 Laurel Road, maps and copy of the original request are enclosed). The lot is 0.32 acres large and was originally reserved "for future highway purposes" (cf. map of 1954). After talking to Woodbridge town attorney Jerry Weiner, however, it is our understanding that the town no longer pursues any "future highway purposes". With the 1/9/2016 letter, we therefore formally requested that the town abandons the property and that half of it get added to lot 25 and the other half to lot 26.

Since then, I had multiple phone interactions with Mr. Weiner, in which he told me that multiple other residents had put forward similar requests regarding other town property and if the town was going to do this, this would be done together with other similar cases. However, my last interaction with Mr. Weiner was March 12, 2020, and since then I was unable to reach him via phone despite numerous messages left. To nevertheless move the issue along, I send a letter to Ms. Heller on 6/27/2021 to request an update on the status of the request. In a response letter dated July 2, 2021, and signed by Ms. Shaw, I was told that the issue will be investigated by the Town Counsel, in particular why the item was removed from the agenda of the May 17, 2016, Annual Town Meeting; I have included copies of both letters for your convenience. Since it is now over six and a half years since the request was first put forward and over one year since the first follow-up, I am again inquiring if it would be possible to re-visit the issue and to get what seems like a simple transaction to conclusion. According to my notes that I have from conversations with Mr. Weiner, it seems like reasons for the original hold-up were two-fold: First, as mentioned above, it was to coordinate with similar requests from other homeowners that the town wanted to decide on at the same time, and second, he mentioned that they had to look into what the correct way of abandoning the property was, in particular as there may be a way of right for the Water Company, in which case I would not be able to build on lot 27. The latter

would be fine with me as I do not plan to build any structure on top of the land anyways (just landscaping). Also note that it is my understanding that it was never clear if there actually is a way of right for anybody; Mr. Weiner just wanted to make sure nothing gets overlooked but do not think that he had a definitive answer on that point. For what it's worth, let me note that there is currently no path visible on the land of the 27 Laurel Road lot that would be usable for vehicles of any kind; a path that is used to access a bridge crossing the Wepawaug river, located on the property of 25 Laurel Road, appears to be accessed from Baldwin Road without intersecting either lot 26 or lot 27 Laurel Road.

I hope that you can revisit the issue and give me an update on where we stand and how to best move forward. Towards this end, I am happy to provide you with any additional information or input from my side that you may need. Let me also add that if abandoning is no option, I would be interested in officially purchasing the lot (or half of it if Ms. Shemitz-Smith would have an interest in purchasing the other half bordering her property) if it would be offered for a reasonable price.

With best regards,



Udo Schwarz, Owner of lot 26 Laurel Road, Woodbridge CT

APPENDIX S

TO:

Udo Schwarz
26 Laurel Road
Woodbridge, CT 06525
Tel. 203-389-8250

Mica Cardozo
First Selectman
Town of Woodbridge
11 Meetinghouse Lane
Woodbridge, CT 06525

Woodbridge, July 28, 2024

**Third Follow-up on the 1/9/2016 Request to the Town of Woodbridge to Abandon or Sell
Lot 27 Laurel Road**

Dear Mr. Cardozo:

This letter is another follow-up on an original request that I had put forward to the Town of Woodbridge. Together with my neighbor Ms. Liz Shemitz-Smith, the owner of lot 25 Laurel Road, we requested on January 9, 2016 that the town may formally abandon the lot 27 Laurel Road, which is located between Ms. Shemitz-Smith's lot and my lot (26 Laurel Road, maps and copy of the original request are enclosed). The lot is 0.32 acres large and was originally reserved "for future highway purposes" (cf. map of 1954). After talking to Woodbridge town attorney Jerry Weiner, however, it is our understanding that the town no longer pursues any "future highway purposes". With the 1/9/2016 letter, we therefore formally requested that the town abandons the property and that half of it get added to lot 25 and the other half to lot 26.

Since then, I had multiple phone interactions with Mr. Weiner, in which he told me that multiple other residents had put forward similar requests regarding other town property and if the town was going to do this, this would be done together with other similar cases. However, my last interaction with Mr. Weiner was March 12, 2020, and since then I was unable to reach him via phone despite numerous messages left. To nevertheless move the issue along, I send a letter to Ms. Heller on 6/27/2021 to request an update on the status of the request. In a response letter dated July 2, 2021, and signed by Ms. Shaw, I was told that the issue will be investigated by the Town Counsel, in particular why the item was removed from the agenda of the May 17, 2016, Annual Town Meeting; I have included copies of both letters for your convenience. Since I then never heard back, I send a second follow-up letter on 11/5/2022 addressed to both Ms. Heller and Ms. Shaw, to which I also never received a response (copy also enclosed). Since it is now eight and a half years since the request was first put forward and over a year and a half since the second follow-up, I am again inquiring if it would be possible to re-visit the issue and to get what seems like a simple transaction to conclusion. According to my notes that I have from conversations with Mr. Weiner, it seems like reasons for the original hold-up were two-fold: First, as mentioned above, it was to coordinate with similar requests from other homeowners that the town wanted to decide on at the same time,

and second, he mentioned that they had to look into what the correct way of abandoning the property was, in particular as there may be a way of right for the Water Company, in which case I would not be able to build on lot 27. The latter would be fine with me as I do not plan to build any structure on top of the land; I am interested in the property just for landscaping purposes (it would be too small to build anything anyways). If necessary, it could even be merged with my current plot Laurel Road 26 to only appear as one plot in town maps. Also note that it is my understanding that it was never clear if there actually is a way of right for anybody; Mr. Weiner just wanted to make sure nothing gets overlooked but do not think that he had a definitive answer on that point. In this context, let me note that there is currently no path visible on the land of the 27 Laurel Road lot that would be usable for vehicles of any kind; a path that is used to access a bridge crossing the Wepawaug river, located on the property of 25 Laurel Road, appears to be accessed from Baldwin Road without intersecting either lot 26 or lot 27 Laurel Road. Therefore, access to the property of the Water Company is ensured via their direct access to Baldwin Road, which means that it may be likely there is no right of way on the 27 Laurel Road property.

I hope that you can revisit the issue and give me an update on where we stand and how to best move forward. Towards this end, I am happy to provide you with any additional information or input from my side that you may need. Let me also add that if abandoning is no option, I would be interested in officially purchasing the lot from the town (or half of it if Ms. Shemitz-Smith would have an interest in purchasing the other half bordering her property) if it would be offered for a reasonable price. Also note that if I were to officially own the property, I would have to pay property taxes on it, which would provide recurring income to the town for a piece of property that is otherwise not generating any income. Finally, if you were to decide that you definitely NOT want to abandon, sell or otherwise transfer ownership of the property, I would appreciate a written notice with a reason for that decision. In my previous communications with Mr. Weiner, it seemed like it would be perfectly possible to acquire the lot and it would be merely a matter of figuring out how this could be accomplished rather than whether it should be accomplished in the first place.

With best regards,



Udo Schwarz, Owner of lot 26 Laurel Road, Woodbridge CT

APPENDIX T

Item #9: Property Review-27 Laurel Road

Tim Austin sent over some helpful information about 27 Laurel Road for your consideration. His notes are in RED.

- This parcel is .32-acre strip of land
- This strip has an extremely high value to the people of Woodbridge as the sole practical access point into a large RWA open space tract
 - There is already a high and dry walking path through this land
 - This RWA land is an integral part of the town's adopted Greenway plan - Section VII. Maintaining public access to it is imperative. RWA land periodically becomes available for acquisition.
- Previous CUPOP minutes list this as probably being put in the Discontinued Use/Abandoned category
- In the February BOS meeting, the town counsel shared that he was in discussion with the 2 abutting land owners about their acquiring and splitting the land between them
- The next step was to get a survey of the resulting lots and get the approval of the BOS if there was no objection and that he didn't see a reason that there would be one.

I am strongly against the sale of this property, and if others in town were aware, I am sure they would also be against it. As an outgoing Conservation Commissioner, I would agree with Tim Austin's notes and make the recommendation against the sale of this property for the above stated reasons. My hope is that Sharon and Diana can weigh in as well.

APPENDIX U

VI – Power-Line Trails

An opportunity exists to create trails along/under the long-distance, high-voltage powerline trails within town. The power companies are generally favorable to this passive use of their property – permissions would be needed. Permissions would also be needed from property owners when the power lines cross private property.

These trails are potential connections to surrounding towns as they exit the town boundaries, although the necessity for connections at those locales would need to be evaluated. In the southeast part of town, development of trails in these corridors could provide connections to the Greenway proper and Greenway access to the many people who live along these corridors.

While typically not as pleasant as woodland walks, these corridors can provide needed connections in highly developed areas.

VII - Expansion in the Southwestern Section of town

An opportunity, with a large challenge, exists to extend the Greenway from the Racebrook Tract on the south to the Town owned Massaro Property on Ford Road on the Town's southwestern border.

The key linkages are the South-Central Regional Water Authority's Wepawaug River lands between Greenway Road and Ansonia Road (permission for a trail would have to be obtained from the SCRWA), and the three parcels totaling 73 acres between Racebrook Road and Northrup Road known as 1156 Racebrook, I 130 Racebrook, and 25 Northrup.

This is an important watershed area that if protected would also link the Town's Greenway system to the 600 plus acres of open space owned by Birmingham Utilities in Derby, Ansonia, and Seymour. Such a linkage would allow the public to circle back into the Woodbridge Greenway via the Birmingham Class I lands adjoining the Wallace Estate (address?) on Peck Hill Road.

APPENDIX V

