



# Community Collaboration Woodbridge

The Former Country Club  
of Woodbridge Master Plan

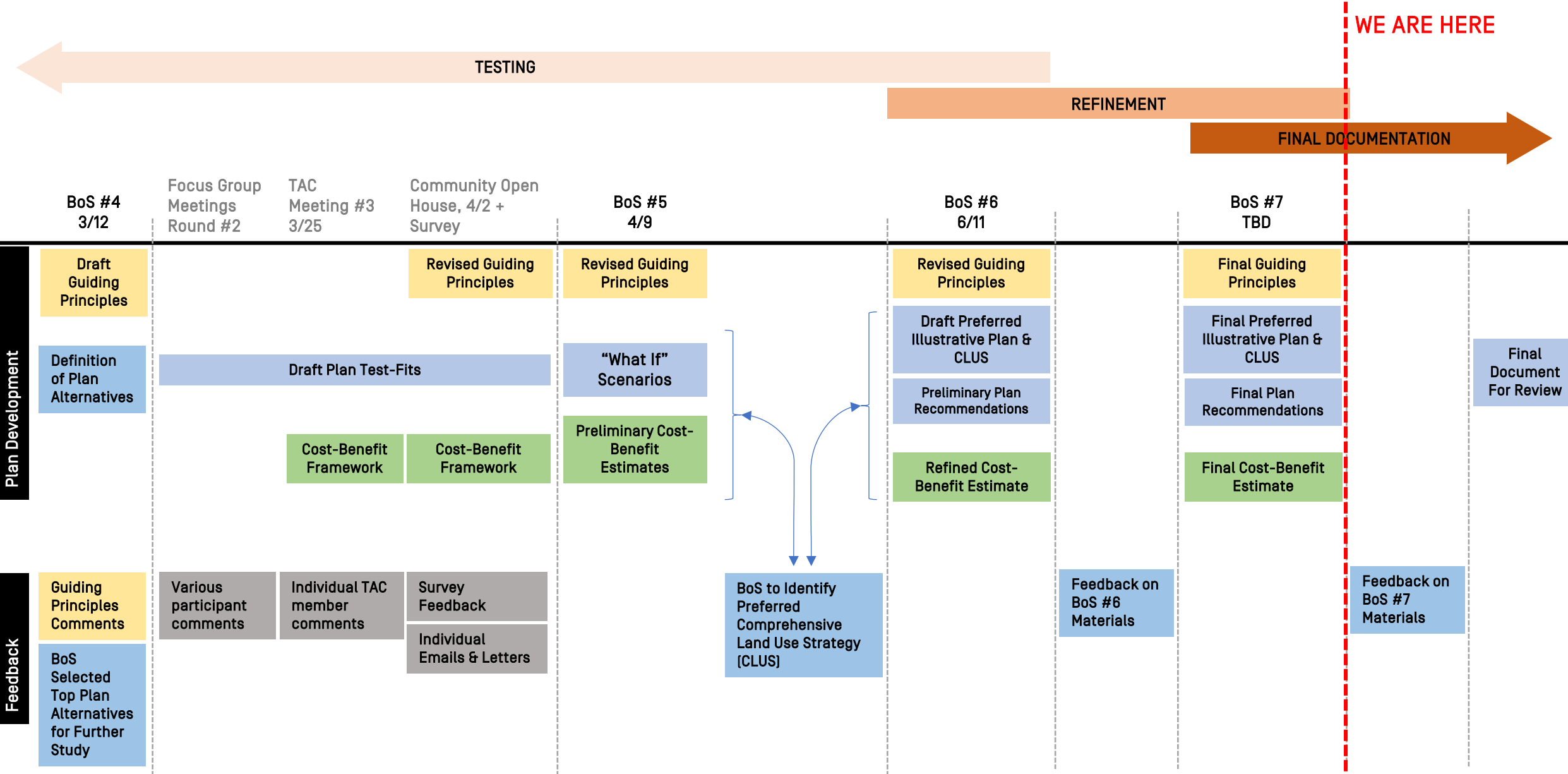
**Board of Selectmen**  
Meeting #7, July 9th

# AGENDA

## **Review and Discuss:**

- 1. Implementation Roadmap**
- 2. Illustrative Plan and Images**
- 3. Cost-Benefit Estimates**

# OVERVIEW OF RECENT MEETINGS AND PROJECT COMPLETION



# 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





# CHARACTER OF THE PREFERRED PLAN



GS-1 PASSIVE RECREATION



GS-2 PASSIVE RECREATION



D-1 SENIOR COTTAGES



AG-1 AGRICULTURE



AR-1 EDUCATION & RECREATION



D-2 HOSPITALITY



D-2 ASSISTED LIVING & SENIOR TOWNHOMES





# BEFORE & AFTER | ROGER SHERMAN FARM AREA





BEFORE & AFTER | AGRICULTURE HILL AREA





# ILLUSTRATIVE PLAN (PREFERRED PLAN)

## Density Recommendations:

- D-1: 5 Dwelling Units/ Acre Maximum
- D-2: 15 Dwelling Units/ Acre Maximum
  - 15 du/ac is equivalent to (2) 100-unit apartment buildings and (72) smaller, lower-price townhomes
  - Residential area of D-2 is 12 du/ac in Preferred Plan
  - Opportunity Zoning allows for 18 du/ac and 4 stories

## Traffic Considerations:

- **Projected traffic volumes from the proposed land uses, when considered on their own, are not expected to trigger the need for signalization at nearby intersections.** However, it is recommended that a full traffic study be conducted once rezoning is adopted and development planning advances, to evaluate whether intersection or safety improvements—including signalization—are warranted.
- As a reference, CTDOT guidelines suggest that intersections expected to experience both sustained traffic flow and more than 100 new peak-hour trips should undergo traffic analysis.
- Based on initial estimates, the maximum proposed housing density could generate approximately 50–200 new trips during peak hours—meeting the trip threshold, but not necessarily the sustained flow criteria.
- A traffic study would cost \$15-30k





# IMPLEMENTATION ROADMAP

Yellow = Revisions from June version

- Required public hearing
- ☆ Required public referendum

Year 1: Foundation & Early Action	Year 2–3: Remediation & Activation	Year 4: Public & Private Investment	Year 5–6: Full Activation & Maturation
<b>Community Access &amp; Programming</b> <ul style="list-style-type: none"><li>Launch <b>invasive species removal pilot</b> (with volunteers or land trust)</li><li>Design and budget for <b>low-cost early wins</b> (i.e. signage, critical pathway repair)</li><li>Launch “Friends of” volunteer group</li></ul>	<b>Community Programming</b> <ul style="list-style-type: none"><li>Implement low-cost early wins</li><li>Begin limited events and programming</li><li>Design and budget for larger-capital improvements (pavilion, lighting, full multi-use path/trail network art/interpretative elements, small trailheads)</li><li>Hold potential bond referendum for capital improvements (if needed or desired for trails, pavilions, remediation, etc.)</li><li>Submit CGS 8-24 Referral to TPZ for improvements</li></ul>	<b>Community Programming</b> <ul style="list-style-type: none"><li>Expand community events and programming per Community Access &amp; Recreation Plan</li><li>Construct larger-capital improvements</li></ul>	<b>Community Programming</b> <ul style="list-style-type: none"><li>Launch formal programming calendar (guided walks, cultural events, orchard tours)</li><li>Partner with schools and regional nonprofits on education programs</li></ul>
<b>Land Stewardship</b> <ul style="list-style-type: none"><li>Conduct <b>Phase II/III</b> environmental assessments</li><li>Apply for <b>brownfield remediation funding</b> (e.g., DECD, EPA grants)</li><li>Begin demolition of obsolete structures</li></ul>	<b>Land Stewardship</b> <ul style="list-style-type: none"><li>Complete brownfield cleanup*</li><li>Secure environmental improvement funding / partnerships</li><li>Begin long-term land management (volunteer + Town staff)</li><li>☆ Hold referendum to execute potential conservation easement or covenants</li></ul>	<b>Land Stewardship</b> <ul style="list-style-type: none"><li>Continue long-term land management</li></ul>	<b>Land Stewardship</b> <ul style="list-style-type: none"><li>Continue long-term land management</li></ul>
<b>Policy &amp; Planning</b> <ul style="list-style-type: none"><li>○ Develop and adopt <b>Zoning Overlay District and Design Guidelines (administered by ARB)</b>, including subdistrict regulations (e.g., D-1, D-2, GS-1, etc.). *Recommend that the Town is applicant for reasons stated to the lower right.</li><li>Develop and adopt <b>Land Management &amp; Stewardship Ordinance</b> for open space areas</li><li>Explore <b>conservation easement or covenant</b> work on GS-1/2, AG-1, and AR-1 zones</li></ul>	<b>Policy &amp; Planning</b> <ul style="list-style-type: none"><li>Launch <b>Community Access &amp; Recreation Plan</b> with input from residents</li></ul>		<b>Policy &amp; Planning</b> <ul style="list-style-type: none"><li>Review implementation status against master plan goals.</li><li>Hold public review process, which may include feedback on updated FIS data or supplemental hearings related to future site improvements or land use updates.</li><li>Identify next phase of maintenance and enhancement funding</li></ul>
<b>Private Development</b> <ul style="list-style-type: none"><li>Prepare <b>development parcels</b> (D-1, D-2) for RFP process: legal subdivision, liability transfer assessments, etc.</li><li>Issue Request for Expressions of Interest (RFEI) to gauge developer interest and confirm RFP strategy</li></ul>	<b>Private Development</b> <ul style="list-style-type: none"><li>Issue RFPs and select developers for D-1 and D-2<ul style="list-style-type: none"><li>Potentially request financial impact statements (FIS) from shortlisted developers during RFP evaluation</li></ul></li><li>Negotiate developer agreements, including public benefit terms and potential deed restrictions<ul style="list-style-type: none"><li>Potentially hold public hearings for developer selection (not required)</li></ul></li><li>Submit CGS 8-24 Referral to the TPZ</li><li>☆ Hold referendum for land sale / long-term lease (required)</li><li>Begin design on D-1 / D-2</li></ul>	<b>Private Development</b> <ul style="list-style-type: none"><li>Design and <b>site plan approvals from TPZ</b> for D-1 / D-2 (TPZ reserves right to hold public hearings for any approvals)</li></ul>	<b>Private Development</b> <ul style="list-style-type: none"><li>D-1 and D-2 projects complete or near completion</li><li>Residents and guests begin to activate site more regularly</li></ul> <p>*To ensure Town leadership can appropriately shape the proposed zoning regulations and benefit from the statutory review timelines, it is recommended that the Town—through the Board of Selectmen—serve as the applicant for the overlay and retain a consultant to prepare the regulations and guidelines. If the Planning and Zoning Commission initiates the application and authors the regulations, the Board’s influence would be diminished, and the mandatory review periods would not apply.</p>



# COST-BENEFIT CLARIFICATIONS

The cost breakdown shown in the Cost-Benefit Summaries reflects a hypothetical worst-case scenario in which the Town bears the majority of one-time site remediation and development expenses. However, a range of strategies—such as grants, public-private partnerships, and developer contributions—should be explored to help offset these costs.

- **Capital Costs Assumed to be Borne by the Town (included in One-Time Fiscal Impacts)**

- Upgrades to sewer and water connections to the site to support housing or hospitality
- Environmental remediation
- Demolition of structures (including Clubhouse), foundations, pool area, tennis courts, unnecessary cart paths and hardscape
- New trails and existing trails improvements
- Parking area improvements
- Water line for irrigation for agricultural lease area
- Interpretive signage
- Nature and History Pavilion (small open-air structure)
- Enclosure for portable toilets

- **Maintenance Costs Assumed to be Borne by the Town (included in Municipal Service Costs)**

- Public Works – one new maintenance staffperson
- Social Worker – increased hours and benefits
- Senior Transportation – increased hours and benefits
- Staffing of special events
- Equipment and supplies for park maintenance

- **Home Sales Price Assumptions**

- Home sales prices are based on the Preferred Plan test-fit and reflect real estate market analysis, construction cost estimates, and the assumption that developers will seek a roughly 25-30% return on investment (ROI). This approach yields average sales prices of \$500,000 for age-restricted cottages (D-1) and \$700,000 for market-rate townhomes (D-2).
- Home prices could potentially be reduced through a lower ROI (though no lower than 20% should be assumed), development incentives, favorable market conditions, an increase in the total number of units, or by combining D-1 and D-2 into a single development project.

- **Potential Development Incentives**

- Competitive sale price / lease for the land
- Tax Abatement
- Streamlined Approvals process



# COST-BENEFIT SUMMARY [PREFERRED PLAN]

<b>AR-1</b>	<b>4.39 acres</b>
Recreation, Education, and Interpretation	
<b>D-1</b>	<b>7.24 acres</b>
<u>Residential Development</u>	<u>7.24 acres</u>
Senior Cottages	32 units 880 SF on avg
<b>D-2</b>	<b>18.39 acres</b>
<u>Residential Development</u>	<u>10 acres</u>
Townhomes [Senior or Market Rate]	24 units 2,200 SF on avg
Assisted Living Apt. Building [95 units]	99,105 SF
<u>Hospitality Development</u>	<u>8 acres</u>
Inn [40 rooms]	24,250 SF
Banquet Space	2,500 SF
Spa	2,500 SF
Restaurant/ Brewery	3,750 SF
<b>AG-1</b>	<b>5.84 acres</b>
Agriculture [Lease to Farmer]	5.84 acres
<b>GS-1</b>	<b>93.24 acres</b>
Passive Recreation	
<b>GS-2</b>	<b>22.92 acres</b>
Passive Recreation	

<u>One-Time Fiscal Impacts</u>	
Sale Revenue	\$855,068
Capital Improvements	-\$4,499,185
ONE-TIME NET FISCAL IMPACT	-\$3,644,117
<u>Annual Fiscal Impacts</u>	
Property Tax Revenue	\$2,109,270
Municipal Service Costs	-\$213,927
Education Costs	\$0*
TOTAL Annual Municipal Costs	-\$213,927
ANNUAL NET FISCAL IMPACT	\$1,895,343

*\*assumes all housing is age-restricted.*

*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*

*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*

*LEED Gold or Passive House Construction could result in a premium of 7-15% over the capital costs in this study's cost estimates.*



# COST-BENEFIT SUMMARY [PREFERRED PLAN WITH ECOLOGICAL ZONES]

<b>AR-1</b>	<b>4.39 acres</b>	<u>One-Time Fiscal Impacts</u>	
Recreation, Education, and Interpretation		Sale Revenue	\$855,068
		Capital Improvements	-\$5,146,947**
<b>D-1</b>	<b>7.24 acres</b>		
<u>Residential Development</u>	<u>7.24 acres</u>		
Senior Cottages	32 units 880 SF on avg	ONE-TIME NET FISCAL IMPACT	-\$4,291,879
<b>D-2</b>	<b>18.39 acres</b>	<u>Annual Fiscal Impacts</u>	
<u>Residential Development</u>	<u>10 acres</u>	Property Tax Revenue	\$2,109,270
Townhomes [Senior or Market Rate]	24 units 2,200 SF on avg	Municipal Service Costs	-\$554,552**
Assisted Living Apt. Building [95 units]	99,105 SF	Education Costs	\$0*
		TOTAL Annual Municipal Costs	-\$213,927
<u>Hospitality Development</u>	<u>8 acres</u>	ANNUAL NET FISCAL IMPACT	\$1,554,718
Inn [40 rooms]	24,250 SF		
Banquet Space	2,500 SF		
Spa	2,500 SF		
Restaurant/ Brewery	3,750 SF		
<b>AG-1</b>	<b>5.84 acres</b>		
Agriculture [Lease to Farmer]	5.84 acres		
<b>GS-1</b>	<b>93.24 acres</b>		
Passive Recreation			
<b>GS-2</b>	<b>22.92 acres</b>		
Passive Recreation			

*\*assumes all housing is age-restricted.*

*\*\*scenario includes \$647,762 in initial cost and \$340,625 in annual maintenance on 17 acres of ecological restoration.*

*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*

*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*

*LEED Gold or Passive House Construction could result in a premium of 7-15% over the capital costs in this study's cost estimates.*



# COST-BENEFIT SUMMARY [ALTERNATE PLAN]

<b>AR-1</b>	<b>4.39 acres</b>
Recreation, Education, Interpretation and Agriculture	
<b>D-1</b>	<b>7.24 acres</b>
<u>Residential Development</u>	<u>7.24 acres</u>
Workforce Rental Housing [Cottages]	32 units 880 SF on avg
<b>D-2</b>	<b>18.39 acres</b>
<u>Residential Development</u>	<u>18.39 acres</u>
Townhomes [Senior]	30 units 2200 SF on avg
Workforce Rental Housing [Townhomes]	28 units 1500 SF on avg
Assisted Living Apt. Building [95 units]	99,105 SF
<b>AG-1</b>	<b>5.84 acres</b>
Passive Recreation	5.84 acres
<b>GS-1</b>	<b>93.24 acres</b>
Passive Recreation	76.24 acres
Ecological Restoration	17 acres
<b>GS-2</b>	<b>22.92 acres</b>
Passive Recreation	

<u>One-Time Fiscal Impacts</u>	
Sale Revenue	\$855,068
Capital Improvements	-\$5,148,462**
ONE-TIME NET FISCAL IMPACT	-\$4,293,394
<u>Annual Fiscal Impacts</u>	
Property Tax Revenue	\$2,176,594
Municipal Service Costs	-\$554,552**
Education Costs	-\$610,526*
TOTAL Annual Municipal Costs	-\$1,165,078
ANNUAL NET FISCAL IMPACT	\$1,182,424
<i>*assumes 30 new school-age children.</i>	
<i>**scenario includes \$647,762 in initial cost and \$340,625 in annual maintenance on 17 acres of ecological restoration.</i>	
<i>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</i>	
<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>	

*LEED Gold or Passive House Construction could result in a premium of 7-15% over the capital costs in this study's cost estimates.*



# NO DEVELOPMENT SCENARIO

<b>AR-1</b> Recreation, Education, Interpretation	<b>4.39 acres</b>	<u>One-Time Fiscal Impacts</u> Sale Revenue	\$0
		Capital Improvements	-\$3,485,731
<b>AG-1</b> Passive Recreation	<b>5.84 acres</b>		
<b>GS-1</b> Passive Recreation	<b>118.87 acres</b>	ONE-TIME NET FISCAL IMPACT	-\$3,485,731
		<u>Annual Fiscal Impacts</u> Property Tax Revenue	\$0
<b>GS-2</b> Passive Recreation	<b>22.92 acres</b>	Municipal Service Costs	-\$139,398
		Education Costs	-\$0
		TOTAL Annual Municipal Costs	-\$139,398
		ANNUAL NET FISCAL IMPACT	-\$139,398
<i>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</i>			
<i>GS-1 Town Capital Costs include: new trails, environmental remediation, demolition of Clubhouse, demolition of foundations, demolition of pavement, demolition of pool and surrounding areas].</i>			
<i>LEED Gold or Passive House Construction could result in a premium of 7-15% over the capital costs in this study's cost estimates.</i>			



# POTENTIAL FUNDING OPPORTUNITIES

Program/Name	Funding Agency/ Department	Description/Types of Eligible Projects	Funding Amounts	Eligible Party
STEAP (Small Town Economic Assistance Program)	Office of Policy and Management	Economic development, community conservation and quality-of-life capital projects	Up to \$1 million	Municipality
CT Communities Challenge	CT Department of Economic and Community Development	Transit-oriented development, Essential infrastructure that facilitates future development, Housing, Mobility improvements, Public space improvements	Varies	Municipality
<u>State Energy Program</u>	CT Department of Energy and Environmental Protection	DOE program for projects that promote energy efficiency, energy security, or environmentally friendly economic growth	Up to \$700,000	
<u>Urban Forestry Equity Grant Program</u>	CT Department of Energy and Environmental Protection	Support urban forestry projects that will increase equitable access to trees and the benefits they provide	\$5000-200,000	State & local government entities, federally recognized tribes, non-profits
Trees for Communities Grant Program	CT Department of Energy and Environmental Protection	Provides financial support for urban forestry projects that increase tree coverage or contribute to forest health	Up to \$200,000	State & local government entities, federally recognized tribes, non-profits, community groups
OBRD Brownfield Planning Grant	CT Department of Economic and Community Development	BAR Planning aimed to help communities create a comprehensive plan for remediation and redevelopment	Up to \$200,000	Municipality
OBRD Brownfield Remediation Grant	CT Department of Economic and Community Development	Municipal grant for brownfield remediation, assessment and demolitions of buildings with remediation needs; shovel-ready project preferred; public-private partnership encouraged	Up to \$4 million	Municipality, Developer, or Public-Private Partnership
Connecticut Recreational Trails Program Grant	CT DEEP	Provides funding in support of recreational trail projects. \$10 million dollars available in the 2024 grant round. Grants pay up to 80% of total project costs; 20% match required.	Up to \$1 million	Private nonprofit organizations, municipalities, state departments and tribal governments
Build4CT	CT Department of Housing	Middle-income (workforce) housing program providing subordinate financing that offers favorable terms and more flexible underwriting to developers to create units affordable to middle income households. Minimum 50 units, 20% affordable minimum.	Loan amount: Up to \$125,000 per middle income unit (as determined by CHFA)	Private Developer
Small Cities (CDBG) Grant Program	CT Department of Housing	Grant that can be used for two purposes on this site: a. Site work only for housing projects with affordable component b. ADA-related work for recreation or housing	\$200,000-\$1 million	Municipality
REX Development Grant for Assessment	Rex Development	Grant for Assessment, including Hazardous Materials evaluation and cost estimate for taking down the Clubhouse	\$50,000 maximum	Municipality

# 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”)
- Illustrative Plan and supporting visuals to depict design concepts
- Site-Wide Recommendations

## **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 Recommendations
- 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 STRATEGIES**

- Implementation Opportunities
  - Grant / partner funding opportunities
  - Conservation easements / use restrictions
  - Developer agreement models
    - Sale / lease options
    - Development controls and entitlement / deed restrictions
- Implementation roadmap
- “Quick win” recommendations

## **COST/ BENEFIT ANALYSIS**

- Environmental Analysis
- High-level construction cost estimates and Cost / Benefit Analysis - including one-time and annual cost and revenue estimates for three options:
  - Preferred Plan
  - Alternate Plan
  - No Development Scenario



# OVERVIEW OF RECENT MEETINGS AND PROJECT COMPLETION

