



Community Collaboration Woodbridge

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

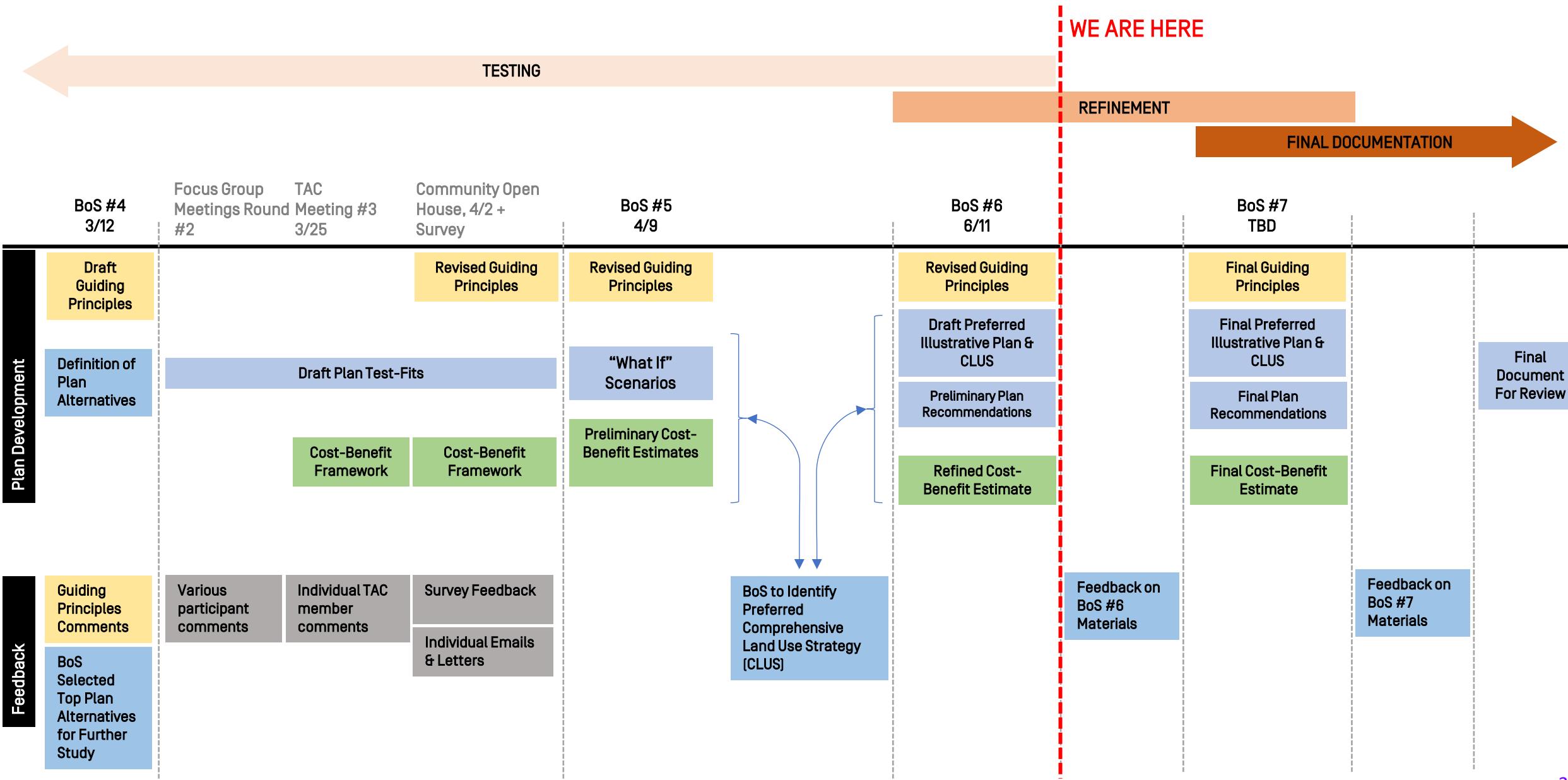
Board of Selectmen
Meeting #6, June 11th

AGENDA

Review and Discuss:

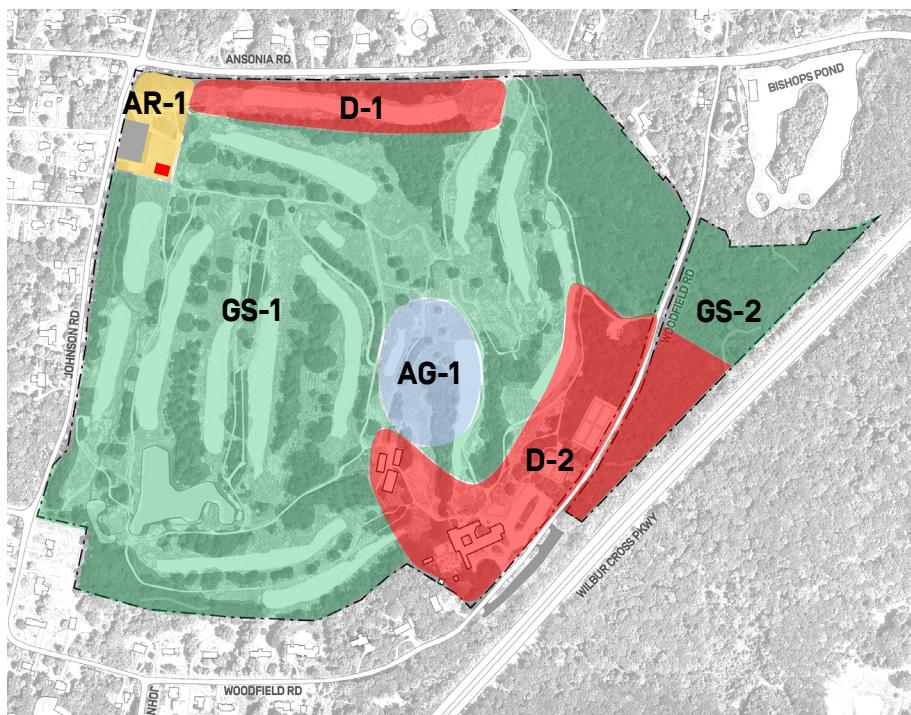
- 1. Plan Recommendations**
- 2. Illustrative Plan**
- 3. Cost-Benefit Estimates**

OVERVIEW OF RECENT MEETINGS AND PROJECT COMPLETION



BOARD OF SELECTMEN'S SELECTED LAND USES

AREA	PRIMARY USE	TOP PREFERRED	ALTERNATE PREFERRED	NOTES
Ansonia Road West-R1	Passive Recreation	History Center, Nature Center, Grand Park Entrance, [maybe a fountain, seating, pavilion]	Agriculture	what is the open space comparison? ** Early Childhood Education Possibilities
Ansonia Road East-D1	Development	Low Density Housing-Senior * Analysis of Land Sale vs Lease	Low Density Housing-Workforce, Affordable, etc	Map B1 Preference
Woodfield Road East-D2- Woodfield Road West-AR2 ** include GS2 See Map	Development Assessment for GS2 Uses	Hospitality/Commercial Experiential/Assisted	Higher Density-Assisted Living - Workforce housing Age Restricted, Campus	** Early Childhood Education Possibilities
Eastern Connector-AG1		Agriculture Use that Compliments Hospitality in Some Way if Applicable	Green Space	
GS1	Green Space (F)	An overall low-impact plan for all remaining acreage: -Invasive Species Control and herbivory control -Designates Park Space and Habitat Space and provides partner options.	B 17 acres	cost benefit of easement or assessment



■ GREEN SPACE [GS]
 ■ INTERPRETATION
■ AGRICULTURE [AG]
 ■ DEVELOPMENT [D]



Ansonia Road East D1 – reference portion of previous Test Fit B1

COMPREHENSIVE LAND USE STRATEGY

GS-1 - 93 Acres

- Multi-use trails, walking paths and natural areas
- Passive recreation
- Habitat restoration
- Natural water features and stormwater management facilities

GS-2 - 23 Acres

- Wooded trails
- Stewardship
- Potential relocated cell phone tower

AR-1 - 4 Acres

- Open-Air Pavilion
- Roger Sherman Farm Historic and Cultural Interpretation Sites
- Communal open space
- Public Restrooms
- Public Parking Area + D-1 Roadway Easement

AG-1 - 6 Acres

- Heritage orchard / farm
- Open gathering and seasonal programming
- Low-Impact agritourism

D-1 - 7 Acres

- Compact residential development

D-2 - 18 Acres

- Townhomes, duplexes, low-rise multi-family / assisted living
- Hotel, restaurant, small scale retail
- Small-scale outdoor recreation (i.e. pool, tennis, pickleball)
- Walking paths and gardens



SITE-WIDE RECOMMENDATIONS

The following 4 tools work in concert with one another to deliver the CCW Master Plan Vision.

Each tool plays a critical role in ensuring the Town's priorities are further defined in planning documents and zoning regulations.

1. Zoning Overlay District

- Purpose: Create a new zoning overlay that supersedes existing zoning and enables the master plan.
- Why This Is Needed: The site's existing base zoning does not allow for the combination of uses envisioned. An overlay allows for:
 - Clear subdistrict distinctions (e.g., D-1, GS-2, AR-1, etc.)
 - Stewardship of natural features
 - Context-sensitive design controls
 - Specific development forms like clustered senior housing or small workforce homes
- Process: Planning Consultant works directly with Planning and Zoning to develop regulations in open process that includes the Southern Council of Government and public hearings.

2. Design Guidelines, Administered by Architectural Review Board

- Purpose: Establish a cohesive and comprehensive design manual for the look, feel and sustainable performance of buildings, landscapes, and infrastructure.
- Why This Is Needed: The site will be developed by various parties or an extended timeline. Guidelines help:
 - Maintain Woodbridge's distinctive rural character and agricultural heritage
 - Ensure consistency across subdistricts and over time
 - Align sustainability goals with local and state guidance
- Process: Planning Consultant works directly with Planning and Zoning to develop regulations in open process that includes the Southern Council of Government and public hearings.

SITE-WIDE RECOMMENDATIONS

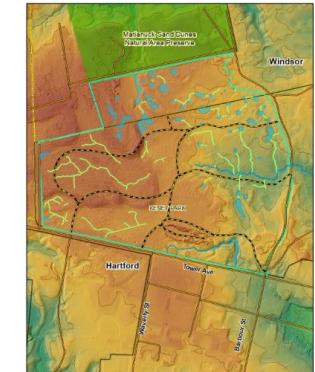
3. Land Management & Stewardship Ordinance

- Purpose: Guide long-term ecological and landscape stewardship of publicly accessible open space.
- Why This Is Needed: Stewardship goals need further definition to seek funding, program partners and execution. This document would:
 - Define funding opportunities and responsibilities for near- and long-term capital projects and ongoing maintenance
 - Stewardship strategies addressed, including, but not limited to:
 - Brownfield remediation and adaptive reuse
 - Tree canopy preservation and forest health
 - Invasive species management
 - Wetlands and other sensitive natural areas
 - Wildlife habitat protection and ecological connectivity
 - Community volunteer and educational partnerships

4. Community Access & Recreation Plan

- Purpose: Define detailed program and operational requirements for the site to become a public asset for passive recreation, education, and community life.
- Why This Is Needed: Trail networks, interpretive signage, and event spaces require thoughtful layout and ongoing management. This plan would:
 - Define operational requirements for community access and recreation programming
 - Provide design / engineering documentation for program elements, such as picnic or gathering spaces, interpretive signage, and access points
 - Coordinate trail / multi-use path design and alignments with natural features and off-site connections

**Stewardship Plan for a Portion of the 10-Mile Woods
Keney Park – City of Hartford
132.6 mapped acres; 2022-2031
Tower Avenue
Hartford & Windsor, CT – Hartford County**



Prepared for:



City of Hartford
Mailing address
50 Jennings Road
Hartford, CT 06115

Prepared by



Ferrucci & Walicki, LLC
6 Way Rd.
Middlefield, CT 06455
Eric Hansen, CT Certified Forester F720
860.349.7007

Stewardship Plan for a Portion of the 10-Mile Woods Keney Park – City of Hartford (132 acres)

SITE-WIDE RECOMMENDATIONS

ALSO CONSIDER:

Conservation Easement or Open Space Covenant

- Purpose: Provide permanent, legally enforceable protection of prioritized open space areas.
- Why This May Be Desired: While zoning can change, an easement ensures that areas GS-1/2, AR-1 and/or AG-1 remain protected in perpetuity. Benefits include:
 - Enforcement by third-party entities (e.g., a land trust or state agency)
 - Potential for tax benefits or grants to the Town
 - Transparent and durable preservation commitment

Woodbridge Land Trust, Inc.
P.O. Box 3699
Woodbridge, CT 06525

Woodbridge Park Association, Inc.
P.O. Box 3883
Woodbridge, CT 06525

November 30, 2021

Board of Selectmen
Town of Woodbridge, Connecticut
11 Meeting House Lane
Woodbridge, CT 06525

DEC 01 2021
LJW

Re: Offer to purchase Grant of Conservation Restriction
Country Club of Woodbridge (Historic Roger Sherman Farm)

To the members of the Town of Woodbridge Board of Selectmen:

The Woodbridge Land Trust, Inc. (WLT), and Woodbridge Park Association, Inc. (WPA) hereby offer to purchase for the amount of Two Hundred Fifty Thousand dollars (\$250,000), a Grant of Conservation Restriction (GCR) on the property known as the Country Club of Woodbridge (a.k.a. the Historic Roger Sherman Farm). Said offer excludes the approximate 10 acre development parcel depicted in the shaded area on the map attached as Appendix A. The conveyance of the GCR allows for the maintenance of the agricultural soils and grasses, and of the walking trails over the existing golf cart paths for passive recreation and public enjoyment.

If this offer to purchase is accepted by the Town of Woodbridge, a formal contract will be prepared and signed by all parties within 30 days of the execution hereof.



Bryan Pines,
WLT President
duly authorized



Christopher Dickerson,
WPA President
duly authorized

cc: Beth Heller, First Selectman
Sheila McCreven, Deputy First Selectman
Joseph J. Crisco, Jr.
Paul Kuriakose
David Lober
David Vogel

Accepted by the Town of Woodbridge, CT on the _____ day of _____, 2021.

Signed: _____, its duly authorized representative.

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**\$250,000 total offer for approximately 140
acres of conservation easement (2021)**

SUBDISTRICT RECOMMENDATIONS

Green Space Area 1 (GS-1) Subdistrict

Purpose: The Green Space 1 Subdistrict (GS-1) is intended to provide the town with publicly accessible natural lands within the former country club site. It supports ecological integrity, passive recreation, water quality protection, and climate resilience. All uses and improvements in this subdistrict should align with land management and stewardship principles and respect existing ecological assets.

Permitted Uses:

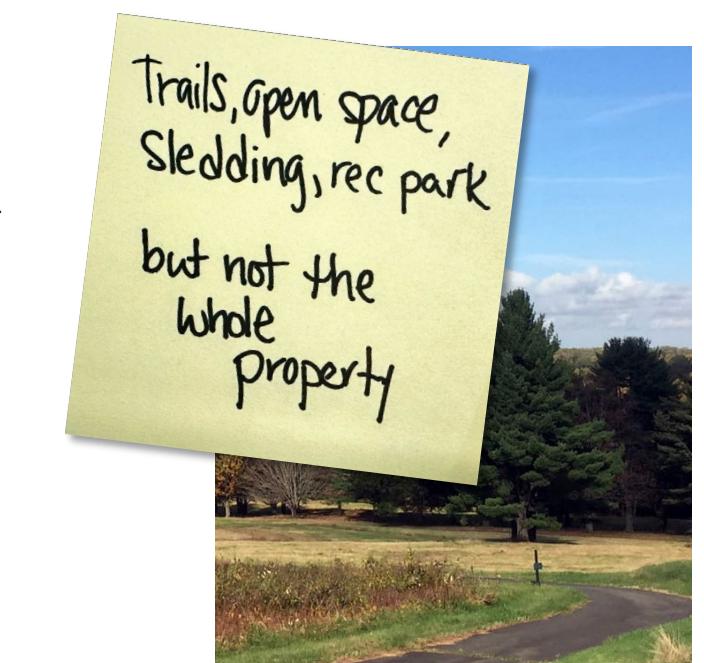
- Multi-use trails, walking paths and natural areas
- Passive recreation (i.e. picnicking, walking, sledding, birdwatching)
- Habitat restoration
- Natural water features and stormwater management facilities

Prohibited Uses:

- Structures unrelated to passive recreation; vehicular access expect for maintenance / emergency vehicles

Landscape Character

- The landscape of GS-1 is envisioned as a richly layered and ecologically sensitive public open space that reflects the pastoral character and agrarian heritage of Woodbridge. This subdistrict will balance ecological stewardship with community enjoyment—offering a quiet, natural setting for walking, gathering, and experiencing the rhythms of the land.
- The landscape will retain and naturally rewild broad meadow areas, and hedgerows, evoking the agricultural fields and open views once common throughout the region. Where appropriate, community-oriented features such as picnic areas, gardens, or orchard groves may be introduced, designed to feel informal and integrated into the existing terrain. Paths will be modest in scale and material—gravel, mown trails, or permeable surfaces—reinforcing the site's rustic and low-impact character.
- To ensure inclusivity and safety, a network of wider, multi-use pathways will be incorporated in key locations. These routes will be designed to accommodate emergency vehicles where needed and to provide accessible pathways for individuals with mobility challenges, ensuring that all members of the community can comfortably reach and enjoy key destinations. These pathways will be paved with asphalt and regraded to less than 5% slopes where possible.
- While much of GS-1 will be maintained in a naturalistic state, select areas may receive a higher degree of landscape care to support low-intensity community gatherings, programs, and informal events. These settings—such as small clearings, flexible lawns, or shaded grove areas—will maintain a soft, rural character while inviting more active public use.
- **Alternate Scenario Recommendation:** Select habitat areas will be protected and enhanced with native grasses, pollinator-supporting wildflowers, and canopy trees that reinforce ecological continuity across the property. The planting palette and management strategies will emphasize resilience, seasonal change, and biodiversity, creating an immersive natural setting that invites quiet recreation, environmental education, and a deeper appreciation of the land.

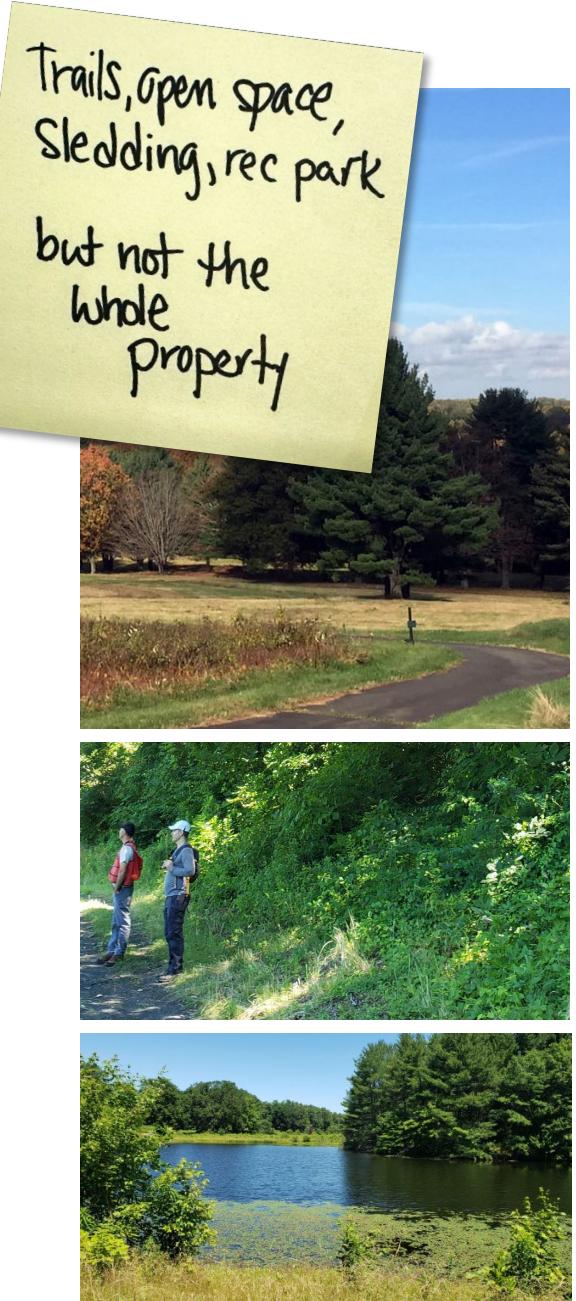


SUBDISTRICT RECOMMENDATIONS

Green Space Area 1 (GS-1) Subdistrict

Key Environmental Features:

- **Woodlands and Habitat Corridors:**
 - Existing mature woodlands, hedgerows, and wildlife corridors should be preserved to the greatest extent possible.
 - Fragmentation of habitat areas should be avoided.
 - Pollinator pathways should be developed in manner described in the Southwest Conservation District's "Potential Ecological Restoration Projects for the Old Woodbridge Country Club" and locations should be confirmed in development of **Land Management and Stewardship Plan**.
 - Invasive species management plans is recommended.
- **Wetlands and Riparian Buffers:**
 - Wetlands, ponds and streams should be protected in accordance with state and local Inland Waterway and Wetlands regulations.
 - Enhancement of degraded riparian areas along Johnson Drive on the east side of GS-1 is encouraged in the location and manner described in the Southwest Conservation District's "Potential Ecological Restoration Projects for the Old Woodbridge Country Club" document.
- **Steep Slopes and Soil Conservation**
 - No grading should occur on slopes over 25%, and areas with slopes of 15–25% should be minimally disturbed.
 - Trails and access paths in sloped areas must use best practices for erosion control.
- **Low Impact Development (LID) Practices**
 - All paths, gathering areas, and improvements should incorporate LID principles (e.g., bioswales, rain gardens, permeable surfaces) to reduce runoff and mimic natural hydrology.
- **Stormwater Management Areas as Amenities**
 - Stormwater features should double as landscape amenities or wildlife habitats (e.g., constructed wetlands or wet meadows).
 - Detention basins shall be designed as naturalized features, not engineered basins with fencing, wherever feasible



SUBDISTRICT RECOMMENDATIONS

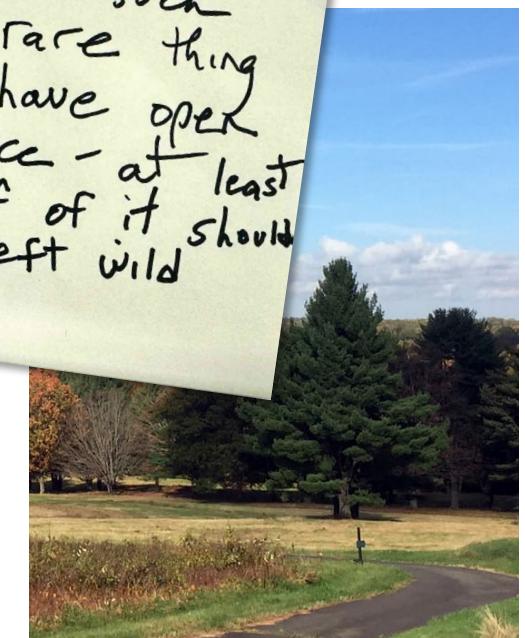
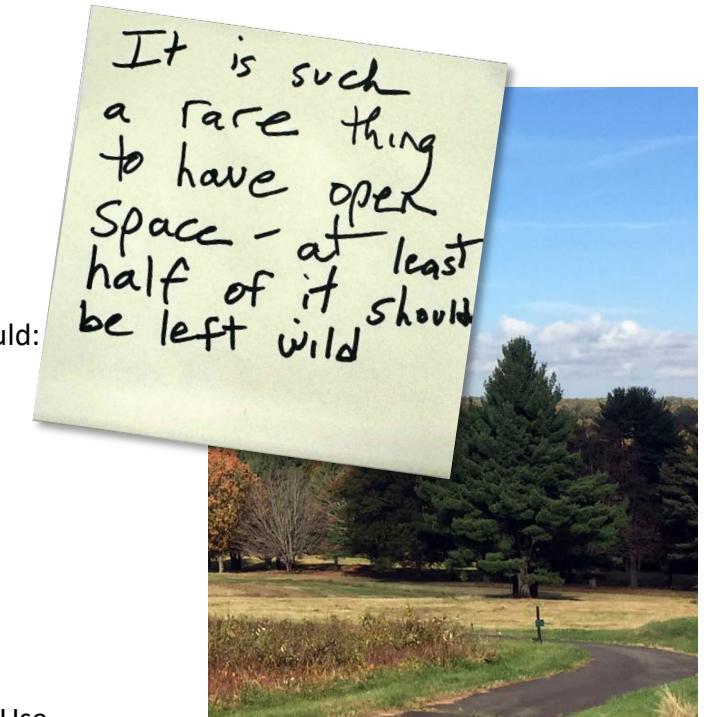
Green Space Area 1 (GS-1) Subdistrict

Key Environmental Features (Continued):

- **Climate Resilience and Carbon Goals**
 - GS-1 is intended to function as a carbon sink and climate adaptation zone. The design and programming should:
 - Maximize vegetative cover, especially native trees and understory plants
 - Avoid impervious surfaces except where essential (e.g., multi-use ADA trail segments)
 - Incorporate educational signage about ecology, biodiversity, and climate change
- **Lighting and Noise**
 - To preserve dark-sky conditions and minimize wildlife disruption:
 - No pole-mounted lighting is permitted
 - Path and site lighting, if required, should be low-level, full cutoff, and motion-activated
 - Amplified sound is prohibited except for temporary, approved events
- **Avian / Habitat Monitoring**
 - Encourage continued observation of bird species using tools like eBird to track migratory and resident species. Use findings to begin dialogue with CT DEEP, Audubon Connecticut, or regional conservation groups to inform habitat management and trail planning.
- **Stewardship and Maintenance**
 - Alignment with **Land Management and Stewardship Plan**

Access

- Parking access to GS-1 could be limited to public parking on AR-1, off Johnson Road to east of Woodfield Road near D-2



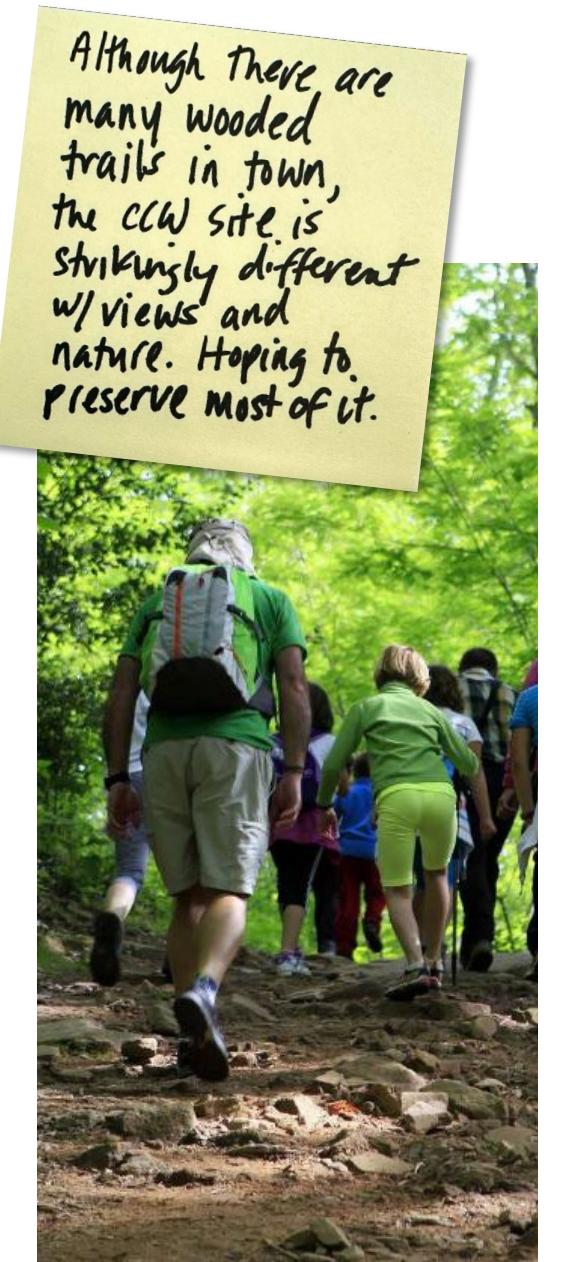
SUBDISTRICT RECOMMENDATIONS

Green Space Area 2 (GS-2) Subdistrict

Purpose: The GS-2 Subdistrict is designated to protect and preserve mature woodland areas that are ecologically sensitive, visually significant, and essential to the site's identity and environmental health. These wooded areas form a natural buffer between public access areas and the broader landscape, providing vital habitat, enhancing stormwater absorption, and offering opportunities for quiet enjoyment through a carefully managed network of passive trails. If secondary access on Woodfield Road is required for D-2 at the existing Cell Phone Tower location, the Cell Phone Tower could be relocated to GS-2 in a discrete location, setback from the road and screened from view. If relocated, the existing Tower location should be reforested.

Landscape Character:

- GS-2 is envisioned as a protected woodland landscape, characterized by its mature tree canopy, understory diversity, and quiet ecological function. This subdistrict plays a critical role in preserving the natural integrity of the Country Club site, offering a tranquil counterbalance to more actively programmed open spaces. The landscape will remain largely undisturbed, with interventions focused on ecological stewardship and subtle public access.
- The character of GS-2 is defined by its dense woodland fabric—towering oaks, maples, and hickories—interspersed with native shrubs, ferns, and groundcovers. This intact habitat provides a haven for wildlife and contributes to the broader ecological connectivity of the site. Management practices will prioritize invasive species removal, habitat enhancement, and selective replanting to ensure long-term forest health and resilience.
- Public access will be limited and low-impact, guided by a small number of narrow, natural-surface trails intended for walking, birdwatching, and quiet reflection. Trail design will minimize disturbance, avoid sensitive areas such as wetlands or steep slopes, and be aligned with best practices for ecological preservation. No lighting, signage, or built amenities are anticipated in this area, reinforcing a sense of immersion and quietude.
- Because of its habitat value, GS-2 may also serve as a site for ongoing bird species monitoring and informal environmental education. Community volunteers or local students may contribute to habitat observation and stewardship activities under guidance from appropriate partners, such as CT DEEP or conservation organizations.
- In addition, GS-2 may accommodate the discreet relocation of the existing cell phone tower currently located in D-2. Should this occur, the installation would be completed with minimal clearing and a strong emphasis on screening from Woodfield Road and adjacent homes, using retained tree canopy and supplemental native plantings to ensure the tower remains visually unobtrusive and consistent with the woodland setting.
- Overall, GS-2 will be a model of passive landscape management, where minimal intervention enhances long-term ecological value, and supports biodiversity.



SUBDISTRICT RECOMMENDATIONS

Green Space Area 2 (GS-2) Subdistrict

Permitted Uses:

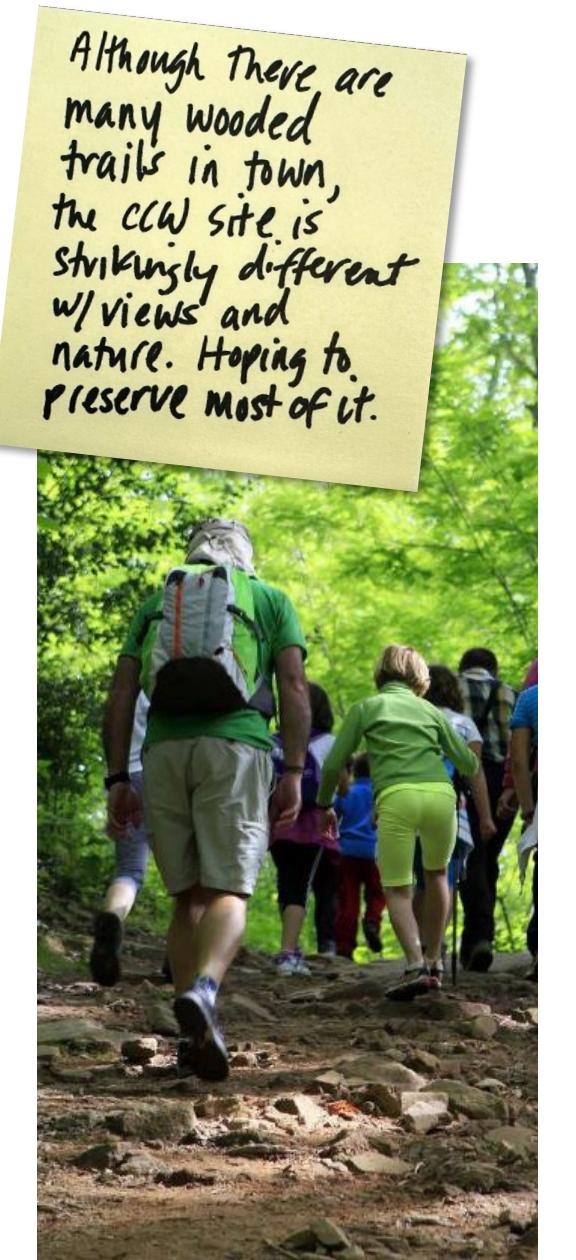
- **Passive Recreation**
 - Foot trails for walking, birdwatching, and nature appreciation
 - Interpretive signage (natural materials, unobtrusive placement)
- **Stewardship Activities**
 - Invasive species control
 - Selective thinning or habitat enhancement with native understory
 - Ecological monitoring or educational walks
- **Potential Relocated Cell Phone Tower**
 - Limited forest clearing (with reforestation of vacated area on GS-1)
 - Gravel drive access
 - Setback and visually screened from Woodfield Road

Trail Design and Access

- Trails shall be limited to natural surfaces
- Alignments should follow contours to minimize erosion
- Trail access may be connected to nearby trails, but no internal parking lots should be provided in GS-2 itself
- Trail loops are preferred over dead-ends to reduce compaction and habitat disruption

Avian / Habitat Monitoring

- Encourage continued observation of bird species using tools like eBird to track migratory and resident species. Use findings to begin dialogue with CT DEEP, Audubon Connecticut, or regional conservation groups to inform habitat management and trail planning.



SUBDISTRICT RECOMMENDATIONS

Amenity Recreation 1 (AR-1) Subdistrict

Purpose: The AR-1 Subdistrict is intended to serve as a gateway to the site's open spaces and activate the historic landscape of the Roger Sherman Farm site as a place of public memory and cultural interpretation. This area serves as a community gathering space that balances historical education with informal outdoor enjoyment, ensuring long-term public access, stewardship, and respectful use of this culturally significant land.

Landscape Character:

- The AR-1 Subdistrict serves as a serene gateway to the historic Roger Sherman Farm, blending cultural memory with natural beauty. The landscape design emphasizes a harmonious balance between preservation and public use, celebrating the site's agricultural heritage and ecological context.
- The character is defined by gently rolling grassy lawns and picnic areas framed by native plantings and shade trees that create inviting, informal gathering spaces. Low-mow zones and naturalistic landscaping maintain a sense of openness and connection to the rural past, while pathways meander thoughtfully to preserve historic sight lines and the site's natural topography.
- Interpretive nodes are integrated seamlessly into the landscape with subtle signage, seating, and artistic elements that invite reflection without disrupting the tranquil setting. The open-air pavilion uses traditional materials like wood and stone, rooting new construction in the region's vernacular farm architecture.
- Parking and roadway areas are discreetly screened by native vegetation and natural grading to reduce visual impact, enhancing the site's overall rustic and pastoral character. Environmentally sensitive practices such as on-site stormwater infiltration further reinforce the commitment to stewardship.
- Overall, the AR-1 landscape character promotes a respectful, understated design that honors history, encourages community connection, and fosters long-term care of this culturally significant place.



SUBDISTRICT RECOMMENDATIONS

Amenity Recreation 1 (AR-1) Subdistrict

Permitted Uses:

1. Open-Air Recreation Pavilion

- A non-enclosed structure such as a timber-framed or open-sided shelter that may accommodate, public events, informal community gatherings and educational workshops or seasonal programs
- Approximately 500-1,000 SF
- May include integrated seating and low-impact design features



2. Roger Sherman Farm Historic and Cultural Interpretation Sites

- Landscaped nodes with signage, seating, and possibly sculpture or other interpretive installations highlighting:
 - Roger Sherman's legacy and Connecticut history
 - Agricultural traditions of the site
 - Ecological or geological context
- May be designed in partnership with local historians or educational institutions



3. Communal Open Space

- Grassy areas, picnic areas, low-mow zones, and gathering lawns with native plantings and shade trees

4. Public Restrooms

- Composting toilets or portable toilets housed in a permanent structure

5. Public Parking Area and D-1 Roadway Easement

- Existing asphalt-surface lot
- Roadway easement connecting D-1 to Johnson Road (character to be that of a wide path)
- Parking area and roadway screening with native plantings / natural grading to minimize visual impact

SUBDISTRICT RECOMMENDATIONS

Amenity Recreation 1 (AR-1) Subdistrict

Design and Access Considerations

- **Site Layout and Connectivity**
 - Minimize disruption of historic site lines and natural topography
 - Direct trail or path connections to other publicly accessible areas of the site
- **Pavilion Design**
 - Materials should reflect traditional New England farm structures (e.g., wood framing, stone footings, metal or shingle roof)
 - Architectural lighting only if needed for evening safety; no floodlighting
 - Structures should be sited to respect historic foundations, stone walls, or archaeological areas

Conservation and Stewardship Provisions

- Cultural Resource Survey: Prior to construction or grading, a review of known and potential archaeological or heritage resources should be conducted in consultation with the State Historic Preservation Office (SHPO) or a qualified consultant.
- Maintenance: The Town or designated nonprofit should maintain interpretive elements, pavilion structure, and associated landscape features, either through:
 - General fund appropriation
 - Stewardship agreement with a cultural or land trust partner
 - Volunteer “Friends of” group

Environmental Standards

- All lighting should be full cut-off, low-temperature, and no taller than 15 feet
- Stormwater from pavilion, new pathways and new roadway should be captured and infiltrated on site



SUBDISTRICT RECOMMENDATIONS

Agriculture Area 1 (AG-1) Subdistrict

Purpose: The AG-1 Subdistrict is established to preserve the site's rural character and agricultural legacy through the reintroduction of orchards and low-impact cultivation practices that serve both community and educational purposes.

It is assumed to be owned by the Town of Woodbridge and maintained by a commercial operator or volunteer stewardship organization (e.g., "Friends of").

Landscape Character

- AG-1 is envisioned as a productive, community-oriented landscape that reestablishes the site's agricultural legacy while creating opportunities for education, gathering, and small-scale agri-tourism. Located on gently sloped, sunny land well-suited to cultivation, this subdistrict will be home to orchards, edible landscapes, and agricultural features that evoke the historic working lands of Woodbridge.
- The landscape will be anchored by rows of agricultural crops —planted in a pattern that reflects both historical orchard traditions and modern sustainable practices. These plantings will be designed for low-impact maintenance and may incorporate pollinator-supporting understory species, wildflower margins, or edible hedgerows.
- In addition to the orchard, AG-1 may include small-scale agricultural infrastructure such as sheds, pergolas, or demonstration beds. These features will be designed with a rural architectural language and minimal visual impact, blending seamlessly into the surrounding landscape.
- This area is also intended to foster community use, whether through seasonal harvesting events, educational workshops, or informal picnicking beneath the trees. Agri-tourism opportunities, such as "pick-your-own" days, farm-to-table pop-ups, or school partnerships, could help reinforce Woodbridge's identity as a community that values local food, land stewardship, and shared outdoor experiences.
- Pathways through the orchard will be accessible and meandering, allowing for both ADA-compliant access and a relaxed, immersive experience of the land. Select clearings may serve as gathering spaces or small outdoor classrooms, while perimeter plantings and thoughtful grading will ensure that the site transitions gently to neighboring uses and roadways.
- AG-1 also offers a valuable synergy with the adjacent potential hospitality uses in D-2. Guests of an inn or retreat center could experience a curated, seasonal connection to place—through orchard walks, tastings, or wellness programming integrated with the agricultural setting. This creates a distinctive amenity that enhances the market appeal of hospitality while reinforcing the site's identity as a place rooted in community, landscape, and heritage.
- AG-1's low-intensity, land-based programming and visual openness will complement the more naturalistic landscapes of GS-1 and GS-2, while offering a space where the public can actively participate in the life of the land. It will serve as a visible and symbolic gesture of Woodbridge's commitment to sustainable open space use, education, and community resilience.



SUBDISTRICT RECOMMENDATIONS

Agriculture Area 1 (AG-1) Subdistrict

Primary Uses

1. Heritage Orchard or Berry Farm

- Rows of heritage crops designed for low-maintenance cultivation and community harvesting events
- May include interpretive signage about historic agriculture and ecological connections

2. Community Agriculture and Education

- Small demonstration beds or raised planters for school groups, local nonprofits, or seasonal workshops
- Opportunity for collaborative planting, composting, or permaculture education

3. Open Gathering and Seasonal Programming

- Grassy clearings or meadow zones with informal picnic tables or movable seating
- Available for nature-based classes, community workdays, harvest festivals, or orchard concerts

4. Low-Impact Agri-Tourism

- Possible connections to adjacent hospitality uses in D-2 for farm-to-table tastings, cider pressing, guided orchard walks, and artisan markets
- All events should align with the low-impact nature of the site and not involve permanent commercial infrastructure



SUBDISTRICT RECOMMENDATIONS

Agriculture Area 1 (AG-1) Subdistrict

Site Design and Access

- **Circulation**

- Access road for service vehicles only
- Mulched or gravel footpaths between orchard rows and to interpretive stations
- ADA-accessible loop encouraged to provide access to main gathering and educational areas

- **Structures**

- Accessory structures (approximately maximum 600 SF combined footprint) permitted for tool storage, shade structures, water catchment, and farmstand pop-ups
- All structures should use natural materials and be screened with plantings or set back from primary viewsheds

- **Water Service Connection**

- AG-1 to include Water Service Connection to serve irrigation system installed by farm operator/ owner

- **Parking and Event Access**

- AG-1 should not contain permanent surface parking; event access may rely on shared lots in adjacent subdistricts (e.g., AR-1, D-2)
- Overflow parking for seasonal events permitted on reinforced grass or temporary surfaces in GS-1 and accessed by paved multi-use path.



SUBDISTRICT RECOMMENDATIONS

Development Area 1 (D-1) Subdistrict

Purpose: The preferred land use is compact residential development that serves the needs of senior residents seeking to age in place. Secondarily, the area may accommodate homes for working individuals and families who require attainable housing options. In either scenario, development in D-1 should reflect principles of walkability, connectivity, sustainability, and social inclusion, while integrating seamlessly with the surrounding landscape and town setting.

Housing Objectives:

- Preferred: Single-family, cottage-scale residential units, under approximately 1,000 square feet, designed for older adults
- Alternate: Small-format workforce housing units, defined as homes under 1,000 square feet targeted for households earning 60-120% of area median income (AMI)

Permitted Uses:

- Cottage clusters and small-lot detached single-family or duplex units
- Open greens, gardens, pocket parks and trails

Ownership:

- Due to the small land area, low unit count and preference toward a for-sale product, a Town land-sale is a private developer is most viable option in the current housing market.

Development Standards:

- Maximum coverage*: 35-45%
- Max building height: 2 ½ stories
- Minimum setback from Ansonia Road: 75-90 ft
- Parking requirements: 1.5 spaces per unit

*Buildings and impervious surfaces for entire development parcel



SUBDISTRICT RECOMMENDATIONS

Development Area 1 (D-1) Subdistrict

Character

Architectural Character:

The design of cottages, small single-family homes, and duplexes should reflect the rural charm and agrarian heritage of Woodbridge. Building forms should be modest in scale, with simple, functional layouts that echo traditional New England farmhouses, carriage houses, and worker cottages. Materials such as natural wood siding, fiber cement siding with wood or cellular PVC trim, stone foundations, standing seam metal or shingled roofs, and painted trim in muted, natural tones are encouraged to maintain visual harmony with the surrounding landscape.

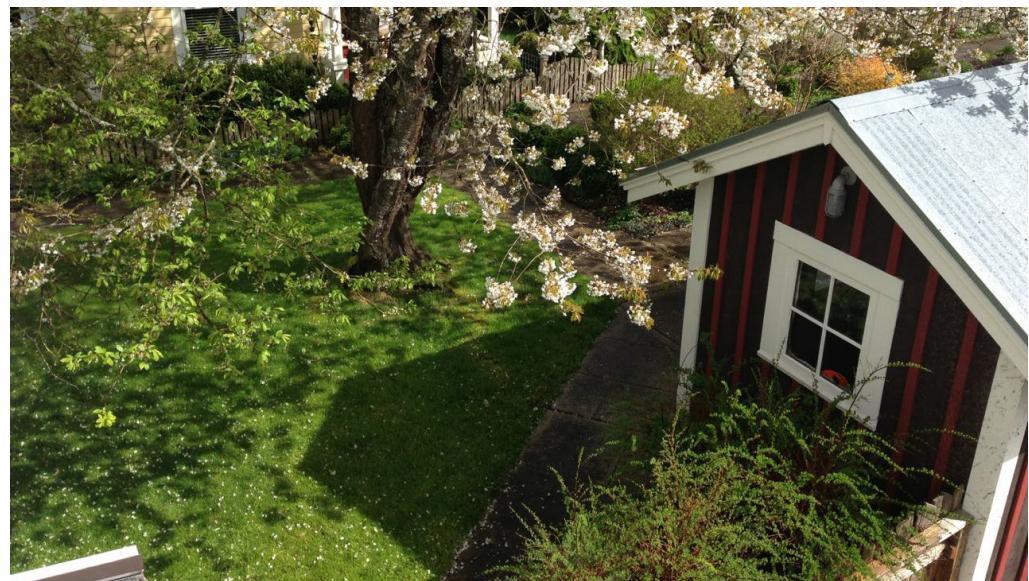
Front porches, pitched roofs, deep eaves, and articulated facades can help reinforce a sense of neighborliness and architectural variety without compromising the area's pastoral character. Landscaping should blend with the site's natural features and emphasize native species, stone walls, and informal plantings that recall historic orchard and field patterns.

This housing typology is intended to be context-sensitive—compatible with both the wooded edges and open fairways of the former course—supporting a village-like pattern of development that honors Woodbridge's rural identity while enabling modest growth. Additionally, home-mounted solar installations could offset up to 50% of each home's electrical demand, significantly reducing carbon emissions and utility costs.

Landscape Character:

The landscape should reinforce the site's agrarian roots and woodland setting, blending cultivated and natural elements in a way that feels both intentional and time-worn. Rather than manicured suburban lawns, yards and shared spaces should favor meadow grasses, native shrubs, and informal perennial plantings that evoke field edges, old orchards, and farmhouse gardens.

Large, mature shade trees—particularly native species—should be preserved wherever possible, and new plantings should reinforce the feeling of tree canopy continuity. Edges between housing and open space should be soft and permeable, allowing homes to “nest” into the landscape.



Third Street Cottages, Langley, WA

SUBDISTRICT RECOMMENDATIONS

Development Area 1 (D-1) Subdistrict

Environmental Considerations:

- Preserve to greatest extent possible existing hedgerows on northern and southern edges of D-1
- Mitigate ecological edge effects with the following strategies:
 - Gradual transitions between developed areas and adjacent natural zones to reduce habitat disruption.
 - Preserve existing vegetation and limit clearing at the edge to maintain canopy and root structure.
 - Use layered native plantings to soften boundaries and support wildlife movement.
 - Avoid abrupt edges like walls or sharp mow lines; favor naturalistic transitions.
 - Minimize artificial lighting and fencing at edges to protect species behavior and habitat quality.

Access

- Primary point of access on Ansonia Road, minimum 300' from western edge of Rimmon Road and Ansonia Road intersection
- Secondary access via roadway easement on town-owned AR-1 to Johnson Road
- Residential parking in small, shared lots
- Interior private drive could be permeable paving, capable of emergency vehicle access

Utility and Site Infrastructure

- Water and sanitary sewer service from Ansonia Road with upgrade costs borne by Town / service providers.



SUBDISTRICT RECOMMENDATIONS

Development Area 2 (D-2) Subdistrict

Purpose: To accommodate limited residential or mixed-use development that is context-sensitive and supports town housing and sustainability goals.

Permitted Uses:

- Townhomes, duplexes, low-rise multi-family
- Hotel, restaurant, small scale retail
- Small-scale outdoor recreation (i.e. pool, tennis, pickleball), potentially accessible to the general public
- Walking paths, gardens, and small parks

Ownership:

- The development may be undertaken by a single developer and land owner, but should also allow for multiple land owners.
- The small scale nature of project suggests land-sale is most viable option in current market

Zoning / Development Standards:

Consider a Master Development Plan (MDP) For approvals, require applicants to submit a Master Development Plan showing:

- Parcelization strategy (if applicable)
- Internal circulation and access
- Phasing, screening, and transitions to natural areas.
- Key development standards (assuming developed as single parcel):
 - Maximum coverage*: 30-40%
 - Max building height: 2-4 stories**
 - Minimum 75' setback from Woodfield Road
- Parking requirements: 0.5 spaces per unit with 1 space per employee; Hotel – 1 space per room; Restaurant – 1 space per 4 seats

*Buildings and impervious surfaces

**4 stories accounts for partially underground parking level at assisted living / former tennis court area



SUBDISTRICT RECOMMENDATIONS

Development Area 2 (D-2) Subdistrict

Character

Architectural Character:

Buildings in Subdistrict D-2 should reflect a refined, village-like character that aligns with Woodbridge's rural identity while accommodating a mix of higher-density housing and community-oriented uses. The architectural expression should draw inspiration from traditional New England farmsteads and inn buildings—simple forms with a quiet elegance, scaled appropriately to the surrounding landscape.

Townhomes and multifamily buildings should be designed with articulated massing to reduce perceived scale, incorporating elements such as pitched roofs, dormers, porches, and stepped facades. Materials like painted wood or fiber cement siding with wood or cellular PVC trim, stone bases, and standing seam metal or asphalt shingle roofs help ground buildings in regional traditions. Color palettes should favor muted, natural tones that complement the wooded surroundings and seasonal changes in the landscape.

Assisted living and hospitality structures should prioritize a domestic scale and welcoming presence, with entries marked by porches, porticos, or pergolas. These larger buildings should be visually broken into wings or modules to maintain a human-scaled rhythm and reduce institutional appearance. Wraparound porches, gabled rooflines, and generous windows can enhance warmth and connection to nature. Service areas and parking should be screened by planting or located behind buildings, preserving a strong pedestrian orientation and uncluttered public realm. Across all building types, sustainability and accessibility should be integrated seamlessly—using traditional forms to house modern, climate-responsive, and inclusive living environments.

Landscape Character:

The landscape design for D-2 should provide a graceful transition between more compact, village-scale development and the site's open space and natural features. While the building types in this subdistrict may be more substantial—such as townhomes, assisted living facilities, or small-scale hospitality uses—the landscape should retain the rural character of Woodbridge through careful material choices, native planting palettes, and sensitive site planning.

Streetscapes should be green and walkable, with street trees, planted bioswales, and low stone walls or hedgerows defining pedestrian zones. Paving materials and lighting should be selected to reduce glare and blend with the surrounding context. Foundation plantings should be lush but informal, with a focus on native shrubs, grasses, and flowering perennials that evoke historic farmsteads or woodland clearings. Courtyards, gardens, and small plazas should feel intimate and human-scaled, encouraging community interaction while incorporating naturalistic elements like boulders, rain gardens, and shaded seating under canopy trees. Viewsheds to adjacent meadows or woodlands should be preserved wherever possible to maintain the site's connection to the broader landscape. This landscape character will help ensure that even the most developed portions of the site remain rooted in Woodbridge's identity—rural, welcoming, and shaped by the land.

SUBDISTRICT RECOMMENDATIONS

Development Area 2 (D-2) Subdistrict

Environmental Considerations:

- Remediating contaminated areas and demolishing existing structures—potentially with grant or other funding support—would enhance the site's value and enable the town to realize its full market potential.
- Noise spillover from pickleball courts should be mitigated with site landscape walls, acoustically treated fencing, and sound-dampening windscreens.
- Mitigate ecological edge effects with the following strategies:
 - Gradual transitions between developed areas and adjacent natural zones to reduce habitat disruption.
 - Preserve existing vegetation and limit clearing at the edge to maintain canopy and root structure.
 - Use layered native plantings to soften boundaries and support wildlife movement.
 - Avoid abrupt edges like walls or sharp mow lines; favor naturalistic transitions.
 - Minimize artificial lighting and fencing at edges to protect species behavior and habitat quality.

Access

- Primary points of access on Woodfield Road at existing curb cuts
- Secondary access at existing cell phone tower access drive. Cell phone tower could be relocated to GS-2, on east side of Woodfield. If relocated, the existing area should be reforested. See GS-2 recommendations for more information.
- Each building should have parking in attached garages or proximate location.
- Any surface lots should be generously landscaped and distributed in multiple locations to reduce visual impact.
- Visitors to AG-1 or GS-1/2 can utilize public parking outside of CCW property along Woodfield and access public areas via public access easement on D-2. With proper agreement, that lot may also serve as overflow for D-2 hospitality / commercial uses.



SUBDISTRICT RECOMMENDATIONS

Development Area 2 (D-2) Subdistrict

Utility and Site Infrastructure

- Existing water line from Ansonia to be upgraded at cost to the Town / South Central Connecticut Regional Water Authority.
- Sanitary sewer accessed from existing Woodfield Road, with any upgrades at cost to the Town / district service provider. Service provided by Greater New Haven Water Pollution Control Authority (GNHWPCA).



IMPLEMENTATION ROADMAP

Year 1: Foundation & Early Action

Community Access & Programming

- Launch **invasive species removal pilot** (with volunteers or land trust)
- Design and budget for **low-cost early wins** (i.e. signage, critical pathway repair)
- Launch “Friends of” volunteer group

Land Stewardship

- Conduct **Phase II/III** environmental assessments
- Apply for **brownfield remediation funding** (e.g., DECD, EPA grants)
- Begin demolition of obsolete structures

Policy & Planning

- Develop and adopt **Zoning Overlay District**, including subdistrict regulations (e.g., D-1, D-2, GS-1, etc.)
- Develop and adopt **Design Guidelines Manual**, to be administrated by Architectural Review Board
- Develop and adopt **Land Management & Stewardship Ordinance** for open space areas
- Explore **conservation easement or covenant** work on GS-1/2, AG-1, and AR-1 zones

Private Development

- Prepare **development parcels** (D-1, D-2) for RFP process: legal subdivision, site testing, and access studies

Year 2–3: Remediation & Activation

Community Programming

- Implement low-cost early wins
- Begin limited events and programming
- Design and budget for larger-capital improvements (pavilion, lighting, full multi-use path/trail network art/interpretative elements, small trailheads)

Land Stewardship

- Complete brownfield cleanup
- Secure environmental improvement funding / partnerships
- Begin long-term land management (volunteer + Town staff)

Policy & Planning

- Launch **Community Access & Recreation Plan** with input from residents

Private Development

- Issue RFPs and select developers for D-1 and D-2
- Negotiate developer agreements, including public benefit terms
- Begin design on D-1 / D-2

Year 4: Public & Private Investment Phase

Community Programming

- Expand community events and programming per Community Access & Recreation Plan
- Construct larger-capital improvements

Land Stewardship

- Continue long-term land management

Private Development

- Design/permitting on D-1 / D-2

Year 5–6: Full Activation & Maturation

Community Programming

- Launch formal programming calendar (guided walks, cultural events, orchard tours)
- Partner with schools and regional nonprofits on education programs

Land Stewardship

- Continue long-term land management

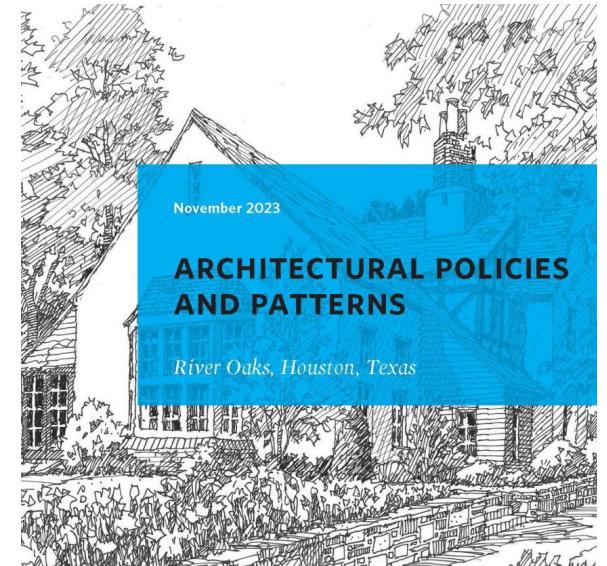
Private Development

- D-1 and D-2 projects complete or near completion
- Residents and guests begin to activate site more regularly

Evaluation & Recalibration

- Review implementation status against master plan goals
- Identify next phase of maintenance and enhancement funding

QUICK WINS



Stewardship Volunteer Programs

Action: Create a “Friends of” group to support maintenance and community awareness efforts.

Why it matters: Encourages civic participation and reduces the Town’s management burden.

Timeline: 1–2 months to organize and launch.

Invasives Removal Program

Action: Begin clearing invasive plants in visible areas like trail edges and meadow zones.

Why it matters: Improves site ecology, prepares for native planting, and engages volunteers early.

Timeline: 1–3 months to start; seasonal work ongoing.

Informal Hosted Events

[Mutt Strut]

Action: Maintain a limited areas / pathway network to host town-sponsored events.

Why it matters: Reestablishes the site as a space for town programming.

Timeline: Immediate

Start the Zoning Overlay & Design Guidelines Processes

Action: Begin the drafting and public engagement process for the new zoning overlay district.

Why it matters: Sends a clear signal that the Town is planning proactively and transparently.

Timeline: 3–6 months with consultant or staff-led process.

ILLUSTRATIVE PLAN (PREFERRED PLAN)



COST-BENEFIT SUMMARY (PREFERRED PLAN)

AR-1	4.39 acres	One-Time Fiscal Impacts	
Recreation, Education, and Interpretation		Sale Revenue	\$855,068
		Capital Improvements	-\$4,499,185
D-1	7.24 acres		
<u>Residential Development</u>	<u>7.24 acres</u>		
Senior Cottages	24 units 880 SF on avg	ONE-TIME NET FISCAL IMPACT	-\$3,644,117
D-2	18.39 acres	Annual Fiscal Impacts	
<u>Residential Development</u>	<u>10 acres</u>	Property Tax Revenue	\$2,017,766
Townhomes [Senior or Market Rate]	24 units 2,200 SF on avg	Municipal Service Costs	-\$213,927
Assisted Living Apt. Building [95 units]	99,105 SF	Education Costs	\$0*
<u>Hospitality Development</u>	<u>8 acres</u>	TOTAL Annual Municipal Costs	-\$213,927
Inn [40 rooms]	24,250 SF	ANNUAL NET FISCAL IMPACT	\$1,803,839
Banquet Space	2,500 SF		
Spa	2,500 SF		
Restaurant/ Brewery	3,750 SF		
AG-1	5.84 acres	<i>*assumes all housing is age-restricted.</i>	
Agriculture [Lease to Farmer]	5.84 acres	<i>AR-1 Town Capital Costs include: trails improvements, parking improvements, landscape improvements, new interpretive paths and signage, new pavilion, new enclosure for portable toilets. ~\$650,000</i>	
GS-1	93.24 acres	<i>D-2 Town Capital Costs include: new trails, sewer and water upgrades, environmental remediation, demolition of Clubhouse, demolition of foundations, demolition of pavement, demolition of pool and surrounding areas. ~\$2,600,000</i>	
GS-2	12 acres		
Passive Recreation			
Passive Recreation			

COST-BENEFIT SUMMARY (ALTERNATE PLAN)

AR-1

Recreation, Education, Interpretation and Agriculture

4.39 acres

D-1

Residential Development

7.24 acres

Workforce Rental Housing [Cottages]

24 units
880 SF on avg

7.24 acres

D-2

Residential Development

18.39 acres

Townhomes Senior or Market Rate)

30 units
2200 SF on avg

18.39 acres

Workforce Rental Housing [Townhomes]

28 units
1500 SF on avg

Assisted Living Apt. Building [95 units]

99,105 SF

AG-1

Passive Recreation

5.84 acres

5.84 acres

GS-1

Passive Recreation

Ecological Restoration

93.24 acres

76.24 acres

17 acres

GS-2

Passive Recreation

12 acres

One-Time Fiscal Impacts

Sale Revenue	\$855,068
Capital Improvements	- \$4,626,683

ONE-TIME NET FISCAL IMPACT

-\$3,771,615

Annual Fiscal Impacts

Property Tax Revenue	\$2,085,090
Municipal Service Costs	-\$554,552**
Education Costs	-\$566,917*
TOTAL Annual Municipal Costs	-\$1,121,499
ANNUAL NET FISCAL IMPACT	\$1,226,033

*assumes 26 new school-age children.

** includes \$340,625 annual maintenance on 17 acres of ecological restoration.

AR-1 Town Capital Costs include: trails improvements, parking improvements, water service for irrigation, new interpretive paths and signage, new pavilion, new enclosure for portable toilets. ~\$650,000

D-2 Town Capital Costs include: new trails, sewer and water upgrades, environmental remediation, demolition of Clubhouse, demolition of foundations, demolition of pavement, demolition of pool and surrounding areas). ~\$2,600,000

NO-DEVELOPMENT SCENARIO: COST ANALYSIS TO BE DEVELOPED

AR-1

Recreation, Education, Interpretation

4.39 acres

D-1

Trails improvements only

7.24 acres

D-2

Remediation, Select Demolition, Trails improvements

18.39 acres

AG-1

Passive Recreation

5.84 acres

GS-1

Passive Recreation

93.24 acres

GS-2

Passive Recreation

12 acres

ENVIRONMENTAL ANALYSIS

		Measurement	Existing	% of Existing Site	Proposed	% of Proposed Site	Percentage Change	Notes / Description
1	Disturbed "Agricultural Land"	Acres	5.84	---	5.70	---	-3%	D-1 access drive at Ansonia
2	Carbon Sequestration	MT – metric tons	90	---	103	---	14%	Derived from i-Tree - unsuitable tool, results unreliable
3	Carbon Storage	MT – metric tons	2,283	---	2,597	---	14%	Derived from i-Tree - unsuitable tool, results unreliable
4	Connected Habitat	Acres	146.6	96.4%	122.4	80.5%	-15.9%	These totals (existing and proposed) include the 12 acres east of Woodfield Road.
5	Endangered Species Habitat	Yes / No	No	---	No	----	No change	
6	Ponds and Water Bodies	Acres	2.3	1.5%	2.3	1.5%	No change	
7	Meadows / Grasslands	Acres	80.6	53.0%	80.8	53.2%	0.2%	
8	Woodlands / Forest	Acres	60.8	40.0%	56.5	37.2%	-2.6%	
9	Earthwork and Retaining Walls	High/Med/Low	Low	---	Low	---	No change	Proposed development designed to minimize earthwork and utilize grade changes within building footprint.
10	Impervious Cover	Acres	8.4	5.5%	12.4	8.2%	2.6%	Refer to stormwater memo for estimated storage volume and stormwater low impact development measures.
11	Invasive Species Removal	Yes / No	Yes	---	Yes	---	No change	Invasive species exist on site.
12	Development within Floodplain	Yes / No	No	---	No	---	No change	The site is not within the flood plain.
13	Wetlands	Acres	2.96	---	2.96	---	0.0%	The proposed development does not impact existing wetlands.

ENVIRONMENTAL ANALYSIS

Stormwater Summary

Mitigation Strategy:

The site is comprised of three overall watersheds, with the main ridgeline that runs through the site north-south acting as the primary watershed boundary. The majority of the site (about 115 acres) drains to the west, about 20 acres drains to the east and the remaining site (about 15 acres) drains to the south.

Impervious coverage is proposed to increase if the site is developed per the master plan. The existing condition has a total of about 8.4 acres of impervious ($\pm 5.6\%$ site coverage). The proposed condition would be about 12.4 acres of impervious ($\pm 8.3\%$). To offset this increase in impervious coverage, a stormwater management system will be required. For example, this system could be an aboveground detention basin or below grade infiltration basins. A total of about 70,000 cubic-feet of storage will be required. This volume will need to be distributed across the watersheds based on the change in impervious per watershed.

Potential Low Impact Development Strategies:

The following is a select list of structural stormwater Best Management Practices identified in the *Connecticut Stormwater Quality Manual* that would be appropriate to use alone or in various combinations at the site. Guidance for best locations, uses and sizing can be found within the manual and should be reviewed as the design develops further.

- Pretreatment Vegetated Filter Strip
- Vegetated Swale
- Deep Sump Hooded Catch Basin
- Oil Grit Separator
- Proprietary Pretreatment Device
- Infiltration Trench
- Underground Infiltration System
- Infiltration Basin
- Dry Well
- Permeable Pavement
- Bioretention
- Water Quality Swale

OVERVIEW OF RECENT MEETINGS AND PROJECT COMPLETION

