

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

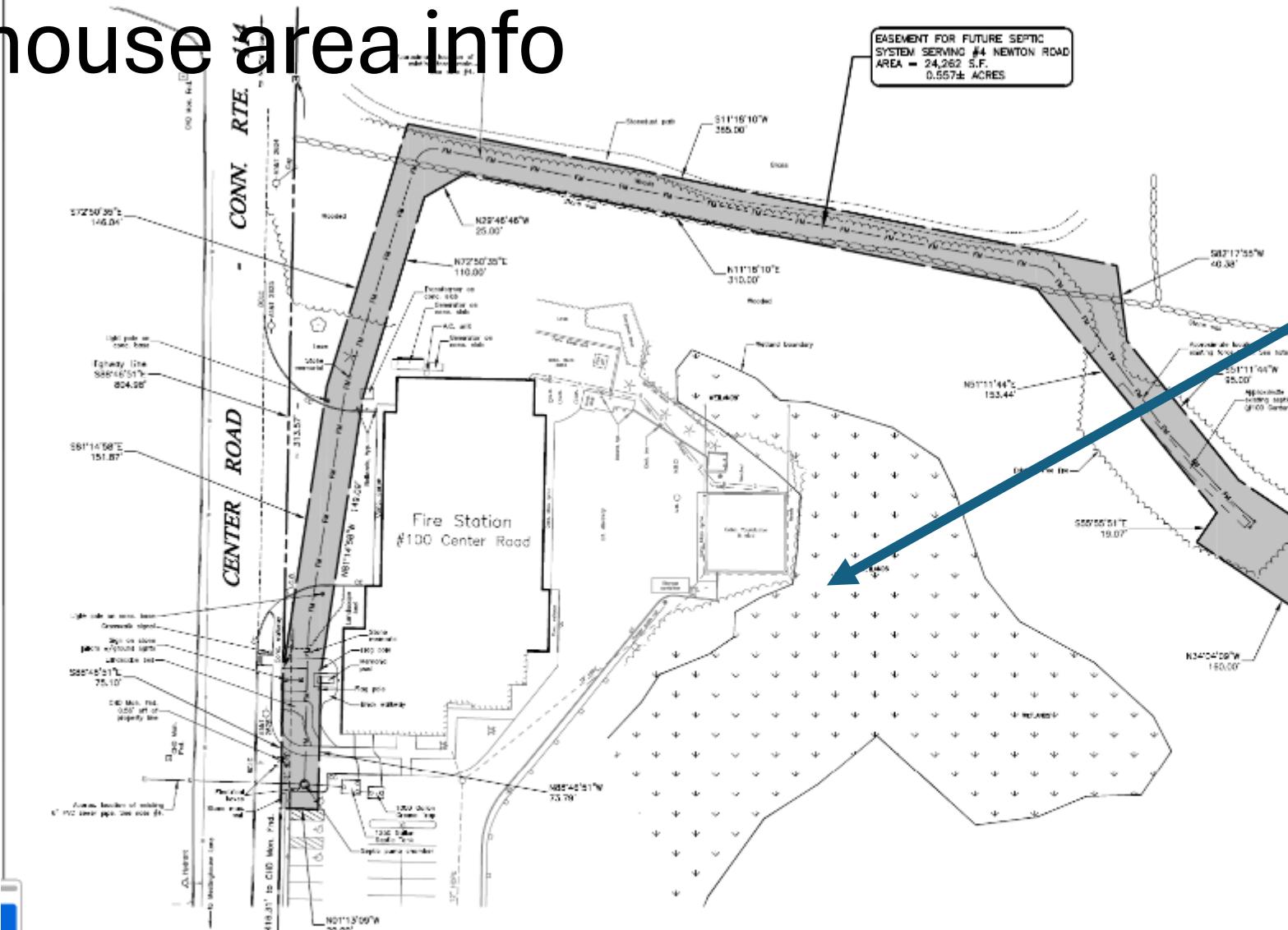
Wetlands and Topography



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

482/28

1. *New survey* has been employed pursuant to the regulations of Connecticut State Agencies Sections 20, 20.1, through 20-20.6-20-31 on March 10, 2010 and *New Standards for Surveying and Mapping in the State of Connecticut* as adopted by the Connecticut Association of Land Surveyors, Inc. It is a United Property/Boundary Survey (Elemental) Map based on a Rectangular Highway line and other depicted as proposed in the original map. The proposed survey information is from Connecticut State 2010-2011, other data depicted was extrapolated from reference maps dated before and is not to be construed as having been obtained by the results of a recent field survey and is subject to such change as an accurate field survey may disclose. Proposed information may be found on an original survey.

2. *Parcel*: *General Town of Woodbridge*

3. *General Area*: *CT 2010-2011*

4. *Deed Reference*: *Source 2011, Pg. 54*

5. *Map*: *Map 100 on Woodbridge Survey for Assessment Map #1724*

6. *Reference Map*:

- A. *Map entitled "Tape of Property of the Estate of David F. Rappaport Jr. as surveyed for the Town of Woodbridge, Woodbridge, Connecticut, Sept. 7, 2001, dated June 26, 1973," by Newell & O'Dwyer.*
- B. *Map entitled "Connecticut Highway Department Plan of Rte. 143, Town of Woodbridge, New Haven, Connecticut, Rte. 143, Westing and Heatherly in Remsen Woods, Highs, Md. 112, Sheet 1 of 16, Scale 1:24,000, United, Nov. 19, 1932."*
- C. *Map entitled "Residential Site Plan, Town of Woodbridge, Weston Rd., Rte. 143A, Woodbridge, Connecticut, Sept. 1, 2010, dated 10-29-10 and revised through 12-11-11," by John Paul Garcia and Associates, PLLC, Engineering and Surveying.*

7. *Existing Survey Information* was taken from Reference Map 100. The Survey area location is based on proposed survey plan, was not a result of a field survey, and should be considered approximate in nature.

8. *Plotted boundaries* depicted as delineated by *Solt Science & Environmental Services, Inc.*

9. *All utilities* are not shown. *Subsurface* utilities were compiled from prior surveys, recent drawings, and surface evidence. *Actual utility locations* are not known. The surveyor has not physically examined the subsurface utility lines or made any notation. *No guarantee* is made as to the accuracy of the utility locations. *It is the surveyor's opinion* that the information is accurate and reliable. *The surveyor further does not warrant or guarantee* that the subsurface utility lines are in the exact location depicted. *Any contractor* or user is required to utilize "Call before you dig" or call utility prior to any excavation for the purpose of verifying the information utilized in this plan.

EASEMENT MAP

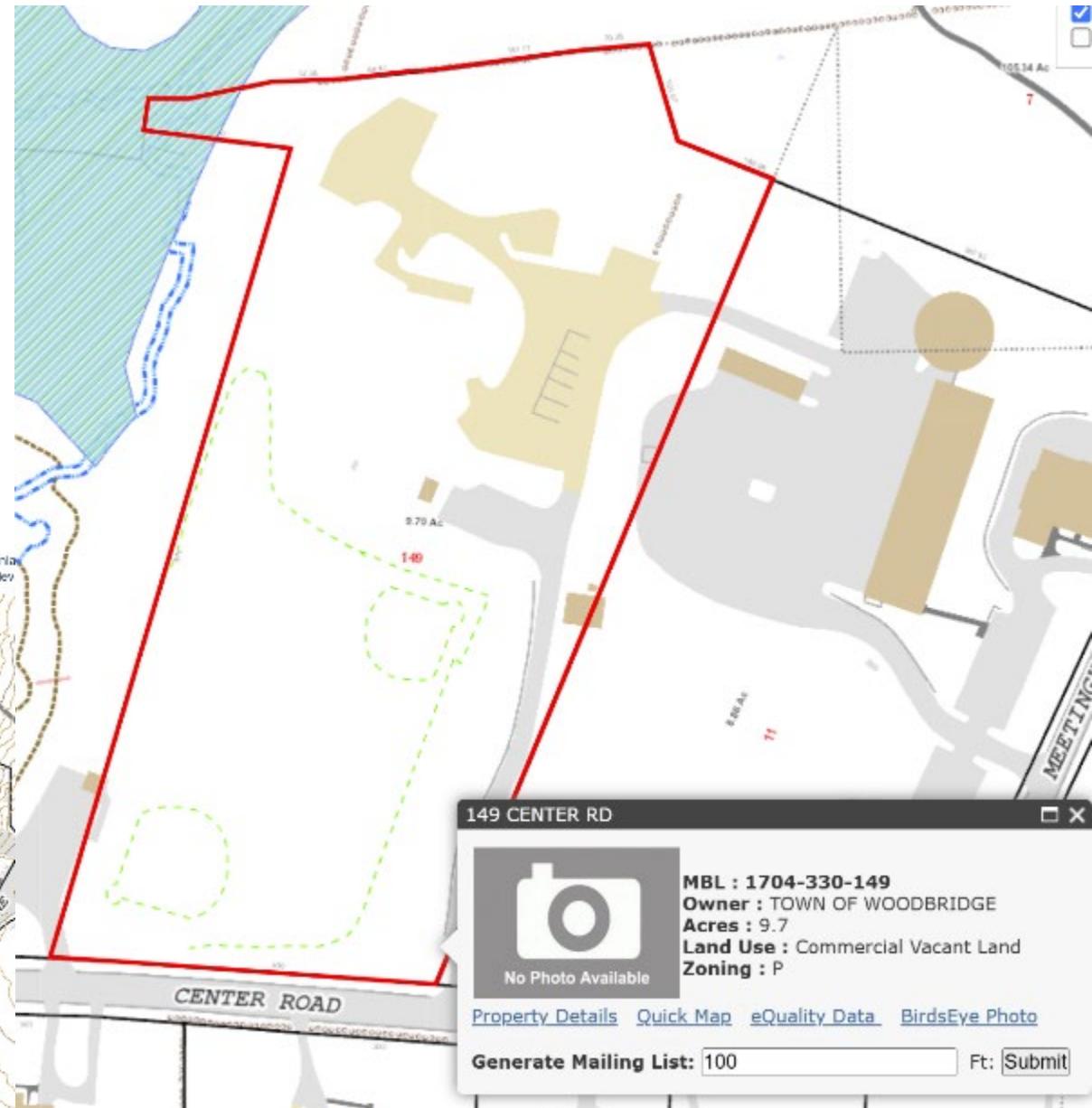
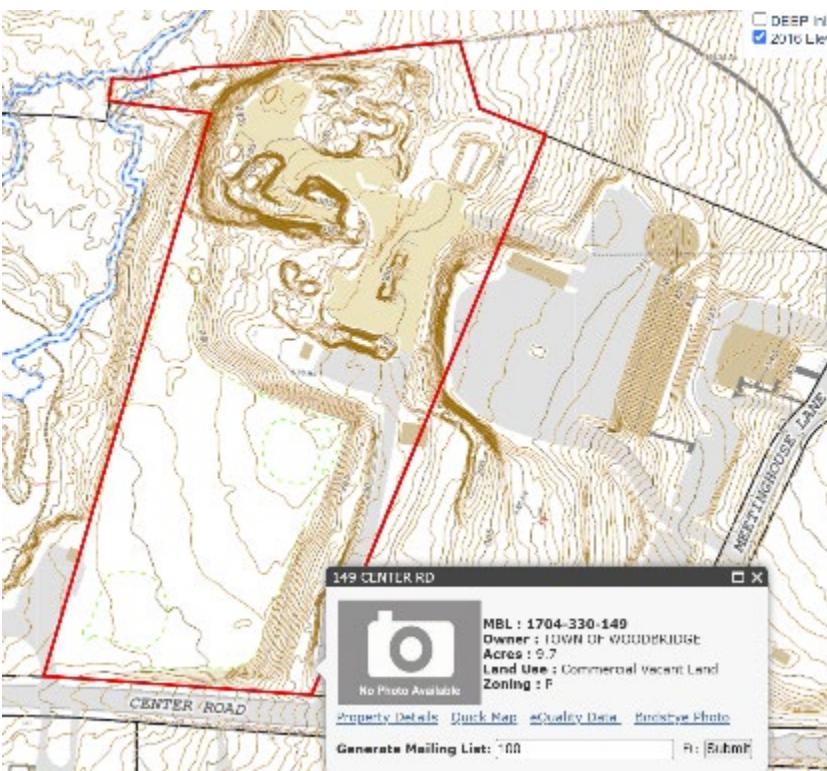
Sheet 1 of 30

DATE 8/6/2023
Sheet 1 of 1
Checked By J.P.

DEPICTING EASEMENT TO BE GRANTED ACROSS
PROPERTY OF THE TOWN OF WOODBRIDGE
PREPARED FOR
THE TOWN OF WOODBRIDGE

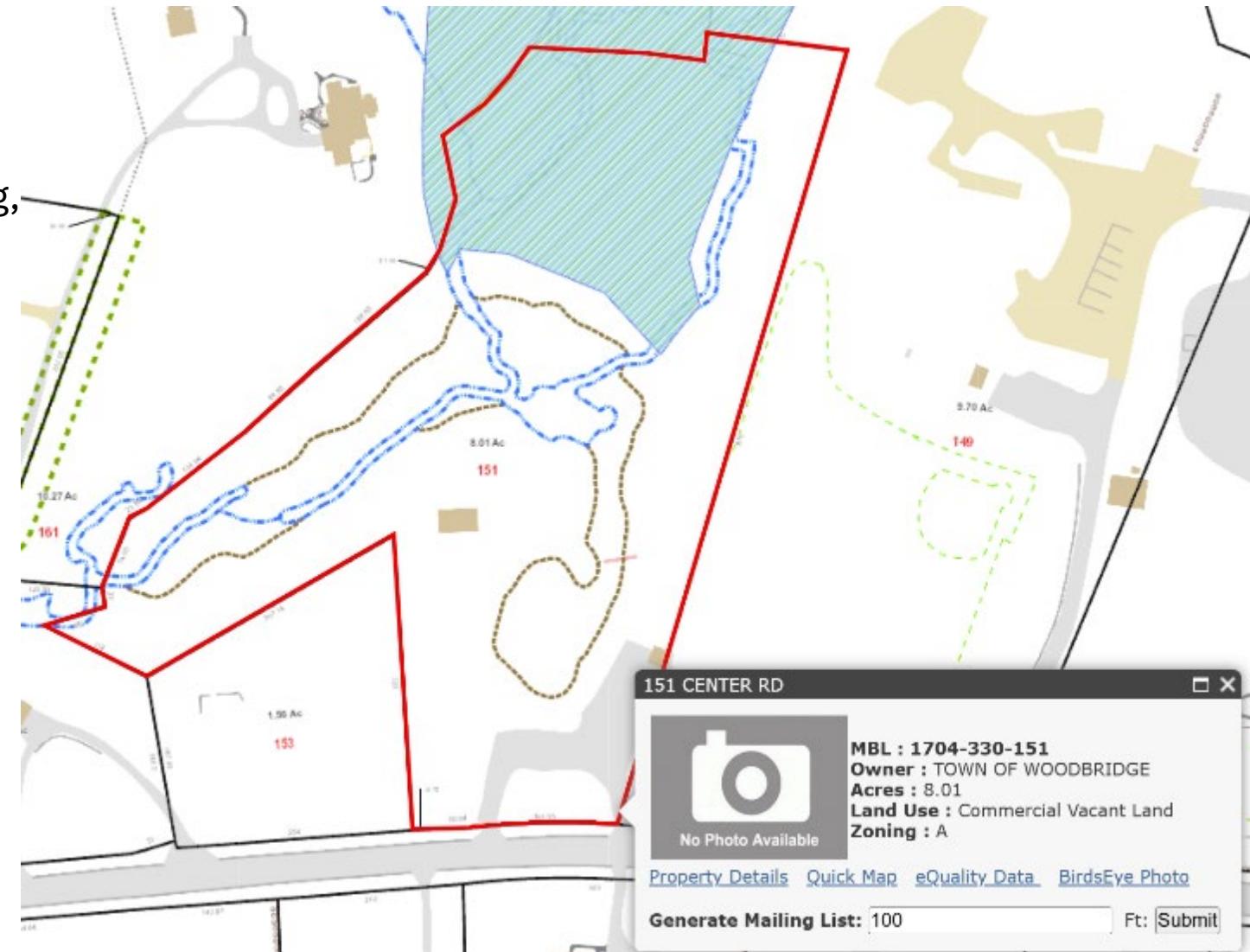
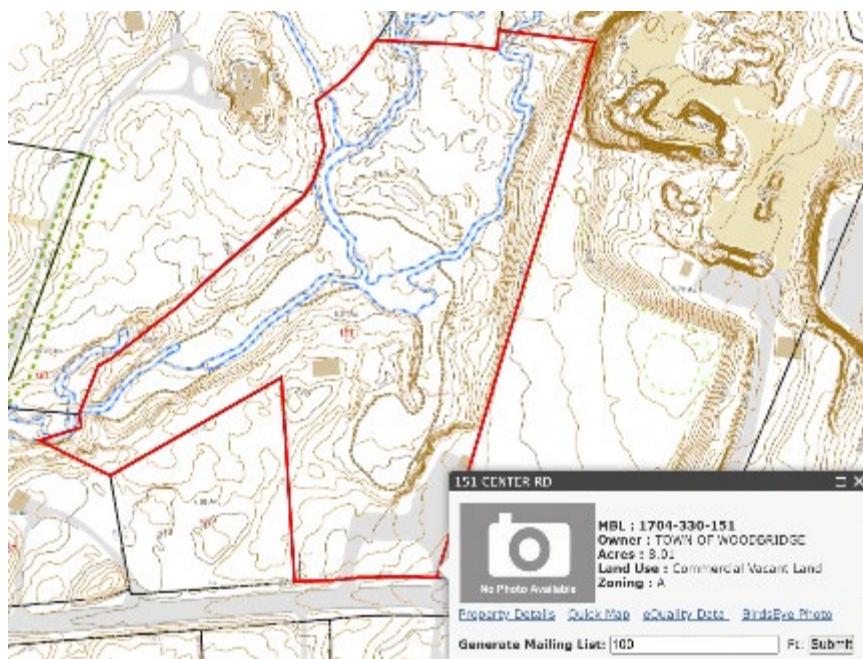
149 Center Rd

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



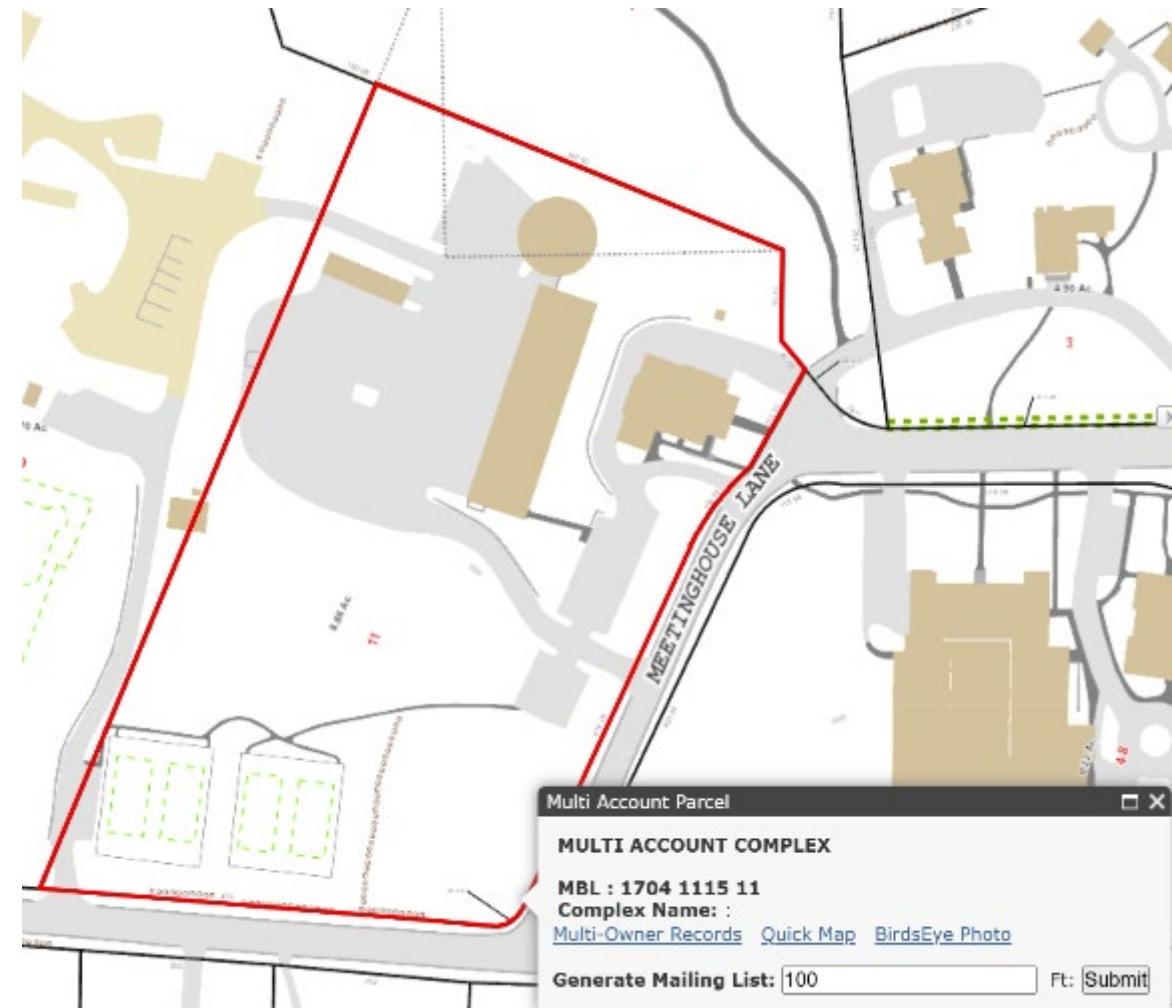
151 Center Rd

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



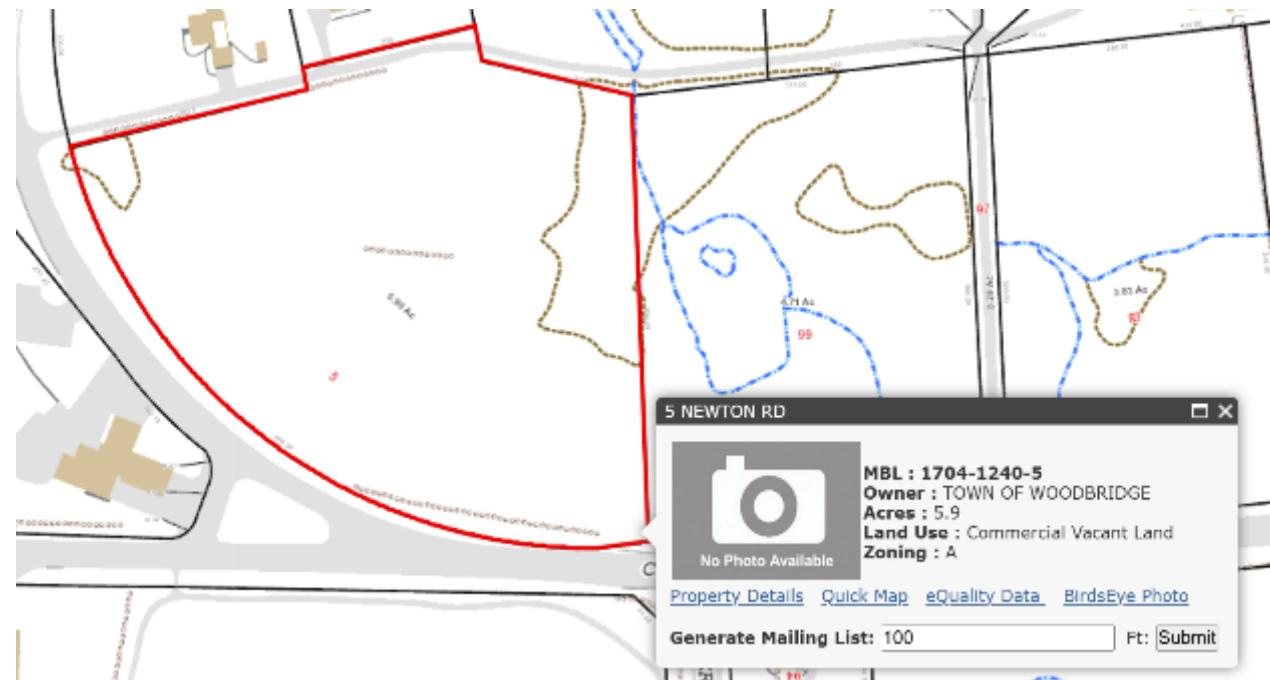
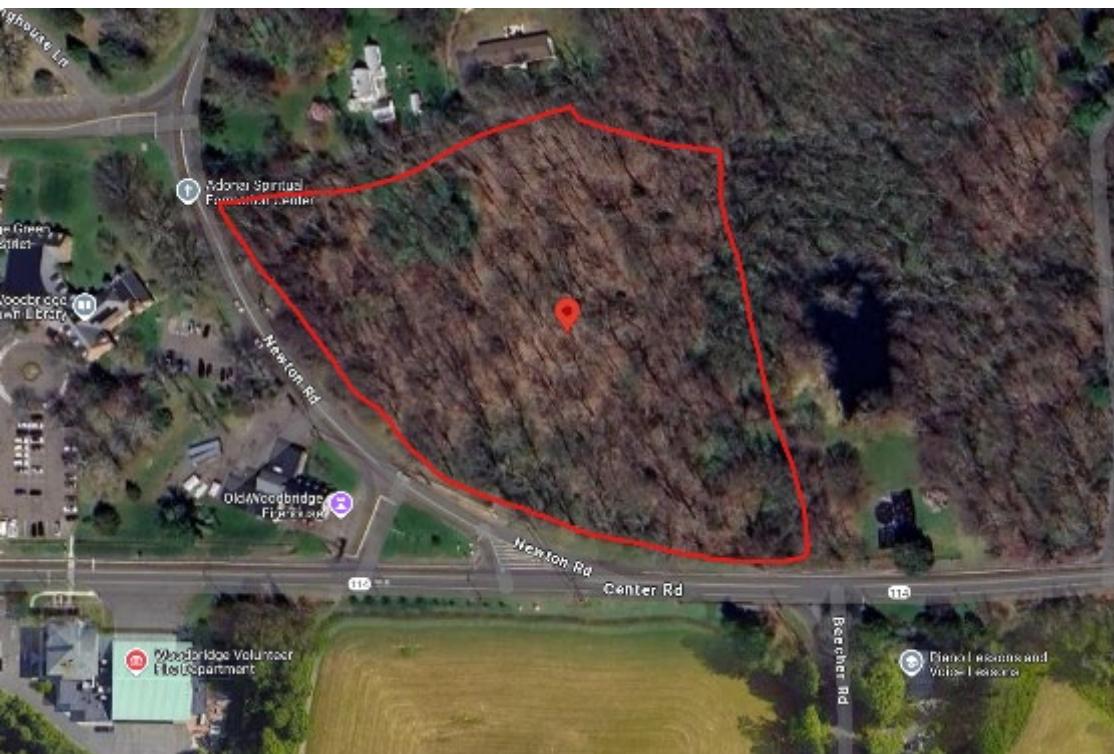
11 Meetinghouse Lane

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



5 Newton Rd

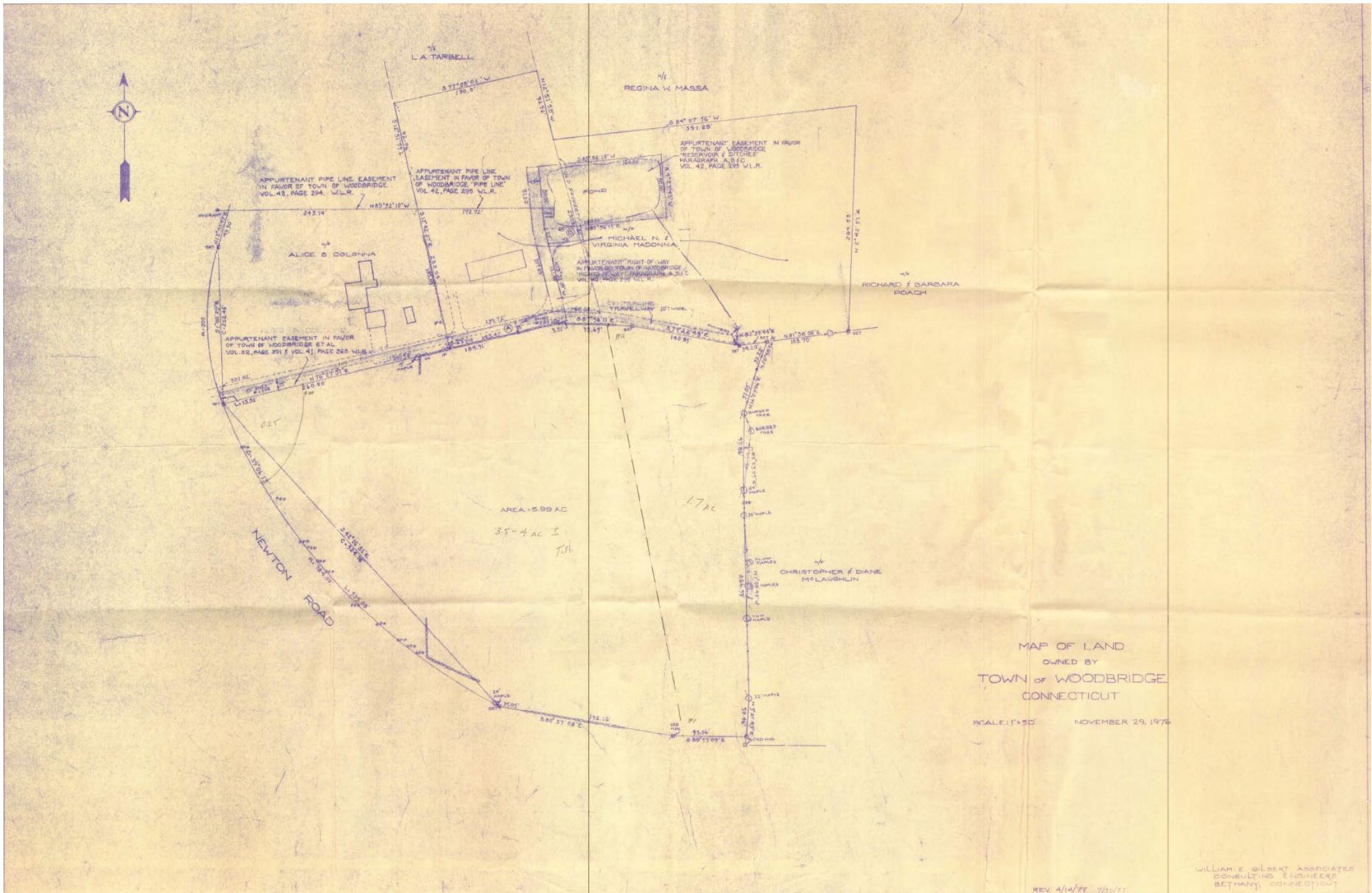
- Category III
- Unused/Vacant Land
- Located Across Community and Cultural Center
- 5.9 Acres
- No Deed Restrictions

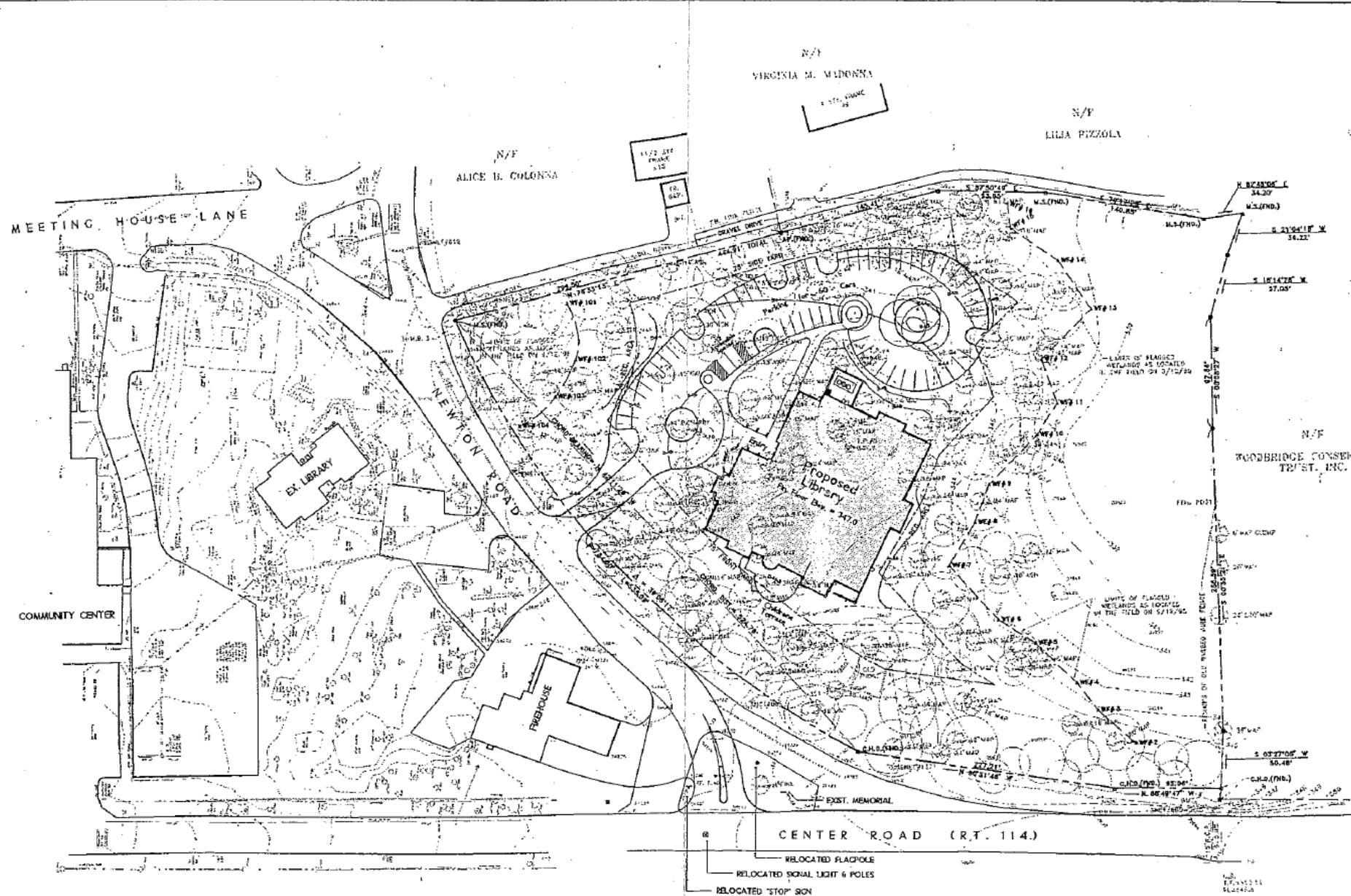


5 Newton Rd – 5.9 acres



- 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





J. Galliher, Baier & Best, Architects and Planners

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SITE FEASIBILITY STUDY
WOODBRIDGE

TOWN OF WOODBRIDGE

DEATHS

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PRELIMINARY
SITE PLAN

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