



**Community  
Collaboration  
Woodbridge**

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

**Board of Selectmen  
Decision-Making Guide**

## **DOCUMENT INTENT**

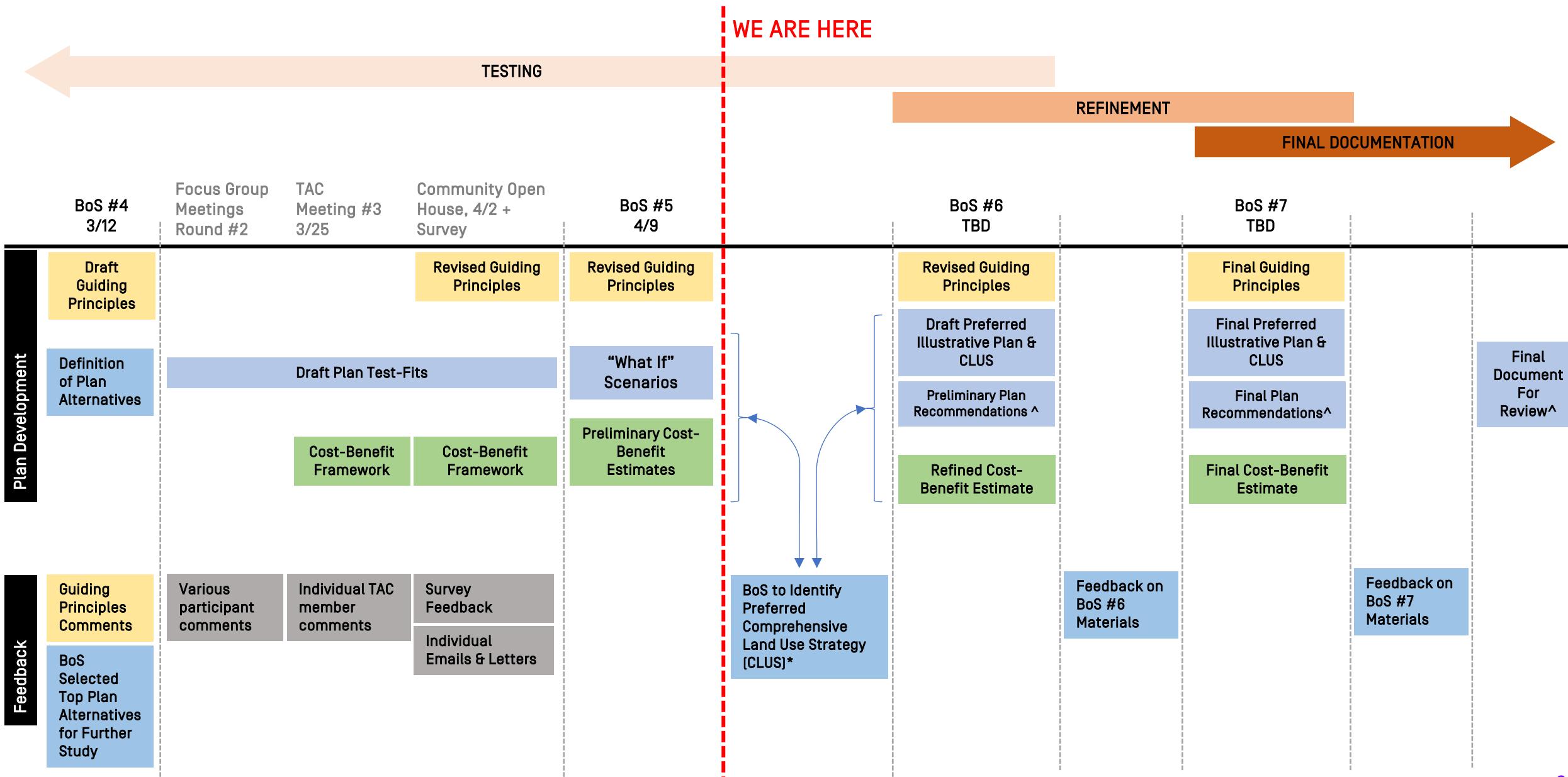
**This document is intended to provide context and guidance for Board of Selectman decision-making at this important juncture in the CCW Master Plan Process.**

# OVERVIEW OF RECENT MEETINGS AND PROJECT COMPLETION

\*Instructions on page 4

^Draft outline on page 5

WE ARE HERE



# SELECTING A COMPREHENSIVE LAND USE STRATEGY

- Board feedback on a **Comprehensive Land Use Strategy** for the site uses is necessary to move forward with a final plan.
- A Comprehensive Land Use Strategy is the “Bento Box” approach and can be developed with Board feedback on the below prompts.
- Feedback may reflect the April 9<sup>th</sup> “What If” Scenarios or include new combinations of land use (see page 44 of April 9<sup>th</sup> presentation for additional options with associated costs).
- Required Feedback:
  1. Provide *primary* and *specific* land use preferences by site area, as shown in the lower right:
    - a. Primary land use categories:
      - a. Green Space
      - b. Active Recreation
      - c. Development
    - b. If Active Recreation or Development are selected, also provide Specific Land Use selection from choices below:
      - a. Active Recreation
        - a. Recreation field
        - b. Recreation courts
        - c. Outdoor pool
        - d. Indoor recreation center / Indoor Pool
      - b. Development
        - a. Hospitality
        - b. Low-Density Housing (du/tri-plex, townhomes and senior housing)
        - c. High-Density Housing (apartments)
  2. Select top preference and one alternate for site Green Space:
    - a. No ecological restoration or enhanced habitat restoration
    - b. 17 acres of ecological restoration (pond, riparian, pollinator meadow)
    - c. 17 acres of ecological restoration + 10 acres of enhanced habitat restoration
    - d. 17 acres of ecological restoration + 20 acres of enhanced habitat restoration
    - e. 17 acres of ecological restoration + 33 acres of enhanced habitat restoration
    - f. Other (provide acres of ecological / enhanced habitat restoration for purposes of cost estimate)
  3. Select top preference for Eastern Connector: Green Space Only or Green Space and Orchard / Agriculture

(See last slide for enlarged base map)



Area	Primary Land Use	Top Preferred Specific Land Use	Alternate Specific Land Use
Woodfield Road East			
Woodfield Road West			
Ansonia Road East			
Ansonia Road West			

# DRAFT FINAL DOCUMENT OUTLINE

The Final Plan document will summarize the planning process, provide overall site recommendations and detailed guidance for individual areas of the site to inform future decision making.

The final plan will not be suitable or appropriate for use as a development plan, but rather a framework intended to assist the Town in implementation.

## PLAN OVERVIEW / OVERALL SITE RECOMMENDATIONS

- Summary of planning process, engagement feedback and alternatives studied.
- Final Comprehensive Land Use Strategy (the "Bento Box") Example shown to the right.
- Illustrative Plan and supporting visuals to depict design concepts.
- Site systems recommendations: Ecology, circulation, utilities, etc.]
- Phasing strategies
- Implementation roadmap [high-level description and timeline of actions, including "quick wins"]
- 10-year conceptual cost estimate.

## INDIVIDUAL LAND USE AREA RECOMMENDATIONS [AR-1, D-1, GS-1, etc.]

- Land uses
  - Preferred use(s) and alternate recommended use(s)
  - Non-recommended uses
  - Sustainable design elements
  - Character defining elements
- Zoning and Regulatory Overlays
  - Recommended zoning adjustments, overlays or special review procedures.
  - Key criteria addressed: Uses, height, coverage, setbacks, etc.
- Remediation Requirements
- Natural Systems, included but not limited to:
  - Restoration opportunities
  - Special ecological sub-areas (i.e. habitat corridors)
  - Potential partners
- Outdoor Program Elements, included but not limited to:
  - Passive recreation
  - Programming opportunities and potential partners
- Access and Connectivity [pathway / vehicle access and parking]
- Utility and Site Infrastructure Requirements
- Town Services [unique considerations to accommodate increased Town Services]
- Implementation Opportunities
  - Grant / partner funding opportunities
  - Conservation easements / use restrictions
  - Developer agreement models
    - Sale / lease options
    - Development controls and entitlement / deed restrictions

*Example* of Final Comprehensive Land Use Strategy with Individual Land Use Areas Identified



GREEN SPACE [GS]    ACTIVE RECREATION [AR]  
AGRICULTURE [AG]    DEVELOPMENT [D]

## POTENTIAL FUTURE ACTIONS INFORMED BY THE FINAL PLAN

**Future decision-making will address a range of regulatory, budget and ownership actions that can directly enable physical changes to the site. They will be informed and supported by the Final Plan and may include:**

- Funding / grant applications
- Conservation easement or other use restrictions
- Rezoning / design controls
- Town budget allocations
- “Friends of” / community group formation
- Request for developer / partner proposals
- Sale / lease agreement(s)

## EXISTING CONDITIONS

