

Potential Sites for Police Department New Build

July 2025

Assumption

- Stay in center of town
 - Close to communication tower, fire department, town hall
 - Input from Chief Cappiello and Deputy Chief Ronald Smith
- Review all town owned properties - Categories Type II and III
- Visible presence to the public is a priority

Reviewed Properties

Viable Properties

- 5 Newton Rd – Category III – Vacant/Unused – Located Across Community and Cultural Center
- 11 Meetinghouse Lane – Category II – Town Hall, Public Works, Tennis/Pickball Courts
- 100 Center Rd (Fitzgerald Property) – Category III - Firehouse, Community Garden, Walking Path, Dog Park, Trails
- 149 Center Rd – Category II - Ball Field, Public Works Storage Area
- 151 Center Rd – Category III - Parking, Hitchcock Memorial Park (Playground), Trails

Non-Viable Properties

- 52 Center Rd – Category III - Pease Park
- 95 Center Road – Category III – land locked - 1.15 Acres
- 153 Center Road – Category III – 1.56 Acres
- 7 Newton Rd – wetlands, land locked - 1.95 Acres

151 Center Rd

149 Center Rd

11 Meetinghouse Ln

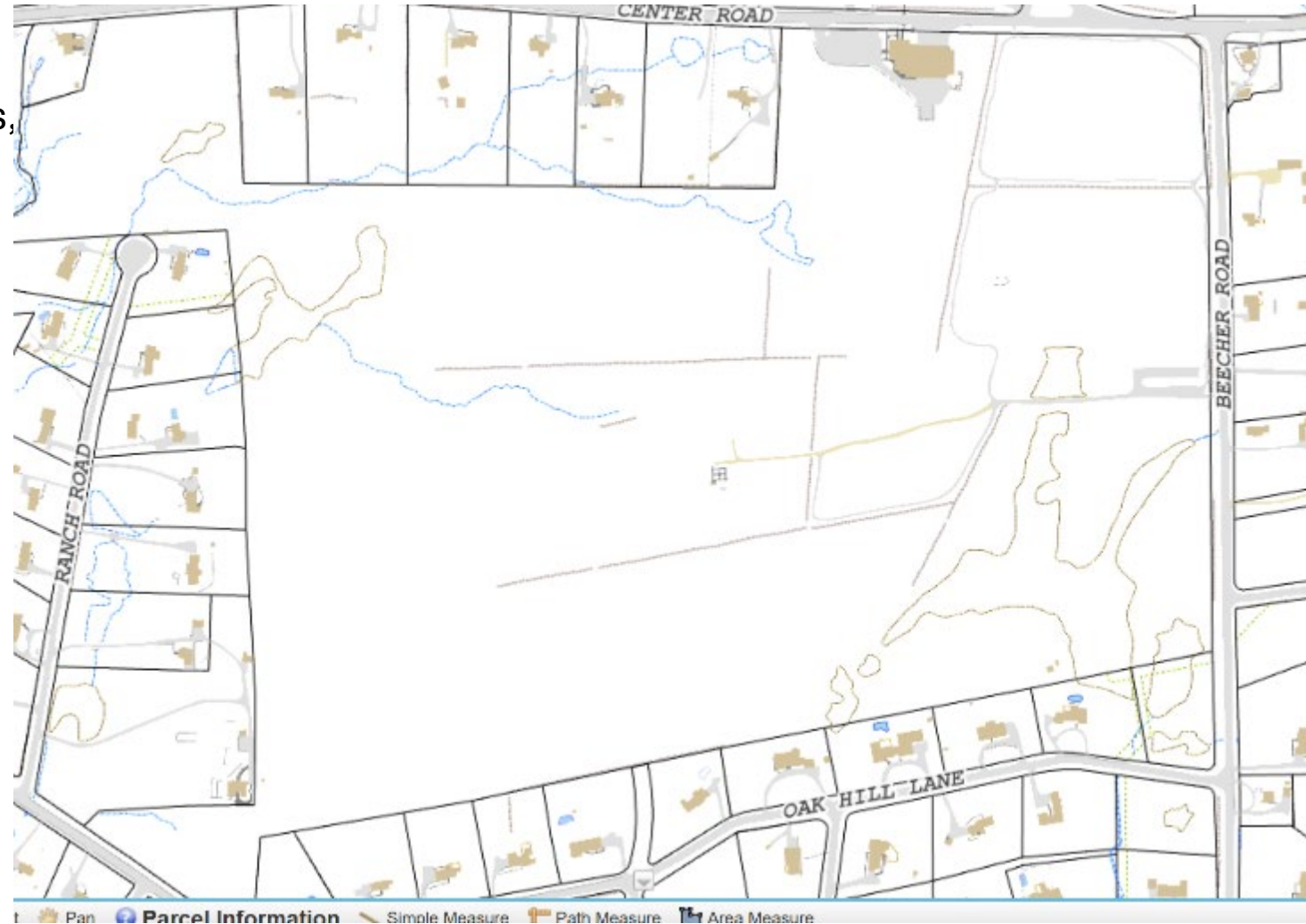
5 Newton Rd



100 Center Rd

100 Center Rd

- Category III
- Fitzgerald Property – Multi Use
 - Firehouse, Community Gardens, Trails, Dog Park, Walking Track
- 133.05 Acres
- No Deed Restrictions
- Primarily Flat Topography, Some Wetlands



100 Center Rd

Wetlands and Topography

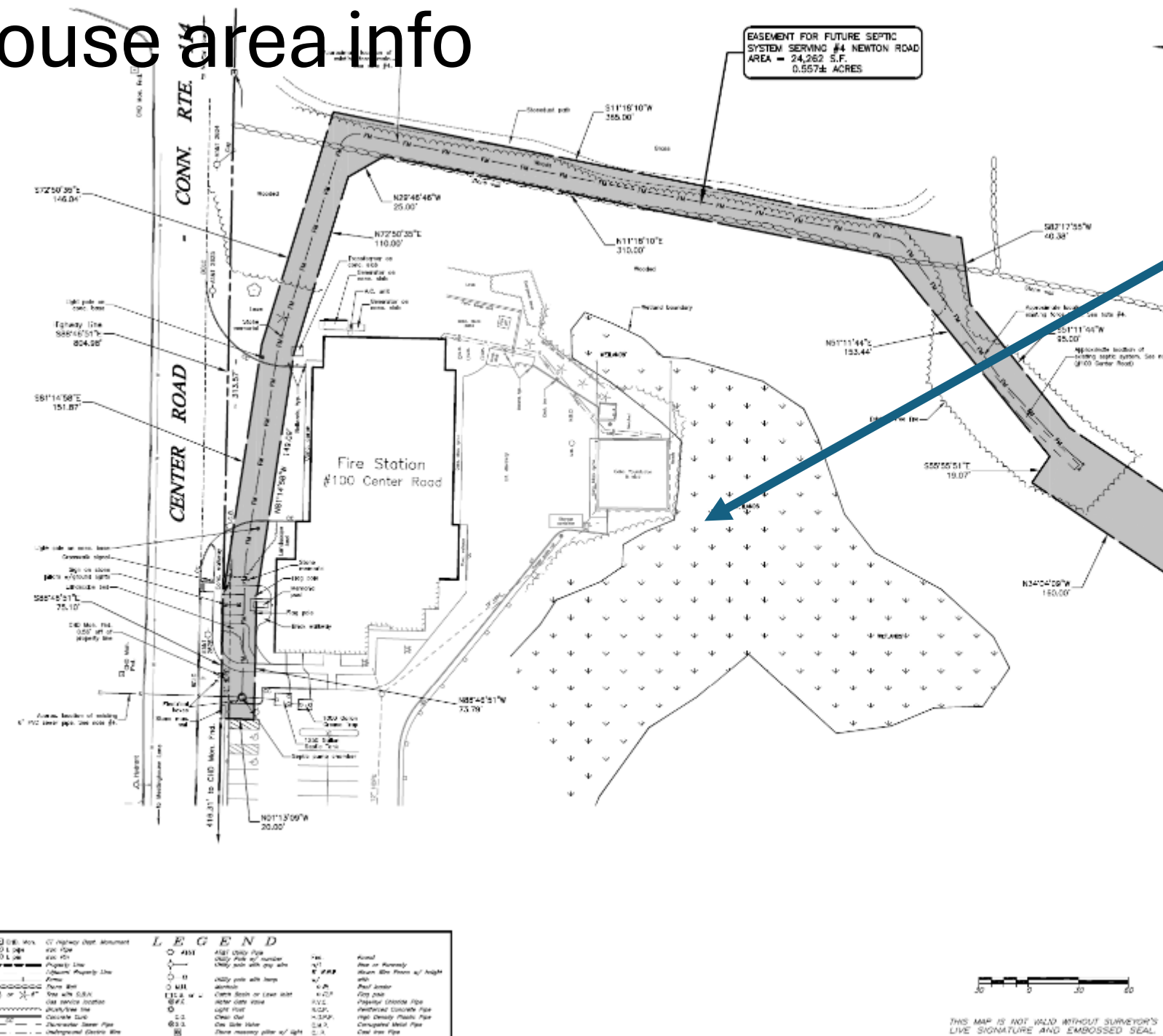


100 Center Rd



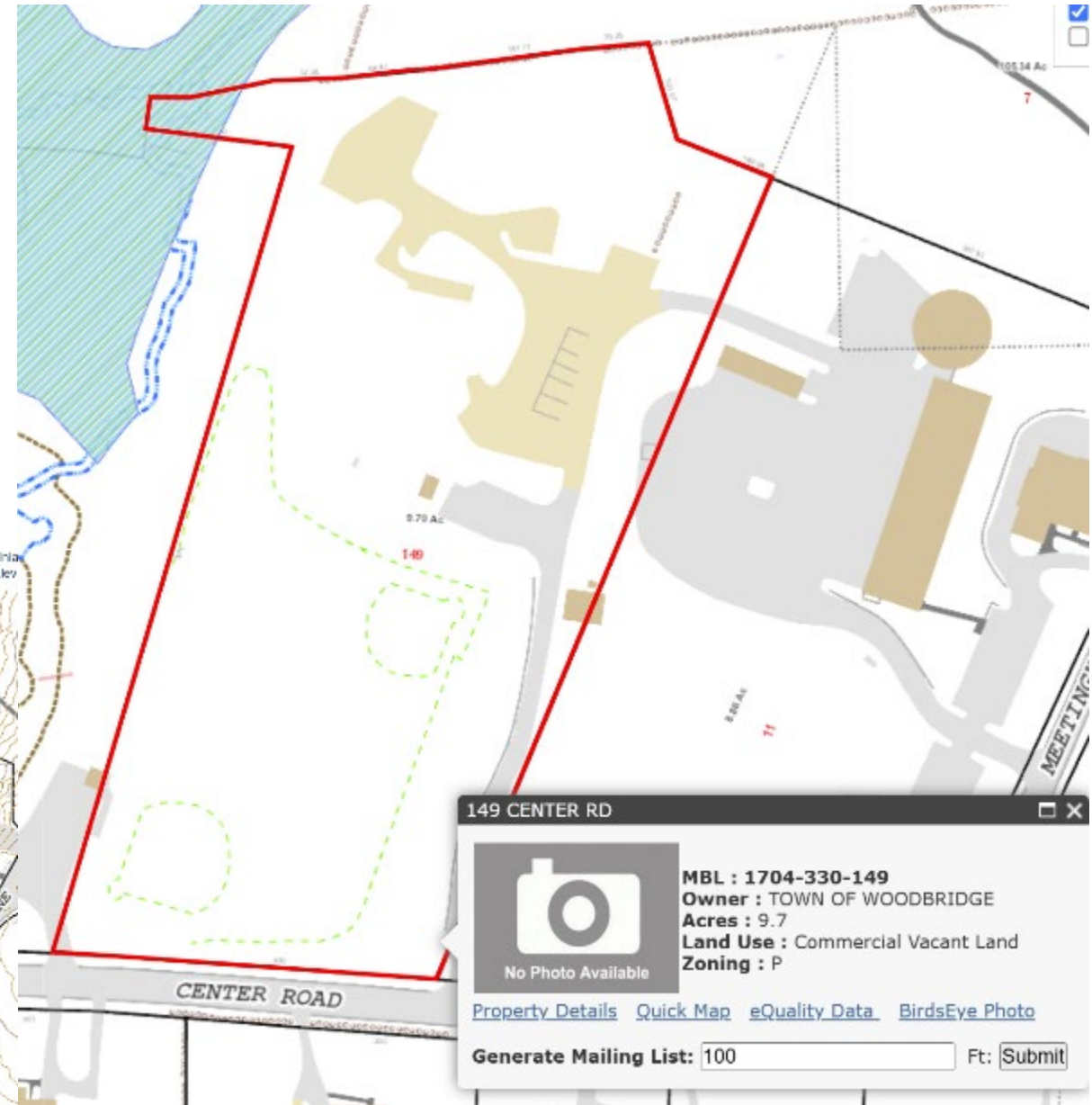
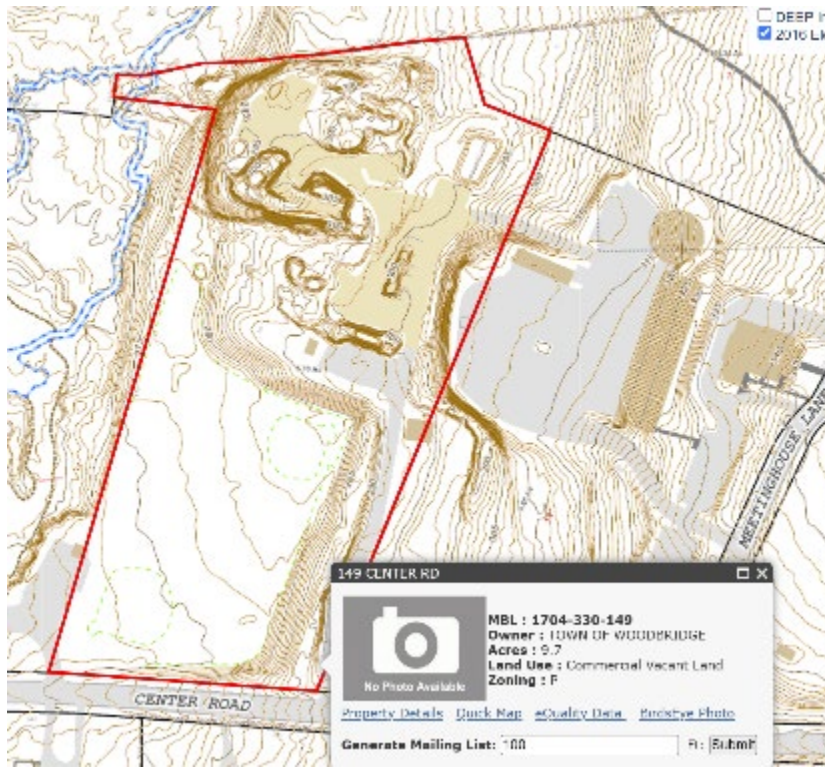
Firehouse area info

- Review focused on area behind Firehouse/Parking Area
- Wetlands and Sewer Obstacles
- Kris Sullivan (Acting Inland Wetland Officer) provided preliminary review
- Obstacles hinder ability to develop this location



149 Center Rd

- Category II
- 9.70 Acres
- Center Ball Field and Public Works Storage Area
- No Deed Restrictions
- Flat Topography, Sporadic Elevation
- Wetlands NW corner



149 CENTER RD


 No Photo Available

MBL : 1704-330-149
Owner : TOWN OF WOODBRIDGE
Acres : 9.7
Land Use : Commercial Vacant Land
Zoning : P

[Property Details](#) [Quick Map](#) [eQuality Data](#) [BirdsEye Photo](#)

Generate Mailing List: 100 Ft:

149 CENTER RD

 No Photo Available

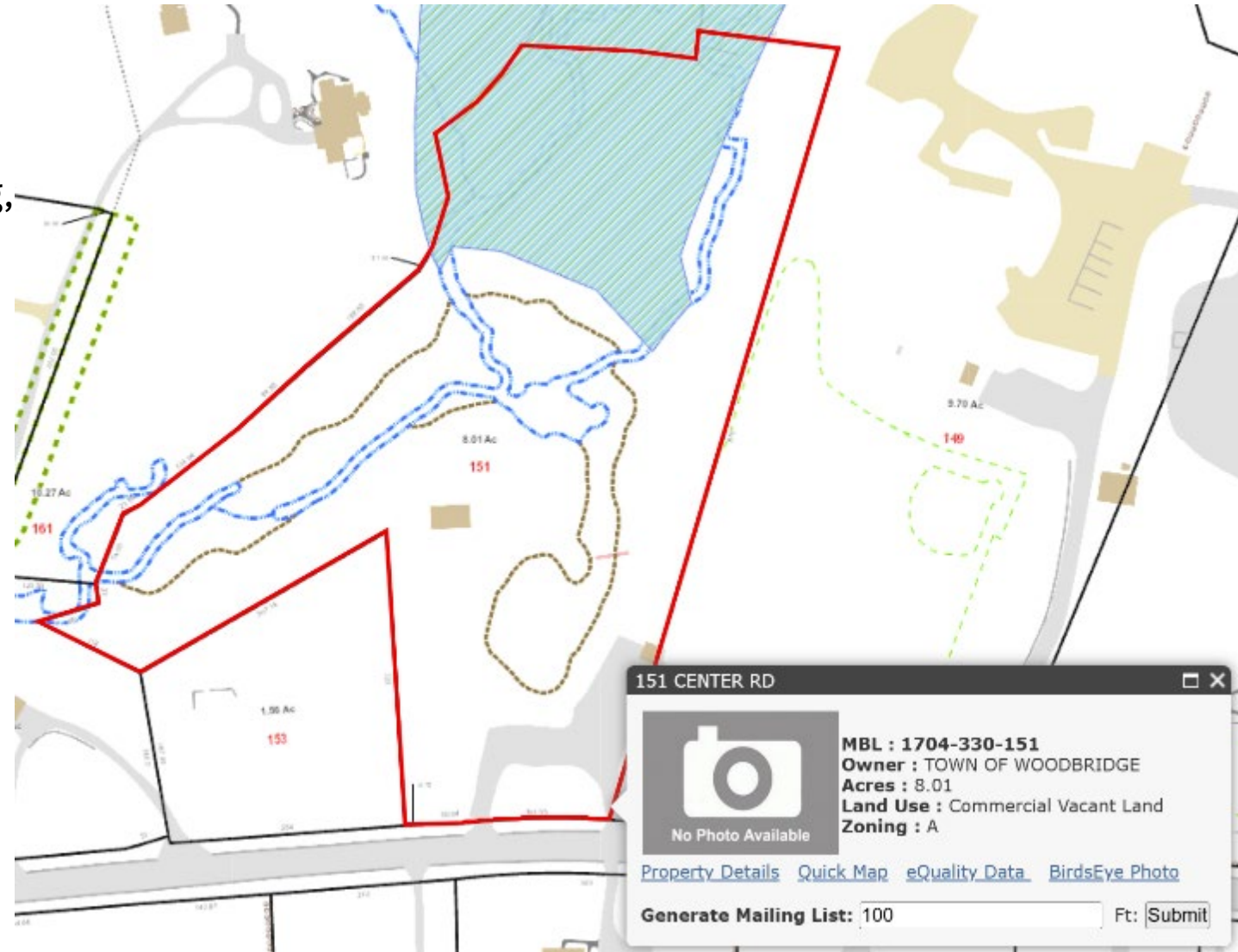
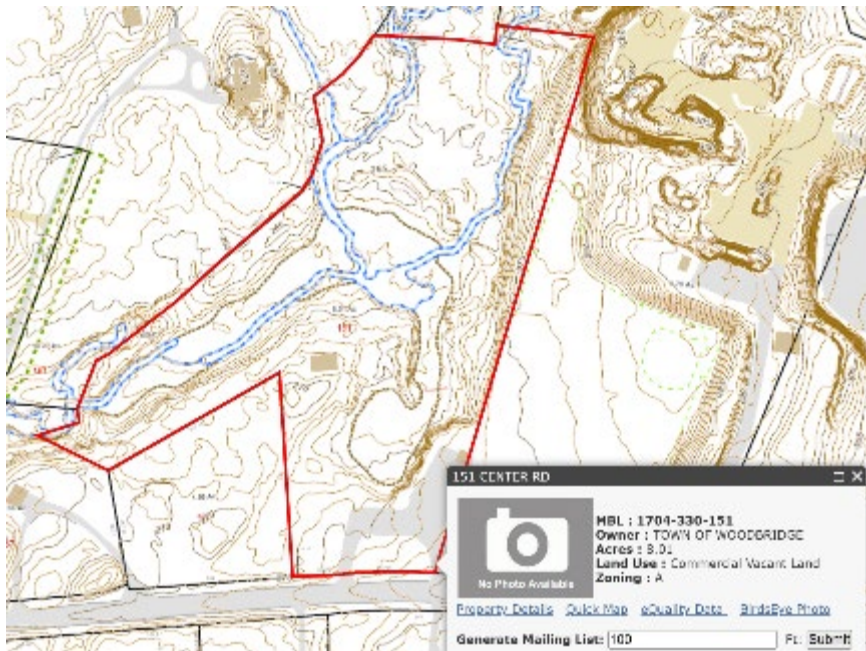
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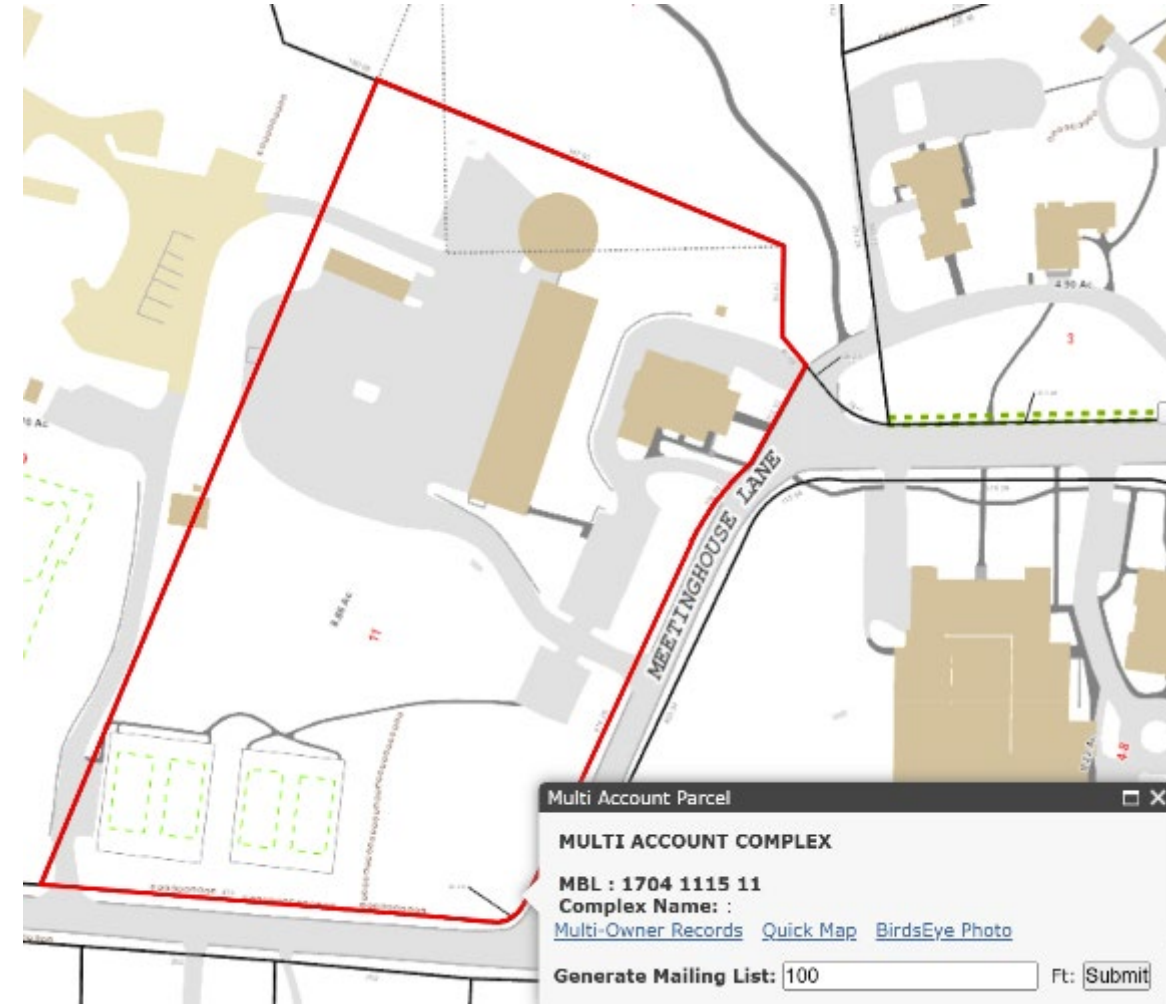
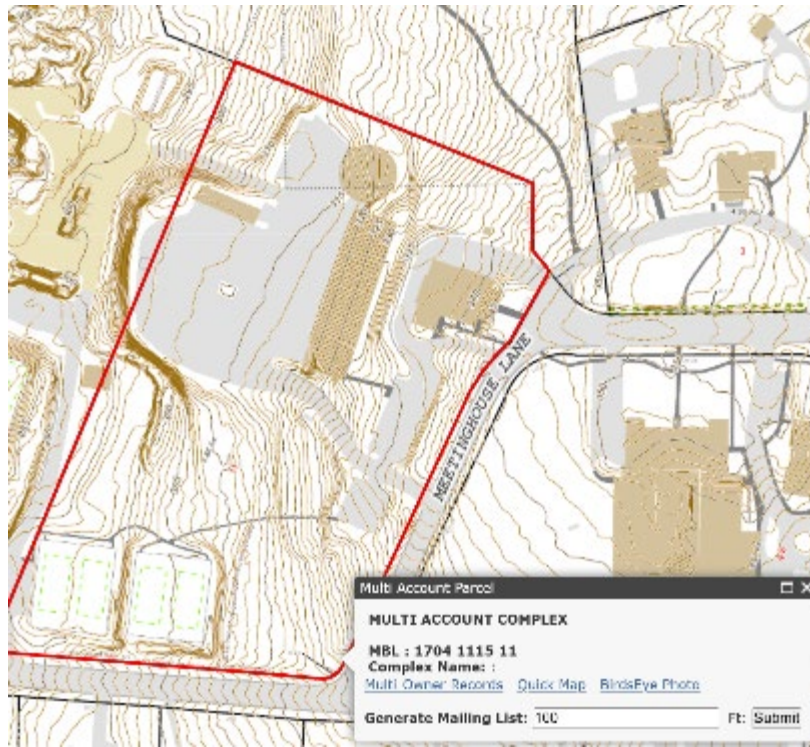
151 Center Rd

- Category III
- Hitchcock Memorial Park (Playground), Parking,
- 8.01 Acres
- No Deed Restriction
- Major wetlands on property
- Streams traverse on property
- Majority Flat Topography



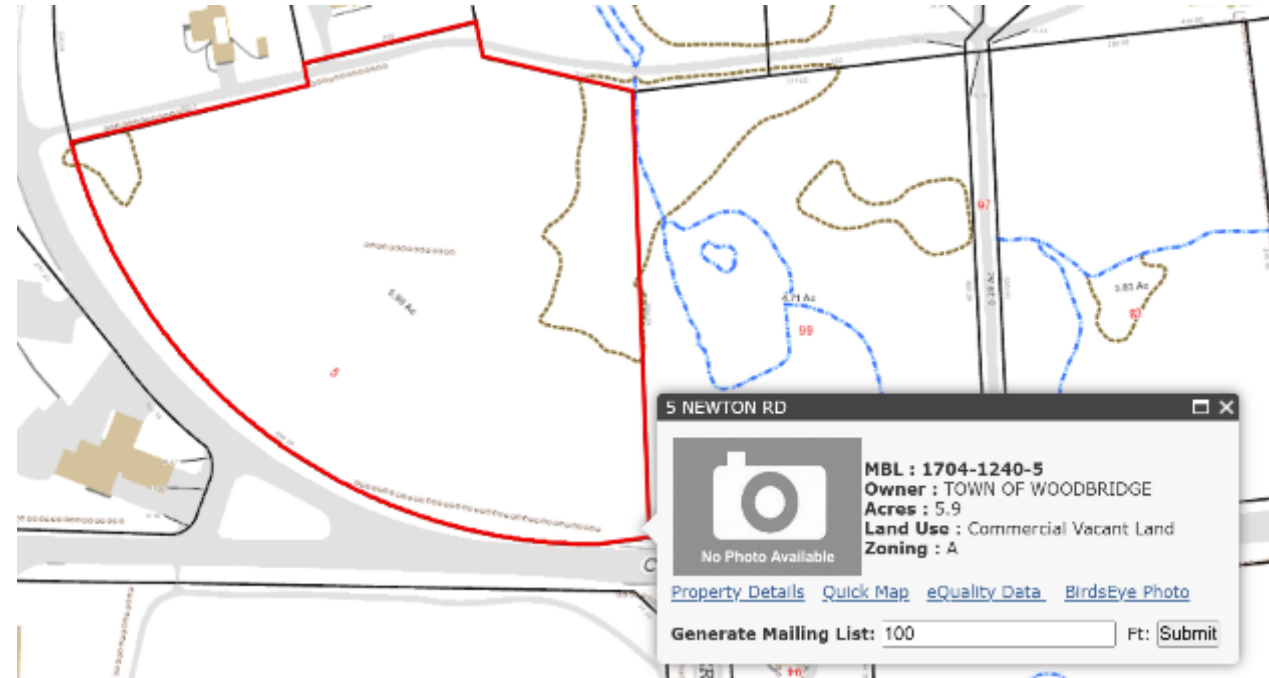
11 Meetinghouse Lane

- Category II property
- Townhall, Public Works, Tennis/Pickleball Courts
- 8.86 Acres
- No Deed Restrictions
- Varied Topography
- No Wetlands

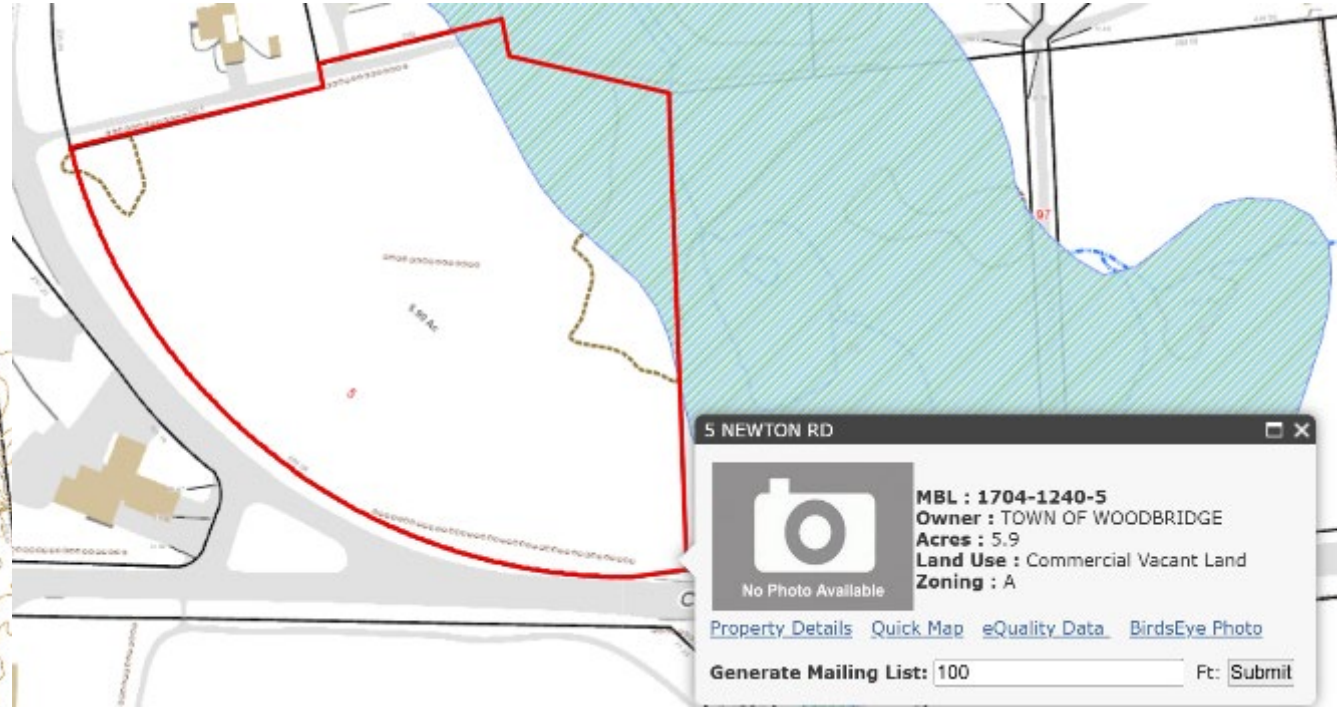
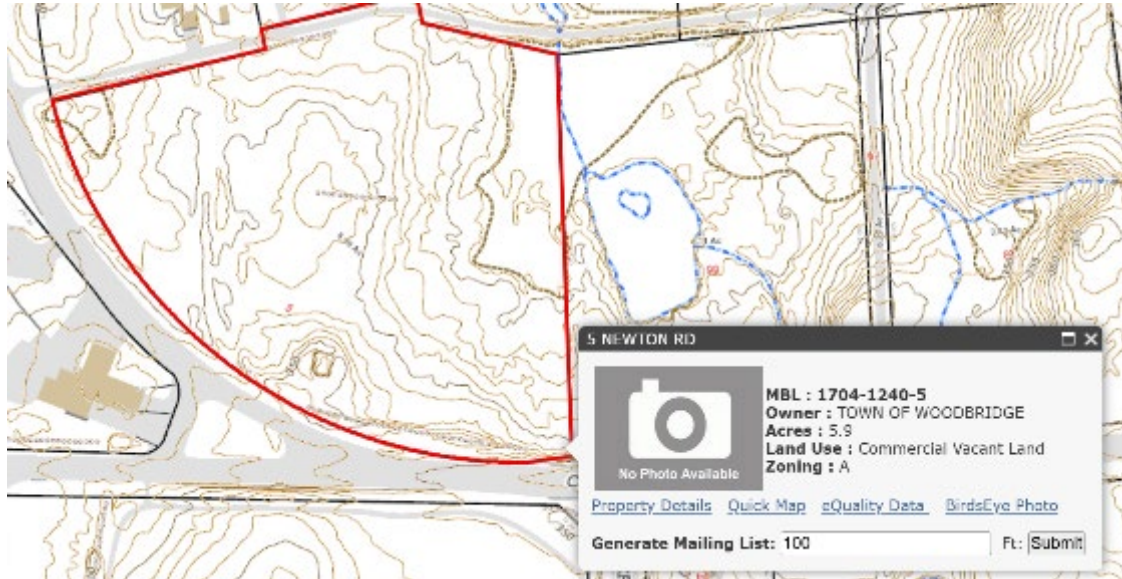


5 Newton Rd

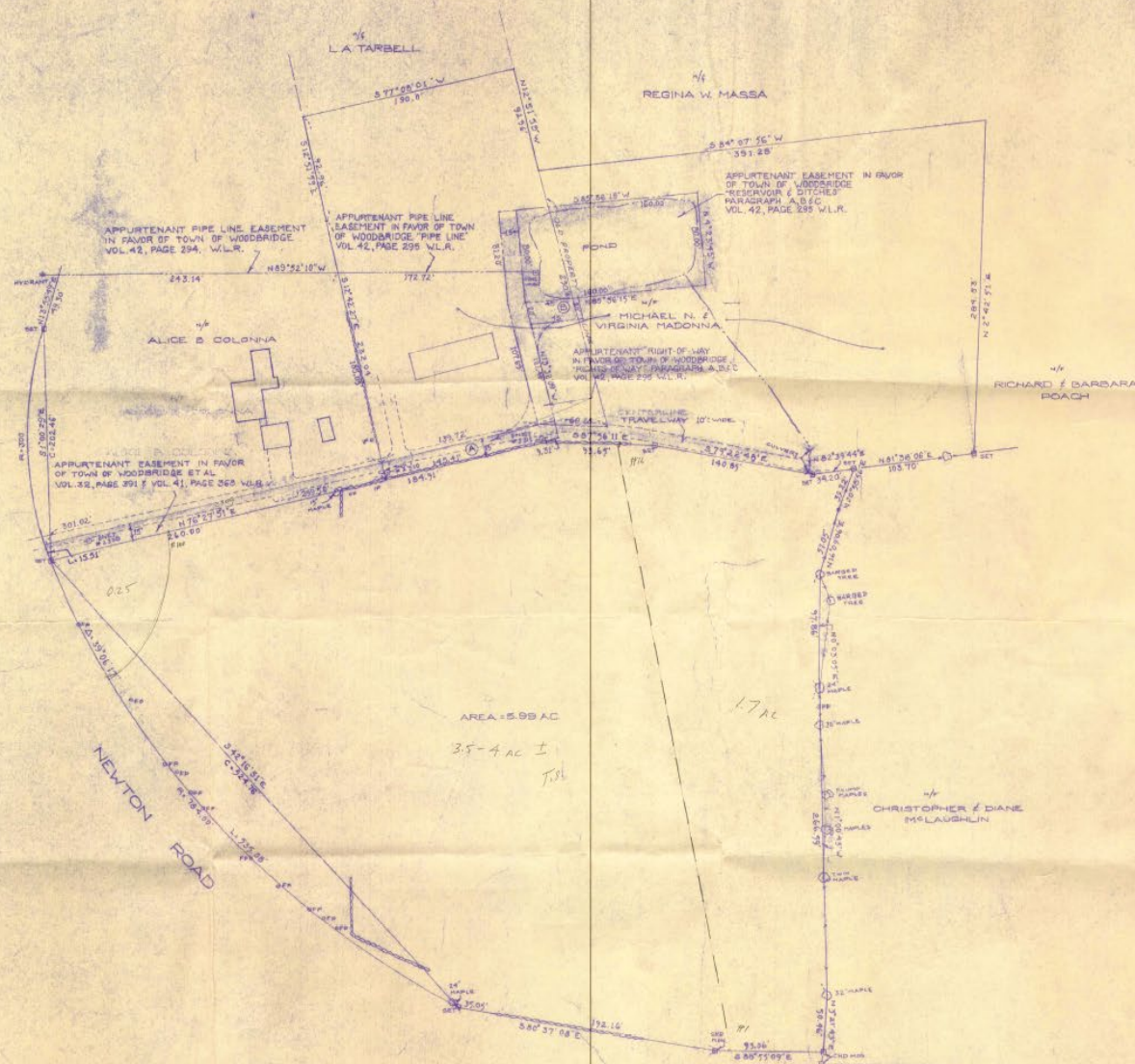
- Category III
- Unused/Vacant Land
- Located Across Community and Cultural Center
- 5.9 Acres
- No Deed Restrictions



5 Newton Rd – 5.9 acres



- Minor Wetlands in back of property
- Generally flat topography
- Cursory Review conducted by Kris Sullivan (Acting Inland Wetland Officer) – no identifiable barriers to potential development of police department building



MAP OF LAND
OWNED BY
TOWN OF WOODBRIDGE
CONNECTICUT

SCALE: 1"=50' NOVEMBER 29, 1976

MEETING HOUSE LANE

N/F
ALICE B. COLONNA

N/F
VIRGINIA M. MADONNA

N/F
LILIA PIZZOLA

COMMUNITY CENTER

EX. LIBRARY

NEWTON ROAD

REHOUSE

CENTER ROAD (R.T. 114.)

N/F
WOODBIDGE CONSERVATION
TRUST, INC.

RELOCATED FLAGPOLE
RELOCATED SIGNAL LIGHT & POLES
RELOCATED "STOP" SIGN

TRAFFIC SIGNAL
120' x 120'

Gallagher, Baier & Best, Architects and Planners

LAND PLANNING
LANDSCAPE ARCHITECTURE

SITE FEASIBILITY STUDY

WOODBIDGE TOWN LIBRARY

WOODBURGH, CONNECTICUT

TOWN OF WOODBRIDGE

NOTES	1. The design of this site plan is based on the information provided by the client and the results of the site visit.
SHEET NO.	L-1
TITLE	PRELIMINARY SITE PLAN
SCALE	1" = 40' - 0"
DATE	09/28/95
PROJ. NO.	84076.00

DATE	09/28/95
BY	JAC
CHECKED BY	JAC

Police Department Input

- 4/28/25 CUPOP Meeting – presented this information
- Chief Cappiello and Dept. Chief Smith provide input
 - Close to communication tower, fire department, town hall
 - Located in Center of Town
 - Visibility to Public
 - Averse to 100 Center Rd (Fitzgerald Property) due to resident opposition
 - Supportive of 5 Newton Rd for potential location

Conclusions

- 100 Center Rd (Fitzgerald) – (Not Recommended) – Barriers wetlands and septic, PD averse to this property
- 149 Center Rd – (Not Recommended) – Property in use for recreation, public works storage, elevation changes, lack of public visibility
- 151 Center Rd – (Not Recommended) – Barriers wetlands and streams, recreation use, playground and trails
- 11 Meetinghouse Ln – (Secondary Recommendation) – No wetlands, potential for parking sharing, visibility to public.
 - Con: in use by recreation (tennis/pickleball) – only location of tennis/pickleball courts, may need relocation
- 5 Newton Rd – (Primary Recommendation) – No known barriers, unused/vacant, public visibility, flat topography, preferred by Police Dept