

Community Collaboration Woodbridge

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

APPENDIX

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Project Purpose

The Town of Woodbridge is conducting a master planning process for the Former Country Club of Woodbridge property. This project is intended to bring together a wide variety of perspectives to identify a preferred plan for the property, which is owned by the Town. The purpose of this project is to develop a plan for the property that the Board of Selectman endorses. The plan will define future uses for the property and implementation steps necessary for realizing the vision, including enabling actions as immediate next steps. Enabling actions may include rezonings, RFP’s for environmental or development activities, and grant applications.

Measuring Success

This is an important project for the Town, and success will be defined by the following overall project goals:

- Build consensus around a shared vision for the property
- Create a plan that defines and achieves the greatest environmental, economic and social value for the community
- Employ data to support decision-making
- Identify clear steps for near- and long-term implementation

Exclusions

This project excludes enabling actions that will support implementation of the plan, including any changes to zoning text, zoning maps, or rezonings, completion of grant applications, development of RFPs, and analysis and design not included in the scope of work.

Project Schedule

Phase	Date	Key Deliverables
Task 1: Kickoff and Analysis	Q4 2024	<ul style="list-style-type: none">• Opportunities and Challenges Presentation• Goals, Objectives, and Guiding Principles Materials• Technical memos for transportation, utilities
Task 2: Initial Concepts and Alternatives	Q1 2025	<ul style="list-style-type: none">• Site alternatives presentation• Site alternatives memo• Preferred plan direction presentation
Task 3: Final Recommendations	Q2 2025	<ul style="list-style-type: none">• Final Recommendations Presentation• 1 Photorealistic Rendering

Client Team Composition

Board of Selectmen	Core Team	Technical Assistance Committee
Mica Cardozo, First Selectman Sheila McCreven Maria Madonick Steve Munno Andrea Urbano David Vogel	Mica Cardozo, First Selectman, Primary Point-of-Contact Anthony Genovese, Administrative Officer/Director of Finance Karen Crosby, Assistant Administrative Officer	<u>Commissions</u> Conservation CUPOP Economic Development Housing Committee Recreation Agriculture Human Services Sustainability Committee Resident, Ad Hoc

Team Functions

Board of Selectmen will provide the Consultant with direction and decision-making guidance. As the primary and final decision-making body, the Board of Selectmen will:

- Meet with Consultant monthly or on a regular basis as appropriate to the stage of the project.
- Monitor project updates and provide constructive recommendations, as needed.
- Be proactive and transparent about potential risks or concerns that may delay or amend the project scope and/or timeline.

Core Team will have regular bi-weekly meetings and additional meetings as needed. Each of the Core Team members will have the following general responsibilities:

- Be assigned tasks and carry those tasks out in a timely manner; meetings will be used to report on progress and relay substantive updates.
- Function as a conduit to their area of expertise/responsibility for Town staff, tapping into additional expertise and resources and supporting preparation of policy, development standards and guidelines, as needed.
- Monitor project updates and provide constructive recommendations in a timely manner, as needed.

Technical Assistance Committee will serve as a project resource in their areas of expertise. TAC members will:

- Provide subject matter expertise to this effort as needed, including briefings and providing review and feedback on project materials.
- Relay public feedback related to subject matter expertise
- Attend meetings, as requested, for items requiring specific expertise.
- Receive project updates and progress reports and provide feedback/input as needed.

Decision-Making Protocol

Decision-making for the project will operate in the following ways:

1. The Consultant will prepare materials based on the scope of work and Client direction from previous tasks. Client direction will be provided as described below.
2. The Board of Selectmen will be the primary and final decision-making body for project development. The Core Team will distribute and/or present draft materials with the Board of Selectmen for review and comments. Core Team members will consolidate Board of Selectman comments and provide a single and coordinated written summary of comments within 5 business days of Consultant presentations or receipt of materials, unless otherwise requested by Consultant.
3. The Consultant will share draft materials with the Core Team for review and comments prior to review by other groups, including the Board of Selectman. Comments should be provided in writing; if comments are provided in a meeting, Consultant will provide a written summary of direction within 1 business day. Core Team members will provide comments within 3 business days of receipt of materials unless otherwise requested by Consultant. Core team feedback will be considered client direction for the purposes of project development.
4. Technical Assistance Committee will provide information and feedback relative to their area of expertise at key milestones in the process. Feedback should be provided in writing; if feedback is provided in a meeting, Consultant will provide a written summary of direction within 1 business day. Core Team members will provide feedback within 5 business days of receipt of materials unless otherwise requested by Consultant. Technical Assistance Committee feedback will be considered advisory for the purposes of decision-making.

Consultant Team

Consultant Team Leadership (for Cooper Robertson, Newman Architects, Langan, Coursey & Company) includes:

Firm/Staff	Role for this Project	Key Responsibilities	Email/Phone
Mike Aziz, Cooper Robertson	Partner-in-Charge	<ul style="list-style-type: none"> • Serves as subject-matter expert. • Consultant team oversight. • To be included in project check-ins and key review sessions. • Leads Quality Control review of major deliverables. 	maziz@cooperrobertson.com 917-542-0069
Brad Barnett, Cooper Robertson	Project Manager/ Senior Urban Designer	<ul style="list-style-type: none"> • Day-to-day communication between City primary point-of-contact. • Tracks project schedule and budget. • Serves as subject-matter expert and leads consultant team production. 	bbarnett@cooperrobertson.com 917-546-6995
Newman Architects	Architecture	<ul style="list-style-type: none"> • Provide recommendations regarding appropriate building types. • Review plan concepts for state code considerations and permitting. 	

Langan	Landscape Architecture / Civil Engineering	<ul style="list-style-type: none"> • Conduct Phase I ESA. • Provides guidance on landscape and environmental considerations. • Provide guidance on potential transportation and site civil issues. 	
Coursey & Company	Engagement	<ul style="list-style-type: none"> • Co-organizing and conducts engagement strategy / activities. 	
Construction Cost Solutions	Cost Estimating	<ul style="list-style-type: none"> • Provide cost estimates for plan concepts and projects. 	

Daily Practices: Core Team Project Management and Consultants

- The Consultant will communicate directly through the Core Team Point of Contact, unless otherwise directed.
- The consultant Project Manager (PM) and Partner-in-Charge (PIC) will be included on all consultant team-related correspondences.
- The project schedule will be subject to periodic updates to account for evolving deadlines of active/planned complementary projects, though any extension of the overall project schedule may result in amended scope / project fees.
- File exchanges will take place using the project Sharepoint:
 - [Woodbridge Project Team Filesharing](#)
- Topics for bi-weekly check-ins will include at minimum:
 - Updates and announcements from Core Team.
 - Updates and announcements from Consultant.
 - Review and updates to schedule.
 - Project development review.

Materials Quality Control/Assurance

Preferred format for reviewing memos, presentations, and draft reports:

- Track changes in Word for redlined edits through Sharepoint.
- Comments directly in PPT for presentations through Sharepoint.
- PDF markups for maps and graphics through Sharepoint.
- The City and Consultant team PM and PIC will set aside time during or after bi-weekly check-ins to reflect on progress/practices on a quarterly basis.

Introduction/Overview

The Town of Woodbridge is leading a master planning process for the Former Country Club of Woodbridge property. This project is intended to bring together a wide variety of perspectives to identify a preferred plan for the property, which is owned by the Town. The following engagement plan outlines the goals, stakeholders, and engagement activities to support this planning effort. It is intended to work in concert with the overall planning process and schedule, which begins in November 2024 and concludes by May 2025.

Project Goals

1. Build consensus around a shared vision for the property
2. Create a plan that defines and achieves the environmental, economic, and social value for the community
3. Employ data to support decision-making
4. Identify clear steps for near- and long-term implementation

Public Engagement Goals

- Ensure the process is transparent and clear
- Use both quantitative data and qualitative feedback to understand different options
- Engage people both one-on-one and in larger public events to hear from many perspectives and voices

Target Audiences

- **Board of Selectmen** – Monthly Board meeting updates; Provides overall plan guidance and final decision-making
 - Mica Cardozo, First Selectman
 - Sheila McCreven
 - Maria Madonick
 - Steve Munno
 - Andrea Urbano
 - David Vogel
- **Core Team** – Bi-weekly check-in calls; Provides day to day coordination and guidance on plan development
 - Mica Cardozo
 - Anthony Genovese
 - Karen Crosby

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- **Technical Assistance Committee** – Meet as needed prior to Board updates; provides technical feedback on project development. Membership will consist of representation from the following Boards and Commissions and a single ad hoc resident:
 - Conservation
 - CUPOP
 - Economic Development
 - Housing Committee
 - Recreation
 - Agriculture
 - Human Services
 - Sustainability Committee
 - Ad Hoc Resident

- **Focus Area Groups** – Boards and Commissions, as well as Town departments, will be organized into three “focus area groups” that cover similar areas of expertise. These will be convened twice for virtual meetings to review initial findings and alternatives and provide feedback.
 - Environment and Recreation
 - Conservation Commission
 - Agricultural Commission
 - Recreation Commission
 - Sustainability Committee
 - Parks Department
 - Recreation Department

 - Land Use and Development
 - Economic Development Commission
 - Town Planning and Zoning Commission
 - Assessor
 - Building Department
 - Town Plan and Zoning Department
 - Commission on the Use of Publicly Owned Properties
 - Housing Committee

 - Public Services & Community
 - Board of Fire Commissioners

- EMS Commission
 - Police
 - Committee on DEI
 - Human Services Commission
 - Youth Services
 - School Board
-
- **Key Stakeholders** – Early project door-to-door listening sessions and group sessions at key milestones; Inform plan development by providing feedback at key milestones
 - Adjacent Property Owners/Neighbors
 - Environment/Conservation Organization/Stakeholder
 - Boards and Commissions
 - Community Groups and Organizations
 - Business Owners
 - Faith Communities
 - Local Developers
 - **General Public** – Community open house, online surveys, earned media, Town email blasts; Inform plan development by providing feedback at key milestones
 - Online survey(s) with links to survey included in all community correspondence and media outreach
 - Community Open House (2): Hold in-person public open houses to solicit input and provide information.
 - Earned Media: Prepare, distribute and pitch news stories that provide updates and solicit community input
 - Town Email Blasts: Prepare email blasts that provide updates and information and solicit community input.

Public Engagement Activities

- **Stakeholder interviews (Nov-Dec 2024):** Consultant team will conduct listening sessions and interviews with key stakeholders identified above to introduce the project and understand their assessment of the opportunities and challenges for the site. Included will be one-on-one meetings with each Selectman.

- **Neighborhood Canvassing (Nov 2024):** Consultant will canvas immediate surrounding properties to introduce the project and hear any initial feedback from neighbors about the opportunities and challenges for the site.
- **Community Open House #1 (Jan 2025):** Consultant team will host a community open house to gather the public's feedback on their vision and priorities for the project. The project team will coordinate with the Town to identify a location. The event will include a board exhibits introducing the project, findings from opportunities and challenges summary, and interactive activities.
- **Stakeholder interviews (Feb-Mar 2025):** Consultant team will interview with key stakeholders identified above to gather feedback on site alternatives. Particular areas of focus will be environmental strategies, community benefits, and development feasibility.
- **Community Open House #2 (Mar 2025):** Consultant team will host a community open house to gather the public's feedback on project alternatives. The project team will coordinate with the Town to identify a location. The event will include exhibits introducing project alternatives in drawings and conceptual graphics.

Public Awareness/Education Materials

- **Town website:** Consultant will provide PDF materials to be uploaded and maintained by Town staff on a project page within the Town's website, including presentations and project FAQ.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

for

Former Woodbridge Country Club 17 and 50 Woodfield Road Woodbridge, Connecticut

Prepared for:

Town of Woodbridge
11 Meetinghouse Lane
Woodbridge, Connecticut 06525

Prepared by:

Langan CT, Inc.
555 Long Wharf Drive, Floor 9
New Haven, Connecticut, 06511

Hannah Griesbach
Project Manager

Jamie P. Barr, L.E.P.
Principal/Vice President

Report Date: 23 January 2025
180-Day Viability Date: 8 June 2025
140308601

LANGAN

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EXECUTIVE SUMMARY

Langan CT, Inc. (Langan) completed a Phase I Environmental Site Assessment (ESA) of the former Woodbridge Country Club at 17 and 50 Woodfield Road in Woodbridge, New Haven County, Connecticut (the “subject property”) under the written authorization of the town of Woodbridge (“Client” and the “user”).

The Phase I ESA was completed following the guidelines of ASTM International Standard Practice E1527-21 (ASTM E1527-21), the United States Environmental Protection Agency’s (US EPA) All Appropriate Inquiries (AAI) Rule, and industry standard practice. The user requested this ESA as part of their environmental due diligence related to a potential redevelopment of the subject property.

Subject Property Layout

The subject property is known as the former Woodbridge Country Club (and golf course) and consists of approximately 140 acres, across of two parcels (50 Woodfield Road; hereby referred to as Parcel A, and 17 Woodfield Road; hereby referred to as Parcel B). Parcel A is improved with a 21,951-square-foot clubhouse, a telecommunications tower, and other ancillary structures/features. The clubhouse is in the far southeastern corner of Parcel A, and the telecommunications tower is on the eastern side of the parcel. Additional features include a water storage tank, six tennis courts, two parking lots, and former golf cart paths across the course. A pond is present in the southwestern corner of the parcel. The remaining areas of Parcel A are grass-covered or forested. No functional buildings are currently present on Parcel B; however, the remains of a dilapidated hunter’s lodge and fire-damaged residence cover an approximately 0.5-acre area in the center of this parcel. An approximately 1.5-acre area to the north, south, and east of the abandoned residence was used as a dumping ground for scrap metal, wood, cement, appliances, and additional materials expanded on below. The remainder of Parcel B is forested.

Subject Property Current Use

It is our understanding that the country club/golf course operated until 2016, and the pool was maintained until 2019. The former country club/golf course is currently used recreationally for walking and sledding in the winter.

Subject Property History

According to the earliest historical reports, Parcel A was developed as a nine-hole golf course by the early 1930s. It grew to be an 18-hole course by the 1940s, complete with a clubhouse, pro shop, storage shed, pool, and tennis courts located in the northwestern corner of Parcel A (location previously referred to as 40 Ansonia Road).

A larger clubhouse was constructed in the southeast portion of Parcel A in the early 1970s after the original clubhouse caught fire and was later demolished. Between 1973 and 2000 Parcel A grew to include the clubhouse, three separate maintenance and storage buildings, an L-shaped pool, a wading pool, a pool locker room and maintenance building, playground, the Halfway House snack shack, six tennis courts, an office for the tennis instructor, and a pump house. In 2001, a telecommunications facility was constructed on the eastern side of Parcel A. The country club ceased operations between 2019 and 2020. Between 2020 and 2024, most of the furniture and equipment were auctioned off, and all structures, except the clubhouse, have been demolished.

A residence was also built on Parcel B in the late 1940s and used as staff housing until it burned down in 1989. A hunting lodge was constructed at an unknown time and was also present until a fire in 2002. The hunting lodge was not included in the Woodbridge Country Club’s operations. It was also reported that an approximately 1.5-acre area, located behind the former residence, has since been used as a dumping

ground by locals and country club staff since the house burned down. Langan observed scrap metal, wood, cement, abandoned appliances, containers with unknown contents, and additional pieces of miscellaneous refuse during site reconnaissance.

According to the property card, the Town of Woodbridge purchased the subject property from the Woodbridge Country Club, Inc. in 2009. A Form III and Environmental Condition Assessment Form (ECAf) were filed at that time, indicating that the subject property was identified as an Establishment under the Section 22a-134a through 22a-134e of the Connecticut General Statutes (CGS) (the "Transfer Act"). The town is identified as the certifying party.

Between 2009 and 2011, HRP Associates, Inc. (HRP) conducted soil, soil vapor, and groundwater investigations at Parcel A as documented in a 2009 Phase II and 2011 Phase III investigation reports. In addition, a Completion of Investigation (COI) Transmittal Form was submitted to the Connecticut Department of Energy and Environmental Protection (CTDEEP) in March 2015. A Significant Environmental Hazard (SEH) was discovered during the Phase III investigation and successfully remediated in June 2016. HRP summarized plans for additional remediation in a Soil Remedial Action Plan (RAP), dated March 2016. According to the key site manager, no remediation beyond the SEH has been completed.

Adjoining Properties and Surrounding Area

The northern, southern, and western adjoining properties and surrounding area were used for agriculture until the 1930s, at which point rural residences and surrounding roadways appear. Wilbur Cross Highway was apparent by the late 1950s. The eastern adjacent property was partially developed as a golf course by the mid-1920s (now the Yale University golf course) with the remaining space staying forested. The eastern surrounding area appears to be residential in the earliest historical records. The adjoining and surrounding properties have consisted primarily of neighborhoods and vacant land from the 1980s to present.

Conclusions

Langan completed a Phase I ESA of the subject property using the scope guidelines and inherent limitations of ASTM E1527-21. Table ES-1 presents the conclusions of the Phase I ESA.

Table ES-1 Conclusions, Findings and Opinions

ASTM E1527-21 Scope Items
Recognized Environmental Conditions (RECs)
<i>REC-1: Historical Underground Storage Tanks (USTs)</i> – Langan identified one historical UST (5,000-gallon, No. 2 fuel oil, installed in 2005) that was reportedly removed in 2022. The removal of this UST is associated with one spill, which occurred on 30 August 2022. A soil sample taken from the tank grave had a detection of 1,700 (unit unlisted) of extractable total petroleum hydrocarbon (ETPH). The historical UST was about 25 feet east of the existing clubhouse building. Langan considers the former UST a REC based on the lack of closure documentation for the 2022 5,000-gallon UST removal.
<i>REC-2: Historical Releases in the Former Equipment Storage Area</i> – Pesticides and arsenic were identified above CTDEEP Remediation Standard Regulations (RSRs) across a large portion of the former maintenance equipment storage building and chemical mixing area as reported in HRP's 2009 Phase II and 2011 Phase III investigations. In addition to chlordane and arsenic, trace concentrations of methylene chloride, naphthalene, 4,4' DDT, and ETPH were also detected in several locations across the building. HRP's RAP recommended remediating the area, however it does not appear that remediation was completed. Langan considers this area a REC.

ASTM E1527-21 Scope Items

REC-3: Historical Releases in the Former Hazardous Materials Storage Shed Area – HRP’s 2011 Phase III investigation identified releases in this area based on exceedances of pesticides and metals. This area was formerly used for hazardous materials and cart storage. HRP’s report lists a yard drain, empty plastic drum storage, soil piles, battery storage, cart washing, and debris piles as features found in the area before the closing of the country club and golf course. This area is called out in HRP’s 2016 RAP for remediation. A SEH was identified south of the building during the 2011 Phase III investigation and was remediated in 2016. Given documented releases, and the lack of remediation, Langan considers this area a REC.

REC-4: Historical Releases in the Former Maintenance Area – HRP’s 2011 Phase III investigation identified a release beneath the equipment maintenance and repair building predominantly characterized by chlordane, polycyclic aromatic hydrocarbons (PAHs), and ETPH. Impact was widespread across the area. This area is called out in HRP’s 2016 RAP for remediation. Given documented releases, and the lack of remediation, Langan considers this area a REC.

REC-5: Historical Releases in the Former Burn Pit – Benzene and arsenic exceedances were detected in the ash of the burn pit in HRP’s Phase III investigation. This area was determined to have a release in the Phase III report and is recommended for remediation in HRP’s 2016 RAP. We did not identify documentation of the recommended remediation, therefore Langan considers this area a REC.

REC-6: Historical Releases in the Drainage Swale Area – Given the pesticide and arsenic exceedances detected in the swale, HRP determined it to be impacted by a release. The Phase III investigation also revealed trace amounts of 4,4’DDE, 4,4’DDT, PAHs, and ETPH. HRP recommended this area for remediation in their 2016 RAP. We did not identify documentation of the recommended remediation, therefore Langan considers this area a REC.

REC-7: Historical Releases in the Former Clubhouse Area – HRP’s Phase III determined this area to be impacted by PAHs and ETPH at concentrations that exceed applicable criteria. Both contaminants seem to be limited to shallow soils. Given documented releases, Langan considers this area a REC.

REC-8: Historical Releases in the Former Snack Shack Area – PAHs and ETPH were detected above applicable criteria in one soil and one groundwater sample collected from the former Halfway House snack shack area in the southeast portion of Parcel A during HRP’s 2011 Phase III investigation. They determined this release to be from the septic system for the former snack shack. Given a documented release, Langan considers this area a REC.

REC-9: Historical Releases at the Clubhouse – HRP’s Phase III investigation detected ETPH above applicable standards in a concrete chip sample from the clubhouse boiler room and from soil sampling in the clubhouse’s former dumpster area. HRP determined both clubhouse locations to be impacted by a release. Given a documented release, Langan considers the clubhouse to be a REC.

REC-10: Historical Releases in the Former Pool Area – HRP’s Phase III investigation determined releases in association with the storage of pool chemicals, leakages from mechanical equipment, and discharges to a small pit. PAHs, ETPH, and zinc were detected above applicable soil criteria. A groundwater sample determined that zinc exceeded the Surface Water Protection Criteria (SWPC) as well. Given documented releases, Langan considers this area a REC.

REC-11: Releases in the Cell Tower Area and Stockpiles – HRP’s Phase III investigation determined that chlordane, ETPH, and SPLP lead exceed soil criteria in five of the nine test pits installed to investigate this area. HRP stated that an alternative site-specific PMC could be used to reduce remediation extent in this area. Given documented releases, and the lack of remediation, Langan considers this area a REC.

ASTM E1527-21 Scope Items
<p><i>REC-12: Sediment Impact in the Pond Area</i> – Eleven sediment samples were submitted from the pond and pump house area for VOCs, ETPH, metals, PAHs, pesticides, and herbicides. Low impacts of ETPH were found, along with PAHs that exceeded soil criteria. Given documented releases, Langan considers this area a REC.</p>
<p><i>REC-13: On-Site Waste Dumping</i> – While walking Parcel B (17 Woodfield Road), Langan observed a variety of trash north of the abandoned residence including scrap wood and metal, old appliances, and miscellaneous containers. The key site manager confirmed that after the residence was abandoned in the late 1980s, the public and former country club staff took to dumping trash in the area. Spills and releases could not be determined due to leaf cover and old age of the dumping ground. Due to the long history of dumping and possibility of spills or releases, Langan considers the trash collection to be a REC.</p>
<p><i>REC-14: Aqueous Film Forming Foam (AFFF) Deployment</i> – Several fires have occurred on Parcels A and B since the original clubhouse was demolished in 1969. These fires include the former country club (40 Ansonia Road) and a residence on Parcel B, three interior fires at the current clubhouse, a vehicle fire, and a fire at one of the storage buildings. Class B AFFF is a well-documented source of per- and polyfluoroalkyl substances (PFAS), including perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS), to the environment and is used in response to petroleum fires by local authorities across the nation. Depending on the manufacturing date of the deployed AFFF, it is likely that it contained PFOA or its precursors, and possibly PFOS. The Fire Marshal confirmed that in 2017 the town cleaned their foam apparatus and switched to state-approved F3-product; however, fires extinguished between the 1970s and 2017 were likely treated with PFAS-containing AFFFs. The likely presence of PFOA and possible presence of PFOS in the AFFF is considered an REC given the potential for impacts to soil and groundwater. While there are likely other PFAS constituents in the AFFF mixture, they are not designated as Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) hazardous substances, and their potential presence in soil and groundwater is a non-scope consideration.</p>
<p><i>REC-15: Former Significant Environmental Hazard (SEH) Area</i> – The Town notified the CTDEEP of a SEH on-site following Phase III sampling in 2011. An area behind the cart storage building had chlordane and arsenic at respective concentrations of 32,300 micrograms per kilogram (µg/kg) and 446 milligrams per kilogram (mg/kg), exceeding 30 times the applicable direct exposure criteria (DEC). Remediation for this area was completed in 2016 by excavating the top 2 feet of soil in the area and taking endpoint verification samples from the sidewall and bottom soils. Arsenic, DDD, DDE, DDT, and chlordane were detected above residential DEC (RDEC) and/or GA pollutant mobility criteria (PMC) in each post-excavation sample; however, all results were below the SEH notification limits (15 times the RDEC). The excavation was backfilled with gravel and brought to original grade. A 22 June 2016 letter from the CTDEEP certifies that the Department has determined the SEH to be satisfactorily abated. Langan considers the former SEH area a REC based on the documented release and remaining impacts in soils.</p>
<p>Controlled Recognized Environmental Conditions (CRECs)</p>
<p>Langan did not identify CRECs.</p>
<p>Historical Recognized Environmental Conditions (HRECs)</p>
<p>Langan did not identify HRECs.</p>
<p>De Minimis Conditions</p>
<p>Langan did not identify de minimis conditions.</p>
<p>Business Environmental Risks (BERs)</p>

ASTM E1527-21 Scope Items

BER-1: Establishment Designation – The Connecticut Transfer Act (CTA), described in Section 22a-134a through 22a-134e of the Connecticut General Statutes (CGS) (the “Transfer Act”), requires the disclosure of environmental conditions when certain real properties and/or businesses are transferred and, potentially, the assumption of the responsibility to address environmental conditions. The CTA applies only to those properties or business operations that are deemed to be “establishments” as defined under the law, as defined in Section 3.4. As an establishment, upon transfer, CTA Program forms are required to be filed with the CTDEEP and the Certifying Party must investigate and remediate the property in accordance with the requirements of the CTA.

The subject property is currently designated as an Establishment in association with the generation of hazardous waste; a Form III and ECAF were filed when the subject property was transferred to the current owner (Town of Woodbridge) from the previous owner (Woodbridge Country Club, Inc.). While investigation and limited remediation have been conducted at the subject property, a Verification Report has not been submitted as of the date of this report. The designation of the subject property as an Establishment is considered a BER.

BER-2: Frequent Application of Pesticides and Herbicides – Parcel A was in use as a golf course from the early 1930s until around 2020. Fertilizers, pesticides, herbicides, and insecticides were in use to manage the grounds. While areas of the parcel with historical or current buildings have been investigated, the rest of the grounds have not. If the subject property is redeveloped, the presence of impacted soils may require implementation of material handling and management procedures during future redevelopment activities, which may result in environmental premiums associated with excavation, transportation, and disposal costs.

BER-3: State Wetlands – State wetlands are noted in historical reports and mapped on the CTDEEP’s GIS Open Data Website in the southwest corner of Parcel A. Please note that these potential wetlands have not been confirmed as part of this Phase I ESA. The wetlands within the subject property are considered a BER as the presence of these features may result in land development and environmental permitting costs.

1. INTRODUCTION

Langan CT, Inc. (Langan) completed a Phase I Environmental Site Assessment (ESA) of the former Woodbridge Country Club at 17 and 50 Woodfield Road in Woodbridge, New Haven County, Connecticut (the “subject property”) under the written authorization of the town of Woodbridge (the “Client” and the “user”). A Subject Property Location Map is provided in Appendix A (Figure 1).

The Phase I ESA was completed following the guidelines of ASTM International Standard Practice E1527-21 (ASTM E1527-21), the United States Environmental Protection Agency’s (US EPA) All Appropriate Inquiries (AAI) Rule, and industry standard practice. The user requested this ESA as part of their environmental due diligence associated with a potential redevelopment involving the subject property.

1.1 Purpose

The purpose of this Phase I ESA is to identify recognized environmental conditions (REC) associated with the subject property. This purpose also includes identifying controlled recognized environmental conditions (CREC), historical recognized environmental conditions (HREC), de minimis conditions, and significant data gaps. The definitions of REC, CREC, HREC, de minimis condition and other select ASTM terms used in this report are in Section 8.

1.2 Scope of Services

Langan’s scope of services consisted of the completion of a Phase I ESA following the guidelines of ASTM E1527-21. Langan’s scope of services as it pertains to the elements of a Phase I ESA as specified in ASTM E1527-21 is described below.

On 8 July 2024, the US EPA final rule designating two per- and polyfluoroalkyl substances (PFAS) – perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) including their salts and structural isomers – as hazardous substances under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) became effective. Because of the complex and varied historical use of PFAS in various industries; limited prior disclosures of PFAS content on product specification sheets, Material Safety Data Sheets (MSDS), and Safety Data Sheets (SDS); the complex chemistry and chemical transformations associated with some PFAS; and the ever-growing and varied list of state regulations, it is not feasible to evaluate PFOA and PFOS without also considering other PFAS. As such, absent analytical data, Langan incorporated a review of PFAS as a general class into this Phase I ESA.

PFAS and other CERCLA hazardous substances and petroleum products have been detected in background environmental samples across the globe, including in areas removed from specific recognized sources. This Phase I ESA was not intended to evaluate background concentrations of CERCLA hazardous substances or petroleum products, regardless of whether the source is naturally occurring or anthropogenic. The objective of Langan’s scope of services was to identify the presence, likely presence, and/or material threat of a release of CERCLA hazardous substances and petroleum products related to specific property uses that are generally recognized as known or potential sources of such substances and products.

1.2.1 Records Review and Local Government Interviews

Langan contracted a third-party provider to search environmental regulatory databases and provide historical records. The database search included select federal, state, local and tribal standard source environmental databases within the approximate search radii specified by ASTM E1527-21.

Langan submitted Freedom of Information Act (FOIA) requests to supplement environmental database listing information. The FOIA requests were submitted to the town of Woodbridge Assessor Department, Building Department, Fire Department, Inland Wetlands Department, Town Clerk, and Planning & Zoning Department. Langan also reviewed online records including the Connecticut Department of Energy and Environmental Protection (CTDEEP) Document Online Search Portal (DOSP), Environmental Use Restriction (EUR) Map, Spill Incidents database, CTDEEP Registered Underground Storage Tanks (USTs) database, CTDEEP HAZCONNECT database, and Hazardous Waste Manifest database, United States Geological Survey (USGS) mapping, and US EPA databases. Agency FOIA-requested information, where received, is discussed in relevant sections of this report and referenced in Section 7. Pertinent documents are provided in Appendix B.

Langan supplemented the third-party-provided historical records with review of online historical record sources including Google Earth Pro and NETR Online.

1.2.2 Site Reconnaissance and Owner/Operator/Occupant Interviews

Langan completed the site reconnaissance on 19 and 20 December 2024. Adam Parsons (town of Woodbridge groundskeeper; the “key site manager”) accompanied Alanna Muello of Langan during the site reconnaissance of the grounds on 19 December. On 20 December 2024, Alanna Muello was accompanied by Adam Parsons and Brad Parsons (town of Woodbridge Facilities Manager) through the interior of the current clubhouse. Adam Parsons has been associated with the subject property since 1990, and Brad Parsons has been associated with the town of Woodbridge for about four years longer.

Langan walked the periphery of the subject property, observed the subject property from adjoining public thoroughfares, and walked the accessible interiors of structures at the subject property. Langan observed the adjoining properties and the surrounding area from the periphery of the subject property and from public thoroughfares adjoining to or traveled on to access the subject property. The weather at the time of the site reconnaissance was approximately 40°F and sunny. Photographs from the site reconnaissance are provided in Appendix C.

Langan interviewed Adam Parsons during the site reconnaissance and by phone on 31 December 2024, 7 January 2025, and 22 January 2025.

1.2.3 Evaluation, Report and Parts Used in Concert

Langan evaluated the information obtained from the records reviews, site reconnaissance and interviews described above, and from the user as described in Section 1.3 in concert with each other. Langan’s findings, opinions, and conclusions are discussed throughout this report. Significant assumptions, or deletions, deviations or exceptions to ASTM E1527-21 are noted in Section 1.4.

1.2.4 Non-ASTM Scope Services

The scope of services for the Phase I ESA did not include non-scope ASTM considerations.

1.3 User Responsibilities

Langan requested that the user provide the results of tasks the user is responsible for completing to satisfy the requirements of AAI. The tasks include: searching for known environmental liens and activity and use limitations (AULs) filed or recorded against the subject property, and provision of information related to specialized knowledge or experience of the user or the degree of obviousness relative to conditions indicative of releases or threatened releases; actual knowledge of the user regarding environmental liens or AULs related to the subject property; specialized knowledge or experience of the user; reasons for

significantly lower purchase prices, and commonly known or reasonably ascertainable information within the local community about the subject property. Langan also requested that the user state the reason the Phase I ESA was requested. As of the date of this report, user responses have not been received.

Unless specifically included in the scope of services, Langan did not complete a title search or a search for environmental liens or AULs, as that is the responsibility of the user. If the user requested that Langan complete such searches on the user's behalf, the information was supplied to Langan by a vendor, and to the vendor by government sources; therefore, neither Langan nor the vendor can verify the completeness or accuracy of the title search, or AUL searches.

1.4 Limiting Conditions/Deviations

Due to long exposure to weather, vandalism, and a lack of consistent upkeep, Langan was unable to view the clubhouse, building foundations, and pavement as they were when the subject property operated as a country club. Langan was also unable to independently assess the type, quantity, and manner of storage for hazardous substances and petroleum products. As these conditions were previously assessed in two Phase I reports, a Phase II, and a Phase III investigation, Langan does not believe this limiting condition to impact conclusions. Langan was unable to view the interior of three Conex boxes staged in the asphalt-paved parking lot of Parcel A, and did not have access to a fenced telecommunications building in the eastern portion of Parcel A. The key site manager reported that the Conex boxes contain camp equipment for the town of Woodbridge Recreational Department and that no chemical use or hazardous materials are present. Past reports, including the two Phase I reports, Phase II, Phase III, and records found in the Building Department files, confirm the physical layout and provide information related to previous site operations. Therefore, this limiting condition did not impact Langan's conclusions.

Langan did not delete or deviate from the ASTM E1527-21 guidelines during this Phase I ESA.

1.5 Data Gaps

Data gaps, if encountered, are discussed throughout the report. Significant data gaps, if any, are summarized in Section 5.

2. SUBJECT PROPERTY DESCRIPTION AND CURRENT USE

The following sections describe the subject property location, ownership, physical setting, and current layout and operations.

2.1 Location, Legal Description, and Ownership

The approximately 140-acre subject property is about 70 feet northwest of the Wilbur Cross Highway. The subject property is composed of two parcels identified by the town of Woodbridge Tax Assessor with the Parcel ID 3002 2040 50 (50 Woodfield Road; hereby referred to as Parcel A) and Parcel ID 3002 2040 17 (17 Woodfield Road; hereby referred to as Parcel B). A legal description of the subject property is provided on the property record card in Appendix E. Ownership of the subject property was transferred from the Woodbridge Country Club, Inc., to the Town of Woodbridge in 2009.

One previous address, 40 Ansonia Road, is associated with the subject property. This address describes the former clubhouse in the northwest corner of Parcel A, which was destroyed in a fire in the late 1960s. Langan completed database and file review for all three addresses (17 Woodbridge Road, 50 Woodbridge Road, and 40 Ansonia Road).

2.2 Physical Setting

The physical setting that includes the geologic, hydrogeologic, hydrologic, and topographic characteristics of the subject property and surrounding area is discussed below.

2.2.1 Topography

The 2021 United States Geological Survey (USGS) 7.5-minute quadrangle topographic map for the town of Woodbridge depicts the subject property at an elevation of approximately 350 feet above mean sea level (amsl) with a gentle slope downward in all directions. The regional topography generally slopes downward toward surface water bodies, including Bishop's Pond (approximately 150 feet north of Parcel B), Race Brook (approximately 1,600 feet west of Parcel A), and the Maltby Lakes (approximately 1.3 miles southeast of the subject property).

2.2.2 Geology

According to the U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) Soil Survey Geographic (SSURGO) data for Summit County, soils at the subject property consist primarily of well-drained sandy loams with slow to moderate infiltration rates.

According to USGS information, the subject property overlays two geologic formations: the Buttress Dolerite and the Maltby Lakes Metavolcanics; the latter of which is composed of greenstone, greenschist, and schist. According to a 2009 Phase II investigation report for the subject property, overburden soils in Parcel A were typically fine to medium grained sand with silt and some clay. Bedrock was encountered at a variety of approximate depths ranging from 0.5 to 12 feet below grade.

2.2.3 Hydrogeology

Surface water bodies are present within the boundary of Parcel A. A pond is present in the southwest corner, as well as a stream that extends along the parcel's western boundary. No surface water bodies are present on Parcel B.

Race Brook is about 1,600 feet west of Parcel A. Over 15 ponds are also found within a 0.25-mile radius of the subject property, including Bishop's Pond to the north. The Maltby Lakes are approximately 1.3

miles southeast of the subject property. Information from a 2009 Phase II investigation, a 2011 Phase III investigation, and supplemental groundwater sampling from 2016 show that groundwater on Parcel A generally flows in a southwestern direction.

Groundwaters in Connecticut are classified as GAA, GA, GB, and GC. According to the CTDEEP Water Quality Classifications map for Woodbridge the southeastern portion of Parcel A is classified as GAA. The remainder of Parcel A and all of Parcel B are classified as GA. Class GAA designated uses are existing or potential public supply of water suitable for drinking without treatment and baseflow for hydraulically-connected surface water bodies. Class GA designated uses are existing private and potential public or private supplies of water suitable for drinking without treatment and baseflow for hydraulically-connected surface water bodies.

A review of the Geotrack section of the LightBox Environmental Data Resources (EDR) Regulatory Database Report (Appendix F) did not identify groundwater wells on the subject property; however, a 2009 Phase I assessment identified one drinking water well used by the former Halfway House snack shack in the northwestern corner of the subject property. Also identified were three dry wells, two to the northeast side of the clubhouse and one to the northeast of the former pool area, both in the southeastern corner of the subject property. Langan observed an apparent dry well to the west of the former Halfway House snack shack. A well drilling permit from the Building Department identifies an irrigation well installed in 1970 by Johnson Road.

The EDR report did identify two wells approximately 65 and 1,160 feet west of Parcel A. The wells are identified as residential drinking wells, and installation logs were not available. The EDR report did not identify oil wells within a 0.25-mile radius of the subject property.

2.3 Subject Property Description

The subject property is improved with a 21,951-square-foot clubhouse, a telecommunications tower, and additional ancillary structures/features. The clubhouse is in the southeast corner of Parcel A. When the Country Club shut down between 2019 and 2020 most furniture and equipment were removed from its interior and sold. A men and women's locker room, men and women's lounge, general lounge, dining room, kitchen, storage spaces, and maintenance spaces (such as the boiler and elevator rooms) are present within the clubhouse. The basement of the clubhouse contained a boiler room with disconnected telephone and electricity breakers, an AC unit with four compressors, and two air handlers. The elevator room was slightly south of the boiler room. Further south in the basement, on the west side of the clubhouse, was an empty 5,000-gallon water tank and air handlers. In the attic, Langan observed two air handlers for the bathrooms and main gathering area on the first floor. The second floor contained a space once used as an employee living space and a catwalk for storage, which Brad Parsons said was used to store paintings for decoration. Exhaust fans are present on the roof.

The telecommunications center north of the clubhouse obtained a Zoning and Building Permit in 2000 and was approved for occupancy as a telecommunications facility leased by AT&T Wireless in 2001. According to the original memorandum submitted to the town of Woodbridge by Cuddy & Feder & Worby LLP on behalf of AT&T Wireless, the facility is composed of a 100-foot monopole tower within a 50-foot by 50-foot fenced compound. The memo states that equipment will be located at the base of the monopole in a 12-foot by 20-foot equipment shelter. Langan did not obtain access to the fenced telecommunications facility during site reconnaissance; however, the facility's exterior footprint was not observed to be different than described. The facility has continuously removed and replaced antennas from 2001 to 2024. Letters from the CTDEEP certify that the overall footprint and radiofrequency emittance of the facility has not changed and is compliant with state and federal standards.

Additional features and property development present across the parcel include a water storage tank in the northeast, six tennis courts along the eastern Parcel A boundary, an asphalt-paved parking lot east of the clubhouse, a milled parking lot in the northwest corner of the parcel, and the former golf paths. Three Conex storage boxes are present in the northern area of the asphalt parking lot, which Adam Parsons described as storage space for the town of Woodbridge Recreational Department's camp equipment and no hazardous substances or petroleum products are stored there. South of the clubhouse are the concrete building pads of three structures, previously used for golf cart storage, equipment and hazardous materials storage, and as a joint employee lounge and space for equipment repairs. Previous reports identify these former buildings as "Cart Storage", "Equipment Storage", and "Maintenance Facility", respectively. The remaining areas of Parcel A are grass-covered or forested.

No functional buildings are currently present on Parcel B; however, the remains of a dilapidated hunter's lodge and fire-damaged residence cover an approximately 0.5-acre area in the center of this parcel. The remainder of Parcel B is forested.

Access to Parcel A is obtained through an asphalt-paved parking lot off Woodfield Road or from the milled parking lot off Johnson Road. There is unobstructed access to Parcel B from Woodfield Road.

A Subject Property Layout Map is provided in Figure 2 of Appendix A. Photographs of the subject property and a checklist documenting Langan's observations relative to the features, activities, uses, and conditions outlined in Section 9.4 of ASTM E1527-21 are in Appendix C.

2.4 Current Subject Property Use

The subject property is no longer in use as a golf course. According to Adam Parsons, the course is occasionally used as a walking trail and the northeastern corner of Parcel A contains a hill used for sledding.

The following table summarizes subject property utility providers.

Table 2-1 Utility Providers

Utility	Providers
Electricity (used for cooling)	N/A
Natural gas (used for heating)	N/A
Water	Municipal
Sewer	Greater New Haven Water Pollution Control Authority, former septic systems

2.5 Hazardous Substances and Petroleum Products

Hazardous substances and petroleum products are not actively generated or transported on the subject property. After closure of the club, all fuels in mobile containers (such as drums and gasoline cans), pesticides, and other hazardous materials were removed from the subject property. Given these circumstances Langan could not observe the historical storage method of these materials. Langan did not observe evidence of leaks, spills, pools of liquid or releases such as staining, or sheens, other than as described below.

2.5.1 Underground Storage Tanks (USTs)

Based on historical documents and conversations with Adam Parsons, a series of USTs were present on-site from 1970 to 2022 as follows.

A 5,000-gallon #4 fuel oil UST was installed east of the clubhouse in 1970. A permit was filed in 1989 for the removal and replacement of this UST with a 5,000-gallon #2 fuel oil tank. This UST is next mentioned in a 2005 permit and 2006 UST closure report and was reportedly removed and replaced by a tank of the same size and fuel. The closure report states that the removed UST appeared to be in good condition with no visible holes or cracks. A slight petroleum odor was detected from the eastern sidewall of the UST grave; however, no visual evidence of a fuel oil release was observed. One soil sample was taken from each sidewall and two from the grave bottom. A photoionization detector (PID) was used to scan each sample and readings ranged from 0.1 to 1.4 parts per million (ppm). Samples underwent laboratory analysis for extractable total petroleum hydrocarbons (ETPH), volatile organic compounds (VOCs), methyl tertiary-butyl ether (MTBE), and polynuclear aromatic hydrocarbons (PAHs). VOCs and PAHs were not detected at concentrations above their respective laboratory limits in any sample. ETPH was detected at 75.9 ppm in one sample, below the CTDEEP Remediation Standard Regulations (RSRs). Through field observations and sampling results it was determined that no leaks had occurred. Once the new UST was installed (Tank ID UST-R1, 5,000-gallons, #2 fuel oil) it was pressurized to check for leaks and successfully inspected by the Fire Marshal. According to a SPILLS listing this UST was removed in 2022.

A permit from 1992 allowed for the replacement of a 1,000-gallon propane above ground storage tank (AST) about 50 feet west of the clubhouse with a 1,000-gallon UST about 25 feet west of the clubhouse. In 1996, another permit was filed for a gas burner and piping to vaporize the propane, which was used for a propane-fired fuel chimney system and the water heaters. The 2006 UST closure report describes the 1,000-gallon propane UST about 20 feet west of the then-present heating oil UST. According to Adam Parsons, the propane UST adjacent to the clubhouse was removed with the fuel oil UST and is no longer in place.

A 500-gallon propane UST was approved for installation with a gas tank permit dated March 1988. Adam Parsons described the UST as north of the maintenance building slab and stated this UST is empty but remains in place.

Two active USTs were identified on CTDEEP's Underground Storage Tank (UST) database for 50 Woodfield Road. The listed USTs have a 5,000-gallon capacity and contain heating oil. Based on historical documents and information provided by the key site manager, the second listing (ID: A7) was an error in registration and no such tank exists on-site.

Langan identified one release associated with the USTs that is expanded on in Section 3.2.1. Langan considers the most recent former UST a REC based on the lack of closure documentation for the 2022 5,000-gallon UST removal.

2.5.2 Aboveground Storage Tanks (ASTs)

Langan did not observe ASTs currently at the subject property; however, historical review and conversations with Adam Parsons confirm the previous use of two 1,000-gallon propane ASTs, a 500-gallon diesel AST, a 500-gallon gasoline AST, and a 275-gallon waste oil AST. The two 500-gallon ASTs were approved with a permit in March 1992. The permit describes the ASTs as steel, placed atop a 4-inch concrete slab, and contained in a concrete vault. The two 1,000-gallon ASTs were approved for installation in May 2003. They were installed to the west of the pool house on a concrete pad with piping for a new propane gas-fired pool heater. The 275-gallon waste oil AST was seen in figures from previous environmental investigations and mentioned in reports from 2009. It was reportedly staged inside the

maintenance building atop a concrete floor. According to Adam Parsons, this AST was scrapped four to five years ago.

2.5.3 Drums, Totes, and Intermediate Bulk Containers

Langan did not observe drums, totes, and intermediate bulk containers at the subject property; however, a 2009 Phase I report lists five 55-gallon drums of vehicle maintenance oils on pallets in the service garage (in the western section of the former Maintenance Facility building).

2.5.4 Other Chemical Storage, Containers, or Equipment

Langan observed empty or mostly empty 5-gallon containers of hydrochloric acid solution in the basement of the clubhouse.

Langan observed the following fluid-containing equipment:

- An elevator room was observed in the basement of the clubhouse. Langan was unable to safely assess the elevator system sump.

Previous environmental reports documented pallets of fertilizer in the chemical storage shed with evidence of small spills around the pallets. They also report various containers of outdated and/or unlabeled pesticides.

2.6 Air Emissions

There are not current air emission sources at the subject property. Previous sources include HVAC equipment, compressor units, and fuel oil-fired boiler units.

2.7 Waste Management

The following sections describe current hazardous and non-hazardous waste streams, and observations of fill areas or other solid waste throughout the subject property.

2.7.1 Hazardous Waste

The EDR database report indicates that the subject property is not a registered Resource Conservation and Recovery Act (RCRA) generator of hazardous waste. Current operations do not generate or include the transportation of hazardous waste. The subject property was entered into the Connecticut Property Transfer Program related to previous hazardous waste generation between 1995 and 2005. The Connecticut Transfer Act (CTA), hazardous waste manifests, and the subject property's status in the program are expanded on in Section 3.

2.7.2 Non-Hazardous Waste

Non-hazardous waste is not generated or transported at the subject property. A 2011 Phase III investigation identifies that a dumpster was once present to the east of the clubhouse.

2.7.3 Fill Areas or Solid Waste

Langan observed the following areas that were apparently filled or graded by non-natural causes (or filled with material of unknown origin) on Parcel A and verified them with the key site manager:

- An L-shaped pool was present south of the clubhouse from 1967 to 2020, when it was drained, closed, and filled with local process stone.

- A 5,000-gallon UST was present to the east of the clubhouse. According to Mr. Parsons it was removed in 2022 and backfilled with the same clean process stone used for the pool.
- The area around the former clubhouse in the northwest corner of the subject property (previously identified as 40 Ansonia Road) was filled with the same clean process stone.
- General grading of the golf course was done by moving existing materials within the course.
- Large mounds of soil and organic material are present surrounding the telecommunications station. It is unclear where this material originated.

Langan also observed evidence of dumping on Parcel B across an approximately 1.5-acre area to the north, east, and south of the abandoned residence. Materials observed include plastic piping, scrap metal, two refrigerators, wood, plastic containers with unknown contents, and cement bases with poles attached. According to the key site manager, it is likely that the cement and poles came from the old tennis courts in Parcel A and were deposited there by staff. Adam Parsons said that the remaining waste is not associated with former Country Club operations, and that following the destruction of the parcel's residence, locals took to using the area as a dumping ground. As potential spills and releases could not be determined due to leaf cover and old age of the dumping ground, Langan considers on-site waste dumping to be a REC.

2.8 Wastewater

Sanitary and process wastewater from the current clubhouse were discharged to the municipal sanitary sewer system. The key site manager stated that the clubhouse was connected to the sewer at the time of construction. Floor drains observed in the clubhouse kitchen and on the cement pad for the demolished pool locker rooms were confirmed by the key site manager to go to the municipal sewer.

No floor drains were observed on the equipment storage building pad or golf cart storage pad. According to Adam Parsons, the pad for the employee lounge and mechanic area had a bathroom that was likely connected to the city sewer. Building and sewage disposal permits confirm that the former clubhouse used a septic system from the time of its construction to its demolition in 1969. This septic system also served the former Halfway House snack shack. Adam does not believe the septic system has been used since. Additionally, the 2009 Phase I assessment identified historic septic systems for the former Maintenance Facility building and the existing clubhouse.

Additionally, a pump house was once attached to the pond in the southwest corner of Parcel A. The pump house pulled water from the pond through a series of irrigation pipes underneath the course. According to Adam Parsons, the pipe and sprinkler system was likely in use from the 1970s until the fall of 2024, when the pump house was removed.

2.9 Storm Water

Storm water at the subject property percolates through pervious areas or sheet flows to the adjoining roadways into the municipal storm sewer system. Langan did not observe evidence of impact (e.g., sheens, staining) to storm water pathways.

2.10 Non-ASTM Scope Considerations

During site reconnaissance Langan observed evidence of water damage in the clubhouse basement. Areas of the ceiling, especially in the basement staircase landing, had fallen to the ground. Puddles of water were also visible in this area. Langan was also advised to wear a protective face mask before

entering the basement due to extensive mold, which was observed along the hallway walls. These considerations are not included in the ASTM scope. As such, Langan does not consider them RECs.

3. SUBJECT PROPERTY HISTORY AND RECORDS REVIEW

The following sections provide summaries of the historical uses of the subject property, and available information regarding documented environmental conditions associated with the historical uses.

3.1 Historical Summary

Langan compiled the following summary of the subject property history based on a review of readily available and reasonably ascertainable sources and interviews. Historical resources are provided in Appendix E.

Table 3-1 Subject Property History

Time Period	Historical Discussion
1890 – 1930	The subject property is depicted as undeveloped on topographic maps.
1930 – 1940	<p>The subject property’s earliest aerial photograph, 1934, shows most of Parcel A to be cleared and landscaped. A pond, stream, two buildings, and a parking lot are visible in the northwest corner of Parcel A. Two Phase I ESAs previously completed for the subject property (Advanced Environmental Interface, Inc., July 2009; and Haley & Aldrich, March 2009) state that the clubhouse was constructed in the early 1930s (identified with the address 40 Ansonia Road). It was a nine-hole golf course that opened in 1931 and was expanded to an 18-hole course in 1938.</p> <p>Parcel B appears forested in aerial photography from 1934 to present.</p>
1940 – 1960s	<p>The 1940 aerial photograph shows the golf course has been improved to include more holes. Aerial photography from 1949 shows that a path was constructed from Fountain Street running north to south through Parcel A. The parking lot in the northwest corner expanded and includes a path that connects to the Fountain Street extension. The pond has been filled and replaced by a tennis court, one building has been removed, and the other building has been expanded. Forestation begins in the southern section of Parcel A and continues to grow along the parcel’s eastern boundary through the 1950s. Trees occasionally line course holes within the parcel’s interior. By 1963, aerial photography shows additional buildings surrounding the clubhouse in the northwest corner and a triangular patch of trees in the northeast corner. Building permits show that a clubhouse, septic system, pro shop, storage shed, pool, and tennis courts were present in the former clubhouse area by the late 1960s.</p> <p>According to Adam Parsons, the original clubhouse in the northwest corner of Parcel A experienced three separate fires. The last fire in 1969 caused significant damage. A fire incident report was not available for these three fires; however, aerial photography and building permits show that in the late 1960s to early 1970s a new clubhouse was constructed on the southeast portion of Parcel A (50 Woodfield Road).</p>

Time Period	Historical Discussion
1940 – 1960s cont.	<p>Permits obtained from the Building Department describe the following improvements:</p> <ul style="list-style-type: none"> • 40 Ansonia Road (Parcel A) – Zoning Board of Appeals approval to construct extensions to old Pro Shop for use of building as Clubhouse (1947); zoning and building permits to erect an accessory building for use as a Pro Shop (1950); zoning and building permits to erect an addition to the existing clubhouse and kitchen (1950); zoning and building permits to erect an addition to increase the locker and dining area (1953); zoning and building permits to erect/build a shade shelter (1954, 1958); building permit to build storage space over the locker room (1961); zoning and building permits to erect a shed roof (1961); zoning and building permits to erect a tennis pro shop (1963); demolition permit for the clubhouse structure due to fire (1969). • 50 Woodfield Road (Parcel A) – Zoning and building permits to construct a clubhouse (1966); building permit for a swimming and wading pool (1967); building permit to rebuild country club (1968). • 17 Woodfield Road (Parcel B) – Zoning application to construct log cabin (1945); zoning and building permits to enclose existing porch and add an additional porch (1949). <p>According to the 50 Woodfield Road property card, buildings were constructed on Parcel A in 1950, 1960, and 1970.</p>
1970 – 1980s	<p>As seen in aerial photography and on Parcel A’s property card, the clubhouse was rebuilt in 1970 in the southeast corner of subject property. This area includes two buildings, a parking lot, and two cleared fields. A pond is visible in the southwest corner of the subject property in a 1972 aerial photograph, and by 1985 a total of six tennis courts are visible to the north of the new clubhouse.</p> <p>According to a police incident report and Adam Parsons, a fire occurred at the residence on 17 Woodfield Road (Parcel B) in December 1989. The residence was not rebuilt. Building permits, described below, also report a fire taking place inside the clubhouse in December 1989. No fire incident report is available.</p> <p>Permits obtained from the Building Department describe the following improvements:</p> <ul style="list-style-type: none"> • 50 Woodfield Road (Parcel A) – Zoning and building permits to erect practice tennis backboard (1972); approved for occupancy as a clubhouse (1973); zoning and building permit to erect a pump house (1973); electrical permit for wiring controls to an alarm, storage tank in field to maintenance building (1975); demolition permit for an old garage (1987); zoning and building permit to erect a maintenance building (1987); zoning and building permit for an addition to the dining area (1987); approved for occupancy as maintenance building (1988); permit to install a 500-gallon propane AST by the maintenance building (1988); permit to remove and replace a 5,000-gallon UST (1989); building permits for renovations due to fire (1989, 1990).

Time Period	Historical Discussion
1990 – 2000	<p>Building permits and aerial photographs indicate that the Halfway House, a snack bar in the approximate footprint of the former clubhouse in the northwest corner of Parcel A, was in operation by the mid-1990s.</p> <p>A building permit, described below, details renovations done to the interior of the current clubhouse due to a fire in 1992. A refuse fire is also reported in an uncovered parking area at 50 Woodfield Road (Parcel A) in 2000.</p> <p>Permits obtained from the Building Department describe the following improvements:</p> <ul style="list-style-type: none"> • 50 Woodfield Road (Parcel A) – Approved for use as a country club (1990); zoning permit to install aboveground fuel tanks encased in a concrete vault (1992); building permit for the interior remodeling of a coat room to business office (1992); building permit to repair fire damage to kitchen corridor and mixed grill room (1992); demolition permit to remove a 500-gallon AST from the maintenance area (1992); permit for addition of two 500-gallon ASTs by the maintenance area (1992); storage tank permit for two USTs (500 and 1,000-gallon propane) and two ASTs (500-gallon gasoline and 500-gallon diesel) (1993); building permit for alterations/remodeling of inground swimming pool (1994); building permit for remodeling and expansion of existing snack bar (1994); building permit for repairs to concrete (1994); approved for occupancy as a snack bar (1994); zoning and building permits to construct playground and additional shed (1994); building permit for a metal fabricated chimney (1996); tank permit for 1,000-gallon propane tank, gas burner, and piping for water heaters and chimney system (1996); mechanical permit for copper heat exchangers and tanks, and all fuel propane fired chimney system (1996); zoning and building permits to erect telecommunications facility (2000).
2000s – Present	<p>By the mid-2000s, an office and storage building, confirmed by Adam Parsons to contain equipment like rakes, nets, and trash pails, are visible by the tennis courts. Operations and subject property configuration remained similar from the mid-2000s to 2020. The town of Woodbridge purchased Parcels A and B from the Woodbridge Country Club, Inc., in 2009. A Form III and Environmental Condition Assessment Form (ECAAF) were submitted to the CTDEEP in September 2009 confirming the subject property’s qualification as an Establishment in the CTA. Parcel A is classified by the town of Woodbridge as Special Purpose, and Parcel B is classified as Vacant Land.</p> <p>According to Adam Parsons, the Woodbridge Country Club ceased to operate as a golf course in 2016. The pool continued to be used in the summer until 2019, when it was closed and filled in 2020. Following closure most of the equipment, appliances, and furniture used by the former Woodbridge Country Club were sold. By 2024 the only building remaining at 50 Woodfield Road (Parcel A) is the clubhouse. The maintenance, golf cart storage, and equipment storage buildings were removed, leaving only their concrete foundation pads. The pump house was removed in the fall of 2024, and a parking lot was installed in the former clubhouse area to allow for recreational walking through the course.</p>

Time Period	Historical Discussion
2000s – Present cont.	<p>A commercial structure fire is reported at 50 Woodfield Road (Parcel A) in 2023. vehicle fire is reported at 17 Woodfield Road (Parcel B) in the area across from the tennis courts in 2023. Another vehicle fire was reported for the parking lot at 25 Woodfield Road, directly across the road from the clubhouse.</p> <p>Permits obtained from the Building Department describe the following improvements:</p> <ul style="list-style-type: none"> • 50 Woodfield Road (Parcel A) – Approved for occupancy as a telecommunications facility leased by AT&T Wireless (2001); zoning approval and building permit for interior remodeling of the clubhouse (2003); tank permit for installation of two 1,000-gallon propane tanks on a concrete pad with piping for new gas-fired pool heater (2003); partial certificate of use and/or occupancy for use of lower level men’s and ladies’ locker rooms and upper level men’s and ladies’ restrooms (2004); tank permit for removing and replacing 5,000-gallon oil UST by the clubhouse (2005); building permit for seasonal tent by the pool (2012). <p>Between the establishment of the telecommunications tower in 2001 and 2024, several antennas and other types of equipment have been removed and replaced. These permits correspond to letters from the CTDEEP certifying that the overall footprint and radiofrequency emittance of the tower has not changed. These permits and letter are available in Appendix E.</p> <ul style="list-style-type: none"> • 40 Ansonia Road (Parcel A) – Building permit for the exterior stairway with landing on existing Halfway House, the snack bar (2002).

Historical information was not readily available to characterize the subject property before its initial developed use in the 1930s. A 1934 aerial photograph indicates the subject property was already partially developed as a golf course and the eastern and southern portions of the subject property possibly use for agricultural purposes. Based on knowledge of the area, it is unlikely that the subject property was used for developed purposes other than potentially agricultural prior to 1934 and the data gap is not considered significant.

Environmental concerns related to historical operations are discussed further in Section 3.3.

3.2 Regulatory Database Review

3.2.1 Online Database Review

The subject property is identified on the CT Underground Storage Tank (UST), CT Asbestos, CT Manifest, CT SPILLS, CT Contaminated and Potentially Contaminated Sites (CPCS), CT Property, CT Significant Environmental Hazards (SEH), and EPA Facility Index System (FINDS) databases.

Under the address 50 Woodfield Road (Parcel A), three USTs are listed in the CT UST database (two current and one historical), described as follows:

- Tank A7 (5,000 gallons, heating oil) – Fiberglass reinforced plastic; installed 1 December 2005 with spill bucket and audible alarm.
- UST-R1 (5,000 gallons, heating oil) – Coated and cathodically-protected steel; installed December 2005 with spill bucket.

- Tank A-1 (5,000 gallons, heating oil) – Asphalt-coated or bare steel; installed 1 December 1970 and removed from the ground 5 October 2006.

As stated in Section 2.5.1, Langan does not believe the information present in the CTDEEP's UST database is up to date. Based on a lack of historical documentation and knowledge from the key site manager, Tank A7 did not exist and UST-R1 was removed from the ground in 2022. According to Adam Parsons, an empty, out-of-use 500-gallon propane UST remains on-site in the maintenance and storage area.

According to the key site manager, and previous Phase II, and III reports, an AST was once present south of the former golf cart storage building. It was installed in 1992 and removed when the golf course closed in 2019/2020. It was used for fueling and contained a 500-gallon tank for gasoline and a 500-gallon tank for diesel. This AST was atop a concrete pad and contained in a concrete vault. A 275-gallon waste oil AST was present in the maintenance building, and two 1,000-gallon propane ASTs were present in the pool area. These ASTs are elaborated on above in Section 2.5.3.

50 Woodfield Road (Parcel A) has one listing in the SPILLS database (Case No. 202203742). dated 30 August 2022. The incident is described as occurring during the removal of a 5,000-gallon #2 fuel oil UST. A soil sample taken from the tank grave is reported with an ETPH concentration of 1,700 (unit unlisted). No free product was seen and well water was not impacted. The town of Woodbridge was listed as the responsible party. No further information was available.

Under Woodbridge Country Club, Inc., 50 Woodfield Road (Parcel A), the subject property is identified in the CT CPCS database for a LUST (Site ID 61895), identified on 30 August 2022. Remediation is not started.

Five hazardous waste manifests are listed under Woodbridge Country Club at the address 50 Woodfield Road (Parcel A), described as follows:

- CTF0105981 (under EPA ID: CTP000013552) – Transported 15 gallons of waste flammable liquid (EPA waste code D001) on 14 April 1992.
- CTF0425950 (under EPA ID: CTP000017972) – Transported 275 gallons of hazardous waste liquid (EPD waste code F002 – halogenated solvents) on 8 August 1995.
- NYB7226181 (under EPA ID: CTP000017972) – Transported 69 kilograms of polychlorinated biphenyls (PCBs) (EPA waste code D009 – mercury) on 30 October 1996.
- CTF0760585 (under EPA ID: CTP000022521) – Transported 275 gallons of environmentally hazardous substance (EPA waste code D039 – tetrachloroethylene (PCE)) on 10 May 1999.
- CTF1250924 (under EPA ID: CTP000022521) – Transported 275 gallons of combustible liquid (EPA waste code F002 – halogenated solvents) on 14 October 2005.
- 014637907JJK (under EPA ID: CTP000033273) – Transported approximately 9 cubic yards of chlordane-impacted soil on 19 August 2016 as part of the remediation of a SEH.

Due to the quantity of hazardous waste generated and transported in 1995, 1999, and 2005, the subject property was classified as an Establishment under the CTA. The significance of this classification is expanded on in reports listed below and in Section 3.4.

The subject property is listed in the CT SEH database as the Woodbridge Country Club (50 Woodfield Road (Parcel A)). The CTDEEP was notified on 1 April 2011 that the top 2 feet of soil in the maintenance area may pose a risk to human health due to elevated levels of arsenic and pesticides. The CTDEEP directed the town of Woodbridge to inform persons with potential for exposure, post warning signs, and secure the area to limit access to the polluted soil until the site was cleaned up. The area was remediated in 2016 through excavation and off-site disposal. Post-excavation samples showed arsenic, and pesticides DDD, DDE, DDT, and chlordane were detected above the CTDEEP RSRs in each sidewall and bottom sample; however, all results were below the SEH notification limits (15 times the Residential Direct Exposure

Criteria (RDEC)). The excavation was backfilled with gravel and brought to original grade. A letter from the CTDEEP on 22 June 2016 certifies that the Department has determined the SEH has been satisfactorily abated. The letter and SEH final report are available in Appendix E. Langan considers the former SEH area a REC based on the documented release and remaining impacts shown in soils.

As 50 Woodfield Road (Parcel A), the subject property is included in the CT Asbestos database with the following listings:

- ID 30053 – Entered 8 January 2004, the project started on 22 December 2003 and ended 24 December 2003. It was contracted by Talevi Enterprises, Inc., from Berlin.
- ID 18046 – Entered 14 March 2011, the project started on 18 March 2011 and ended 19 March 2011. It was contracted by the ERP Group Inc. from West Haven.

The subject property is listed in the FINDS database under Registry ID 110030375396 in association with the CT Site Information Management System (SIMS). Under Woodbridge Country Club, Inc. (System ID 1523352), the subject property is listed as a State Master environmental interest in the UST program. No Standard Industrial Classification (SIC) or North American Industry Classification System (NAICS) codes are reported.

3.2.2 CTDEEP Online Document Review

Review of the CTDEEP's online and in-person File Room found the following reports. The Woodbridge Country Club has been the subject of two prior Phase I ESAs, a Phase II investigation, and Phase III investigation, and supplemental investigations and remedial efforts. The following documents detail this history.

10 February 2009, revised 26 March 2009 – Haley and Aldrich Phase I ESA

Haley and Aldrich (H&A) conducted an ASTM Phase I ESA for Woodbridge Country Club 50 Woodfield Road (Parcel A) in February and March 2009. They identified several known or suspected RECs and the possibility that the site may meet the definition of an Establishment under the CTA.

H&A described the subject property to be approximately 142 acres utilized as an 18-hole golf course with six buildings (country club, warehouse, two service shops, a restaurant, and a store), tennis courts, and an outdoor swimming pool. The buildings present at the time of the report include a country club (constructed in 1970, oil as heating fuel, outbuildings include shed, bath house, tennis courts, pool, gazebo, patio, porch, and deck), a warehouse (constructed in 1980, gas fuel), a service shop (constructed in 1960, coal or wood fuel), another service shop (constructed in 1960, gas fuel), a restaurant (constructed in 1950, coal or wood fuel), and a store (constructed in 1970, coal or wood fuel). The report indicated a historical collapsed dry well at the Halfway House snack shack, and septic systems off the east side of the equipment maintenance and repair building and the south side of snack shack.

The physical setting is described with water hazard ponds associated with various holes on the golf course that collect surface water and state wetlands in the southern portion of the site.

H&A note one previous report for a UST removal dated 27 February 2006 by BL Companies. Health Department files also showed that the country club main building is connected to public water and sewer services. The Halfway House snack shack utilizes a Transient Non-community Public Water System, and copies of required water quality tests are included in the appendix of the report. Three small fires are noted between 1997 and 2009 at the subject property.

H&A divided their RECs into Known Recognized Environmental Conditions (KRECs) and Suspect Recognized Environmental Conditions (SRECs), also classified as high, medium, or low. They are described below:

- KREC #1 (medium) – Three USTs (two historical, one current) recorded for the subject site. Soil sampling results from the UST-1 tank grave (historical) show ETPH detected in one sample at 75.9 ppm, an indication of a possible release. Fill pipes were observed in the location of one 5,000-gallon UST on the east side of the main buildings entrance.
- KREC #2 (low) – The site is identified on the CT Hazardous Waste Manifest Database and indicates that hazardous waste liquid and PCBs were stored, used, and transported from the site.
- KREC #3 (low) – Health Department records and site interviews determined that annual pool draining waters are discharged to the ground surface.
- KREC #4 (medium) – Fertilizer, pesticide, and herbicide chemical storage shed in maintenance area includes pallets of fertilizer and evidence of small spills around pallets and various containers of outdated and/or unlabeled pesticides.
- KREC #5 (medium) – Present in and around the service garage in the maintenance area is an aboveground maintenance lift with staining on the concrete floor below, five 55-gallon drums of vehicle maintenance oils on pallets, a 275-gallon waste oil AST observed to have staining in proximity, and a second diesel AST outside the garage for which staining could not be assessed due to snow coverage.
- SREC #1 (low) – The Halfway House snack shack at the 7th Hole is a seasonal food service facility that has on record a former swimming pool, a multi-compartment septic tank, a well, and a collapsed drywall.
- SREC #2 (low) – A hydraulic elevator in the main country club building was installed in the 1960s. The elevator system sump could not be viewed during the site visit and therefore indication of release could not be assessed.

The country club was also determined to be an Establishment under the CTA due to historical hazardous waste generation and transport.

March 2009 – H&A ASTM Phase I ESA Recommendations and Phase I ESA

H&A identified recommendations for a Phase II investigation to address RECs since the site likely falls under the CTA. The Phase II objective was to confirm the presence or absence of contaminants in the soil, sediment, and groundwater caused by releases to the environment, and is described as follows:

- Surface Soil Assessment – Collect approximately 15 to 20 site-wide surface soil samples to assess the presence/absence of pesticides and herbicides in surficial soils. Collect surficial soil samples in areas of known or suspected areas of concern (AOCs), such as the pesticide and herbicide storage shed and service garage exterior AST.
- Sediment Sampling – Collect one sediment sample from the catch basin south of the pesticide and herbicide storage shed.
- Groundwater Quality Assessment – Install one shallow groundwater monitoring well at an up gradient location to assess site wide baseline water quality, install approximately five shallow groundwater monitoring wells in down gradient locations of the following known or suspect AOCs (country club building UST, pesticide and herbicide storage shed, service garage exterior AST, and interior aboveground motor oil storage tank, and Halfway House snack shack at the 7th Hole former septic system and collapsed dry well, pool chemical storage area).
- Soil Boring Assessment – Collect subsurface soil samples in the locations of proposed monitoring wells to assess potential subsurface soil impacts and/or soils impacted at the water table.

17 July 2009 – Advanced Environmental Interface, Inc Phase I ESA

Advanced Environmental Interface, Inc., (AEI) completed a Phase I ESA with a preliminary Conceptual Site Model (CSM). AEI identified the following primary substances of concern, which potentially have been released to on-site soils, sediments, groundwater, and surface water:

- Pesticides including but not limited to chlorinated, organophosphate, and carbamate pesticides, chlorinated herbicides, and metals such as mercury, lead, arsenic, etc.
- Metals including but not limited to arsenic, barium, cadmium, chromium, copper, lead, mercury, nickel, selenium, silver, and zinc.
- VOCs found in petroleum products and degreasing solvents/parts cleaners.
- Petroleum hydrocarbons found in petroleum products.
- PAHs found in petroleum products and burned materials due to incomplete combustion.
- PCBs found in dielectric fluids of some older electrical equipment and oils.
- Semi-volatile organic compounds (SVOCs) found in common chemicals.

Potential receptors identified by AEI include water supply wells on and off-site (including nearby residential wells) and on-site surface water bodies, watercourses, and wetlands.

The site would likely be an Establishment as defined by Connecticut General Statute (CGS), given that Woodbridge Country Club has manifested hazardous waste greater than 100 kilograms per month several times from 1992 to 2005.

AEI also identified former farmlands and nearby residential leaking home USTs as sites of potential environmental concern.

For site conditions and current operations, AEI noted that the clubhouse is connected to public water, Halfway House snack shack has a well, a pump house is adjacent to the pond, a second pump house at 805 Fountain Street feeds water to Woodbridge Country Club buildings, and that water is stored in holding tanks. Sanitary sewer was provided by Greater New Haven Water Pollution Control Authority (GNHWPCA), and a plan from 1967 shows the sanitary sewer line servicing the clubhouse and pool area. The Halfway House snack shack and equipment maintenance and repair building are serviced by septic systems. United Illuminating (UI) provides electricity.

The clubhouse, pool maintenance building, hazardous chemicals storage shed, equipment maintenance and repair building, and cart storage building are used for chemical storage. Two propane ASTs and an indoor water treatment AST are in the pool area, a vault encloses two 500-gallon ASTs (gasoline and diesel) outside the cart storage building, a 275-gallon waste oil AST is in the equipment maintenance and repair building, and the fuel source for the emergency generator in the cellular tower building is likely oil. A heating oil UST and 1,000-gallon propane UST are off the south side of the clubhouse, and a propane UST is off the east side of the maintenance equipment storage building. There are three dry wells in a 1987 addition plan off the northeast side of the clubhouse and swimming pool area.

Current pesticide use, a parts washer/degreaser in the equipment and maintenance and repair building, and miscellaneous other waste streams were noted.

AEI identified 22 AOCs, each of which is broken into subunits. The AOCs include overall site concerns (such as long term widespread pesticide use), former clubhouse area, Halfway House snack shack, current clubhouse, pool chemical storage building, outdoor, pool maintenance building, pool playground area, hazardous chemicals storage shed – indoors, equipment maintenance and repair building – indoors, cart storage building – indoors, maintenance equipment storage building – indoors, hazardous chemicals storage shed – outdoors, equipment maintenance and repair building – outdoors, cart storage building –

outdoors, maintenance equipment storage building – outdoors, area south and west of hazardous chemicals storage shed and maintenance equipment storage building, cellular tower area, tennis court area, pro shop, pump house, and the restroom building.

The CSM breaks each AOC subunit into potential constituents of concern (COCs), release mechanism, and migration pathway, and can be found in AEI's report in Appendix E.

Based on the Phase I ESA, AEI recommended a Phase II ESA to assess whether releases of hazardous substances had occurred at the on-site AOCs. The Phase II assessment should include the sampling and lab testing of soils, sediments, groundwater (including well water), and surface water. The Phase II should also assess floor drains, slop sinks, grease traps, and yard drains for discharge locations; assess on-site dumping areas for buried chemicals/contaminants/containers by conducting a geophysical survey in those areas, particularly the area adjacent to the cellular tower; assess the former club house area at 40 Ansonia Road (Parcel A) for buried tanks and septic systems using geophysical methods; and assess/confirm the locations of additional septic systems and dry wells using geophysical methods. AEI also recommended that containers of banned/outdated pesticides stored on-site be disposed of in accordance with applicable laws and regulations.

31 July 2009 – HRP Associates, Inc., Phase II Subsurface Investigation Report

HRP Associates, Inc., (HRP) completed a Phase II subsurface investigation at 50 Woodfield Road (Parcel A) based on previous Phase I reports with the purpose of documenting the environmental quality of soil and groundwater and to determine if there had been a release to the environment at the subject site. HRP assessed the potential level of risk associated with each AOC (high, medium, low) identified by AEI and the Phase II investigation evaluated high and medium risk AOCs.

Site investigation methods included geophysical ground penetrating radar (GPR) surveys to confirm the location of the former clubhouse that burned down in the late 1960s and the related septic field; passive soil gas survey using Gore Modules to assess the potential impact of pesticides, VOCs, SVOCs, and total petroleum hydrocarbons (TPH) to the site maintenance area; installation of 23 soil borings and eight test pits to assess environmental quality of solid waste debris piles and site soil; collection and laboratory analysis of seven newly-installed groundwater wells and surface water samples; and the collection and analysis of potable water samples from the on-site water supply well.

Analytical data was compared to the 1996/1999 CTDEEP RSRs, including the Direct Exposure Criteria (DEC) and Pollutant Mobility Criteria (PMC) and groundwater data was compared to Groundwater Protection Criteria (GWPC), Surface Water Protection Criteria (SWPC), and Volatilization Criteria (VC) applicable to GA classification.

In the maintenance area, HRP focused on the south-central portion of the site (equipment and cart storage, hazardous material storage, and the maintenance building), and drainage swales and solid waste debris piles. In solid waste debris piles, arsenic, chromium, lead, and mercury were detected above DEC, Synthetic Precipitation Leaching Procedure (SPLP) arsenic and lead were detected above GA PMC, chlordane and heptachlor epoxide were detected above DEC, and other pesticides and ETPH were detected below applicable standards. In the hazardous materials storage/mixing area, chlordane, heptachlor, heptachlor epoxide and dieldrin were detected above DEC and/or GA PMC, and arsenic was above DEC by the mixing area and catch basin. In the equipment storage area, low concentrations of metals were reported and no VOCs, pesticides/herbicides, PAHs, or ETPH were detected. By the diesel AST, low concentrations of metals were reported and no VOCs, PAHs, or ETPH were detected.

The Halfway House snack shack area included the former clubhouse and related historical features. GPR did not identify features consistent with USTs within or adjacent to the footprint of former clubhouse;

however, features by the snack shack were consistent with those associated with dry wells and septic systems. Soil samples from the historical clubhouse did not detect VOCs, pesticides, or herbicides; PAHs and ETPH were detected in sample TB-11 above DEC and/or GA PMC. Low levels of metals were reported and no VOCs, PAHs, pesticides/herbicides, or ETPH were detected in three soil borings from the septic area and dry wells.

In the cellular tower area, concentrations of metals, ETPH, VOCs, and pesticides were detected in woody debris piles.

In the large irrigation pond, metals and PAHs were detected in surface water, while no VOCs, pesticides/herbicides, or ETPH were detected in the sample.

In the current clubhouse area, ETPH was detected above DEC and PMC in shallow soil by the former dumpster area and in concrete chip samples from the former chemical storage area in the boiler room.

Groundwater analyses of the whole parcel involved the installation of seven wells – three in the maintenance area, three in the Halfway House snack shack area, and one in the clubhouse area. A water sample was also taken from a drinking water well tank near the snack shack. All samples were analyzed for VOCs, ETPH, PAHs, metals, pesticides, and herbicides. Metals were detected below applicable RSR criteria; no VOCs, PAHs, ETPH, pesticides or herbicides were detected above laboratory limits.

HRP concluded that the results from the maintenance area indicated releases in the mixing area of the pesticide storage building and associated mixing location adjacent to the cart storage building. Metals, a few VOCs, pesticides, and ETPH were detected, and soil contaminants include arsenic, chlordane, dieldrin, heptachlor, and heptachlor epoxide. Soil gas survey results suggest that the last three contaminants appear local and limited in extent. Solid waste piles to the south had detections of metals, pesticides, and ETPH; soil contaminants included arsenic, chromium, mercury, nickel, chlordane, and heptachlor epoxide. Soil gas survey results suggest releases of contaminants beneath the maintenance repair and equipment storage buildings due to PAH and TPH detections, and PCE detected east of the equipment storage building, in the mixing area, and in the footprint of the maintenance building.

Soil at the Halfway House snack shack was impacted by metals, PAHs, and ETPH noted around the former clubhouse. At the current clubhouse, releases of metals and ETPH were detected adjacent to the former dumpster and boiler room. No detections by the cell tower exceeded applicable soil criteria. Surface water of the irrigation pond showed minor impacts by PAHs and metals consistent with surface water runoff. No VOCs, herbicides, pesticides, or ETPH were detected.

HRP recommended additional subsurface investigation to all analyzed areas to evaluate the degree and extent of soil and groundwater contamination and to evaluate the possible need for remediation. HRP noted that compliance with the CTA may also require assessment of low-risk areas.

3 September 2009 – Form III and ECAF

Due to the subject property's classification as an Establishment under the CTA, the Woodbridge Country Club, Inc., submitted these forms while in process of transferring ownership of the subject property to the Town of Woodbridge.

23 September 2009 – CTDEEP Acknowledgement of Receipt of Complete Form III and ECAF

The CTDEEP confirmed with the town of Woodbridge that they have received payment and the ECAF. The town must submit a schedule for an investigation of the parcel and remediation of the establishment within 75 days. The parcel investigation and final investigation report must be submitted within 2 years, remediation initiated within 3 years, and annual progress reports detailing remediation and monitoring must be submitted.

4 December 2009 – ECAF Recommendation

The CTDEEP received the Form III and ECAF for transfer of real property from the Woodbridge Country Club, Inc., to the Town of Woodbridge. The property is classified as an Establishment under the CTA based on hazardous waste generations in 1999 and 2005. The Country Club is listed with historical RCRA notifier status in 1992 (CTP13325; temporary), from 1995-1996 (CTP17972; temporary), and from 1999-2005 (CTP22521; temporary).

The ECAF notes that the old clubhouse burned down in 1969 and was demolished, and the current clubhouse was constructed in 1972. Hazardous substances and petroleum products include pesticides and herbicides of unknown quantity stored in a designated secondarily contained building, a 5,000-gallon heating oil UST, a 500-gallon gasoline and 500-gallon diesel AST, PCE in a 30-gallon parts washer, and assorted pool chemicals. On-site drinking water wells were used from 1970 through at least 2009, the date of the report, and septic systems were used until 1967 at the former clubhouse.

A significant data gap in the Phase II results was determined, along with the need to determine the extent of releases to soils and evaluate potential background levels of dissolved metals in groundwater.

1 April 2011 – CTDEEP Notification of Significant Environmental Hazard

During supplemental sampling, a SEH was identified behind the cart storage building in the maintenance area. Soil within the uppermost 2 feet of the ground surface was polluted with chlordane and arsenic at respective concentrations of 32,300 micrograms per kilogram ($\mu\text{g}/\text{kg}$) and 446 milligrams per kilogram (mg/kg), exceeding 30 times the applicable DEC. The exceedance is thought to be released from agricultural activity. At the time of notice, HRP was conducting a Phase III in accordance with the CTA.

The CTDEEP asked the town to inform persons with potential for exposure, post warning signs around the perimeter of the impacted area and secure the area to limit access until remediation of the impacted soil was completed.

19 December 2011 – HRP Phase III Investigation

HRP completed a Phase III investigation of Parcel A to evaluate the environmental quality of soil and groundwater, determine the degree and extent of releases previously identifies at the site, and characterize low priority AOCs defined in the 2009 Phase II investigation report.

HRP oversaw the excavation of nine test pits near the cell tower area, 19 soil borings in the maintenance (10 test borings) and Halfway House snack shack (9 borings) areas, 70 shallow soil samples (32 from the maintenance area, one from the snack shack, 19 from in and around the clubhouse, 13 from the irrigation pond, and five from the tennis court area and adjacent to the restroom building). One overburden monitoring well (MW-OB7) was installed near the Halfway House snack shack and one bedrock well (BR-8) was installed near the current clubhouse. Groundwater samples were collected from five existing overburden wells (MW-1, MW-2, MW-3, MW-4, MW-5), two existing bedrock wells (MW-6, MW-7), and the two newly installed wells (MW-OB7, BR-8).

Twelve shallow samples were analyzed for VOCs, ETPH, metals, PAHs, pesticides, and herbicides in the equipment maintenance and repair building. PAHs were identified at levels exceeding the DEC and GA PMC, chlordane exceeded the GA PMC in two samples, and ETPH was detected above the RDEC and GA PMC in one sample. A larger impact area was determined along the west wall and extending southward beneath the equipment maintenance and repair building.

The maintenance equipment storage building was assessed through 11 shallow samples and one soil boring for VOCs, ETPH, metals, PAHs, pesticides, and herbicides. Laboratory analysis revealed exceedances of regulatory criteria in the building interior (arsenic was identified slightly above the RDEC)

and chlordane exceeded the GA PMC at five locations; at the building exterior, chlordane was detected above the GA PMC.

Seven soil borings were installed by the hazardous materials storage shed. Analysis for VOCs, ETPH, metals, and pesticides indicated exceedances of the RDEC for arsenic at four locations and for chlordane in five samples. Dieldrin and lindane also exceeded criteria at one location.

Three shallow samples and two soil borings were collected from the cart storage building area and analyzed for VOCs, ETPH, metals, and pesticides. A sample collected from the burn pit had reported concentrations of arsenic and benzene above applicable standards. Arsenic, chromium, lead, mercury, and chlordane exceeded applicable criteria and CTDEEP's limit for a SEH in a sample collected from the battery storage area. Arsenic and chlordane were detected above criteria in two shallow samples, and mercury was detected above RDEC criteria in one boring.

Six shallow soil samples from the debris pile near the hazardous materials storage shed were submitted for ETPH, metals, and pesticides. Arsenic exceeded the RDEC in one sample and chlordane and/or delta-BHC were detected above standards in three samples.

Groundwater analysis from MW-1, MW-5, and MW-6 identified low levels of chlordane in MW-1, as well as trace levels of barium, copper, and zinc.

The 2009 Phase II and 2011 Phase III identified releases in the general area of the hazardous materials storage shed (yard drain, empty plastic drum storage, soil piles), cart storage building exterior (battery storage area, cart washing area), and debris piles further south characterized by arsenic, lead, chromium, mercury, chlordane, dieldrin, heptachlor, heptachlor epoxide, delta-BHC, and lindane. This area includes the SEH location. A release beneath the equipment maintenance and repair building was characterized by chlordane, PAHs, and ETPH, with only one location showing no impact. A large portion of the maintenance equipment storage building and chemical mixing area was identified with chlordane, though only the northwest portion exceeded soil criteria. This area also exceeded arsenic criteria. A release of pesticides and arsenic were detected in the drainage swale, and a release was detected the burn pit characterized by benzene and arsenic.

The Halfway House snack shack area was investigated with 10 soil borings, the installation of one overburden monitoring well, and the collection of one hand sample. Soil samples were submitted for VOCs, ETPH, metals, PAHs, pesticides, asbestos, and herbicides analysis. Of the analyzed COCs, only PAHs and ETPH were present above applicable criteria in one boring by the demolished clubhouse. An additional three soil borings, monitoring well installation, shallow soil sample, and groundwater sampling helped characterize the Halfway House snack shack area. Exceedances included ETPH and PAHs from the septic system (indicating a release), lead from peeling paint or pressure treated wood, and PAHs in groundwater.

The results of nine test pits installed in the cell tower area indicate low levels of pesticides and ETPH are present throughout the debris piles. Chlordane, ETPH, and SPLP lead were present at concentrations exceeding criteria in five test pits.

The clubhouse area was evaluated with 24 shallow soil samples and one bedrock well down gradient of the pool area. Laboratory analysis showed ETPH exceedances in the dumpster area, chromium and ETPH inside the pool building, ETPH and PAHs in soil due to sand filter discharge or chemical storage, and zinc exceeding the Surface Water Protection Criteria (SWPC) in a monitoring well down gradient of the pool. Based on these exceedances and detections above laboratory reporting limits, releases were identified in the clubhouse boiler room and dumpster area, in the pool area due to chemical storage and equipment leakage, in the pool maintenance building due to a sand filter discharge and chemical storage/dispensing, and in the pool playground area.

Eleven sediment samples were submitted from the pond and pump house area for VOCs, ETPH, metals, PAHs, pesticides, and herbicides. Low level concentrations of ETPH were found, along with PAHs that exceeded soil criteria. No significant impact to the pond sediment or contamination associated with peeling lead paint from the pump house was detected.

Seven existing wells and two newly installed wells were sampled. Groundwater flow direction was determined to be southwest in the maintenance area and Halfway House snack shack area. Since only two wells have been installed in the clubhouse area, groundwater direction could not be determined. No VOCs, ETPH, pesticides, or herbicides were detected above laboratory limits. Trace metals (barium, copper, zinc) and trace chlordane were detected in the maintenance area. Trace metals (barium, zinc) and 4,4'-DDD were detected in the Halfway House snack shack area, along with benzo(a)anthracene and benzo(b)fluoranthene above the GWPC and phenanthrene above the SWPC in one well. Zinc was detected above the SWPC, and additional metals (total chromium, copper, nickel) were detected below RSR criteria in the clubhouse area.

HRP's Sensitive Receptor Survey determined 48 domestic supply wells on properties determined to be down gradient (southwest) of the subject property. No wetlands were identified in the study area. Surface water bodies include two irrigation ponds and associated streams.

March 2015 – Completion of Investigation Transmittal Form (CT Property Transfer Program)

This form certifies that the Country Club of Woodbridge has submitted a Phase I ESA (3/29/2009) by H&A, Phase I ESA (7/17/2009) by AEI, Phase II Subsurface Investigation Report (8/25/2009) by HRP, Form III (9/2/2009) by HRP, ECAF (9/2/2009) by HRP, Phase III Subsurface Investigation Report (12/19/2011) by HRP, for 50 Woodfield Road (Parcel A) (Remediation ID No. 9538).

Wastewater discharge on-site is listed as on-site septic/leach field, sanitary sewer, and municipal stormwater system. On-site groundwater use includes irrigation and is potable. Bedrock is listed as the Wepawaug Schist and groundwater is determined to be generally west, with the distance to water between 3 to 18 feet below grade. Historical operations note 275 gallons of PCE listed in a manifest dated 5/10/1999, and a small PCE degreaser is listed in the vehicle maintenance building.

The Phase I ESAs, Phase II, and Phase III investigations identified 22 AOCs and investigated 21. Through these investigations, 14 releases were identified.

HRP detected the following COCs in soil – silver, arsenic, barium, cadmium, copper, selenium, chromium, lead, zinc, nickel, mercury, 4,4'-DDE, heptachlor, dieldrin, heptachlor epoxide, delta-BHC, lindane, technical chlordane, gamma chlordane, alpha chlordane, beta-BHC, 4,4'-DDT, diazinon, atrazine, methylene chloride, 4-isopropyltoluene, benzene, acetone, 1,2,4-trimethylbenzene, o-xylene, MEK, toluene, 1,3,5-trimethylbenzene, PCE, styrene, m/p-xylenes, naphthalene, all PAH compounds except acenaphthene, and ETPH. The following COCs were detected in groundwater – barium, cadmium, chromium, copper, nickel, zinc, 1-methylnaphthalene, 2-methylnaphthalene, acenaphthene, acenaphthylene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(g,h,i)perylene, benzo(k)fluoranthene, chrysene, fluoranthene, fluorene, indeno(c,d)pyrene, phenanthrene, pyrene, 4,4'-DDD, alpha chlordane, gamma chlordane, and technical chlordane.

In soil, the following COCs exceeded the RDEC and/or GA PMC – benzene (307 µg/kg), naphthalene (167,000 µg/kg), 1,2,4-trimethylbenzene (2,560 µg/kg), PAH compounds up to 326,000 µg/kg (phenanthrene), ETPH (20,600 mg/kg), lead (1,950 mg/kg), mercury (79.4 mg/kg), arsenic (447 mg/kg), chromium (269 mg/kg), and pesticides up to 32,300 (no unit listed) (chlordane). The following COCs were detected above the RDEC, GA PMC, GWPC, and/or SWPC in groundwater – zinc (0.16 milligrams per liter

(mg/L)), phenanthrene (0.156 micrograms per liter ($\mu\text{g/L}$)), benzo(a)anthracene (0.155 $\mu\text{g/L}$), and benzo(b)fluoranthene (0.118 $\mu\text{g/L}$).

A potable well receptor survey was completed on 19 December 2011. DW-1 (on-site, approximately 150 feet from a release area) had detections of nickel (0.003 mg/L) and zinc (0.0528 mg/L). No VOCs, pesticides, herbicides, ETPH, or PAHs were detected. An adjacent well at 60 Woodfield Road had no ETPH or PAHs detected. Only chloroform (16.1 $\mu\text{g/L}$) was detected in the VOC scan. The property was vacant and the well had recently been bleached. The CTDEEP was notified of the potential SEH, and no further action was required based on the above conditions.

HRP determined that no groundwater plume originating from an on-site source was migrating off-site; however, remediation or some alternative means to demonstrate/achieve compliance with the RSRs was required. No representative sampling has been done to demonstrate background conditions.

9 March 2016 – HRP Soil Remedial Action Plan – Maintenance Area AOCs

Twenty-two AOCs were identified in AEI's 2009 Phase I. After the Phase II and III completed by HRP, nine AOCs warranted further environmental assessment and further delineation of the contamination was necessary.

Supplemental sampling was done in the maintenance area in 2012, resulting in 12 soil borings 10 additional shallow hand samples, and two composite samples. Investigation results revealed five locations in the maintenance area where soil contamination exceeded clean-up standards and warranted remediation. They are described as follows:

- RA-1: Pesticide Storage, Handling, and Mixing Area – Impacts to soil in this area appear to be the result of mixing and handling of bulk volumes of pesticide; exterior storage of empty, discarded pesticide containers adjacent to the Cart Storage Building and Hazardous Materials Storage Shed; storage of bulky debris and small amounts of soil; battery storage on the exterior of the Cart Storage Building; and peeling paint. Exceedances of chlordane, 4,4'-DDT, 4,4'-DDE, lindane, dieldrin, delta-BHC, heptachlor epoxide, heptachlor, arsenic, lead, chromium, and mercury above RDEC and/or GA PMC. The remediation strategy recommended was a combination of hotspot soil removal, PMC compliance using SPLP test results compared to GWPC, and 95% Upper Confidence Limit (UCL) statistical analysis.
- RA-2: Equipment Maintenance and Repair Building – An area with exceedances of ETPH, PAHs, technical chlordane, 4,4'-DDT, and 4,4'-DDE. The remediation strategy recommended was a combination of soil removal, SPLP testing, and filing an EUR on the subject property.
- RA-3: Maintenance Equipment Storage Building – Exceedances of technical chlordane, 4,4'-DDT, 4,4'-DDE, and arsenic detected beneath the northern portion of the Maintenance Equipment Storage Building. The remediation strategy recommended was filing an EUR on the subject property.
- RA-4: Drainage Swale – The drainage swale trended east to west at the northern end of the Maintenance Area and had detected exceedances of ETPH, technical chlordane, DDE, DDE, arsenic, and lead. The remediation strategy recommended was soil removal and off-site disposal.
- RA-5: Burn Pit – Ash contained within the confines of a burn pit north of the Maintenance Area had exceedances of benzene and arsenic. The remediation strategy recommended was soil removal and off-site disposal.

The total excavation area was estimated to be 1,500 square-feet and will generate about 200 cubic yards of soil, the majority of which is from RA-1. Once excavated, everything was to be backfilled with clean fill.

HRP proposed to conduct post-remediation groundwater sampling at three existing wells in the maintenance area and three additional wells installed further west.

13 July 2016 – CTDEEP Soil Remedial Action Plan Correspondence

This letter is addressed to four individuals from Woodbridge who contacted CTDEEP Commissioner Rob Klee with their own letter dated 20 April 2016 regarding the March 2016 Soil Remedial Action Plan (RAP). The four individuals raised the following concerns, which were responded to by CTDEEP:

- Delay and inaction on the part of HRP in publishing the RAP – The town of Woodbridge reported a SEH in late March 2011. In May of 2011, HRP sent a letter to the Department detailing planned actions to address the SEH. CTDEEP said snow fencing and signage was placed around the SEH area until excavation was completed on 8 June 2016. The Department certified that the hazard had been abated on 20 June 2016. The individuals point out that the town of Woodbridge paid HRP from October 2012 to August 2013. No payments were made from 8/13/13 to 3/23/16. On 9 March 2016, HRP issued the RAP.
- In a Notice of Remediation sent by HRP to some residents on the same day the RAP was released, the Notice states that there were “levels of pesticides and petroleum-related compounds requiring remediation.” The Notice asserts that “no pesticides were detected above criteria in groundwater at the site” but does not address petroleum. As all the properties in the neighborhood, except the Country Club, rely on private wells for drinking water, the residents are especially concerned about the omission. CTDEEP responded that results from 27 and 29 April 2016 indicated that there were no exceedances of applicable RSR criteria for pesticides, metals, and PAHs.
- Reporting errors in HRP’s RAP – HRP asserted in the RAP that Woodbridge purchased the property in 2008 and filed a Form III accordingly. Woodbridge purchased the property on 28 August 2009 and submitted a Form III in September. This is noteworthy as Connecticut’s Legislature amended the CTA in Spring 2009, and those changes went into effect on 1 October 2009. CTDEEP responded that this is an issue between the town and its consultant.

21 December 2016 – Licensed Environmental Professional Status Update Report

This notification serves as a transmittal for a groundwater investigation and a SEH report, both completed in 2016.

The objective of the groundwater investigation was to refine groundwater flow direction and the distribution of PAHs to groundwater, as a SVOC plume was previously detected in the Halfway House snack shack area. In this sampling event, the plume was delineated with three new wells to the west and south of previous PAH detections. Four wells in the Phase II and Phase III reports detected PAHs. Groundwater direction was determined to be south-southeast, generally towards the pond. Groundwater samples were submitted for PAHs, pesticides, and ETPH, of which no compounds were detected above laboratory limits.

The second investigation was for the excavation and disposal of approximately 9 cubic yards of SEH soils behind the former cart storage building in June 2016. Historic sample HS-15f-1 had SEH-level chlordane and arsenic detected. A 2-foot excavation was done in the area. Once excavated soils were staged in a lined roll-off container adjacent to the excavation, a composite sample was taken for waste characterization. Soils from the roll-off dumpster were transferred to a dump truck for transfer to the destination facility. Three sidewall samples and one bottom wall sample from the excavation and were analyzed for pesticides and arsenic. No sidewall sample was taken on the eastern side of the excavation due to the concrete building foundation wall. Arsenic, DDD, DDE, DDT, and chlordane were detected

above RDEC and/or GA PMC in each sample; however, all results are below the SEH notification limits (15x the RDEC). The excavation was backfilled with gravel and brought to original grade. A letter from DEEP on 22 June 2016 certifies that the Department has determined the SEH to be satisfactorily abated.

Conclusions

Through Phase II and Phase III investigations, HRP determined releases to be present at the maintenance area, Halfway House snack shack area, and clubhouse area. Remediation was recommended in association with these releases. Additional testing was also recommended in the maintenance area, Halfway House snack shack area, cell tower area, clubhouse area, and pond and pump house area. According to the key site manager, no remediation outside of the SEH area has taken place.

Due to the determination of multiple releases and recommendation for further remedial action, Langan identifies the equipment storage area, hazardous storage shed area, maintenance area, burn pit area, swale area, clubhouse (including the former dumpster area and boiler room), pool area, pond area, Halfway House snack shack area, former clubhouse area, remediated SEH area, and cell tower area to be RECs.

3.2.3 Town of Woodbridge FOIA Documents

Langan visited the Building Department in person on 19 and 20 December 2024, and the Woodbridge Fire Department on 19 December 2024, to review files requested through a FOIA request. Langan also interviewed Joe Cappucci, the town of Woodbridge Fire Marshal, by phone on 6 January 2024. Documents obtained from Langan's review are incorporated throughout this report; however, the following documents are elaborated on here.

The clubhouse originally built in 1931 had the address 40 Ansonia Road. This clubhouse was active until 1969, when a fire destroyed it. A building permit is dated 20 June 1969 for the demolition of the clubhouse "south of Ansonia Road" and aerial photographs show the new clubhouse west of Woodfield Road in 1970. According to the key site manager, two smaller fires occurred at the former clubhouse before 1969. Fire incident reports could not be found for these fires.

A police incident report from 4 December 1989 details a fire at the residence on Parcel B (17 Woodfield Road). After the fire, the residence was no longer in use. According to Adam Parsons, the hunting lodge also on Parcel B was put out of use by a fire in 2002. No additional records were found for this event.

A building permit dated 26 December 1989 and an electrical permit dated 5 March 1990 describe damages done to the "west side of 50 Woodfield Road" by a fire on 25 December 1989. These permits seek permission for renovations to the roof, ceiling joists, sheetrock, insulation, acoustical ceilings, paint and wall coverings, and the electrical fixtures after the fire.

A compilation of permits issued from 1947 to 2006 includes a building permit dated 27 July 1992 to repair fire damage to the kitchen corridor to the mixed grill room. The fire is dated as 18 July 1992. No police incident report or record from the Fire Marshal could be found.

A fire incident report on 30 September 2000 described a refuse fire in an uncovered parking area at 50 Woodfield Road (Parcel A). The ignition factor is described as suspicious, with no civil disturbance. No further information is provided.

Police incident reports and reports from the Fire Marshal include several recent fires. On 8 January 2017, a passenger vehicle fire is recorded at 50 Woodfield Road (Parcel A). It was extinguished and no hazardous materials were reported as released.

On 6 January 2023, a vehicle fire was reported at 50 Woodfield Road in the parking inlet opposite the tennis courts. This area is technically part of 17 Woodfield Road (Parcel B). The fire was extinguished.

On 14 May 2023, a commercial structure fire occurred at 50 Woodfield Road (Parcel A) in a vacant 1-story garage structure built in 1960. It is described as an approximately 30-foot by 75-foot cinder block/concrete structure with the utilities disconnected. The fire involved hay, which was staged along the rear interior wall of the garage. It was determined that the hay was stored there by the Woodbridge Public Works Department. An accelerant detection canine did not identify the presence of ignitable liquids. The case is listed as closed. Photographs from the scene appear to include a fire-fighting foam applied to the area.

Conclusions

Joe Cappucci stated that excepting grass fires and reports specifically noted otherwise, the town of Woodbridge used fire-fighting foam on all fires. In 2017, the Town cleaned its foam apparatus and switched to state-approved fluorine-free foam (F3). Joe stated that the vehicle fire in 2017 may have been extinguished using PFAS-containing foam, given timing uncertainties around the switch to F3. He confirmed that the 2023 vehicle fire was extinguished with state approved F3, and that the 2023 structure fire was extinguished with Class A foam. The five known fires that occurred between 1969 and 2017 were most likely extinguished with PFAS-containing foam. As PFAS was not evaluated in previous investigations, Langan considers the potential for subsurface PFAS contamination to be a REC.

3.3 Prior Report Review

Cooper Robertson provided Langan with the following reports:

- 24 October 2024 – Activity Responses (Country Club Visioning): Locals drew their ideal development plan for the subject property. Common ideas included walking and biking paths, open space, and housing.
- N.D. – Town of Woodbridge Brownfield Area-Wide Revitalization (BAR) Planning Grant: The town of Woodbridge applied for the BAR Planning Grant to assist with costs concerning future development of the former country club. Relevant environmental concerns include the subject property's status as an Establishment under the CTA and notice of previous environmental investigations.
- 16 December 2024 – Radius Map of Abutters: A map and list of adjoining property owners.
- 26 August 2024 – SLR Community Survey Results: The town of Woodbridge conducted a community-wide survey to assess gather public opinions for the development of the Town's 2025 Plan of Conservation & Development (POCD). When asked about the former Woodbridge Country Club, respondents had a variety of ideas for its future including maintaining the property as open space, adding recreational options for locals, and developing a hotel.

3.4 Connecticut Transfer Act

The Connecticut Transfer Act (CTA), described in Section 22a-134a through 22a-134e of the Connecticut General Statutes (CGS) (the “Transfer Act”), requires the disclosure of environmental conditions when certain real properties and/or businesses are subject to a qualifying transfer and the investigation and, if necessary, remediation of AOCs. The CTA applies only to those properties or business operations that are deemed to be “establishments” as defined under the law. Subject to certain statutory exemptions, an “establishment” is defined by the CTA, in relevant part, as any real property at which or any business operation from which:

- On or after 19 November 1980, there was generated, except because of remediation of polluted soil, ground water or sediment more than 100 kilograms (220 pounds) of hazardous waste in any one month (with certain exceptions).
- Hazardous waste generated at a different location was recycled, reclaimed, reused, stored, handled, treated, transported, or disposed of.
- The process of dry cleaning was conducted on or after 1 May 1967.
- Furniture stripping was conducted on or after 1 May 1967.
- A vehicle body repair facility was located on or after 1 May 1967.

Upon transfer of an establishment, CTA forms are required to be filed with the CTDEEP after which the responsible party, known as the Certifying Party under the CTA, must investigate and, if necessary, remediate the property or business in accordance with the requirements of the CTA.

Amendments to the CTA (effective 1 October 2019) amended the definition of establishment by providing additional exclusions for properties and business operations that otherwise would have an obligation to comply with the CTA in the event of a qualifying transfer. These amendments include exclusions that any real property or business operation that generated more than 100 kilograms of hazardous waste in any one month since 19 November 1980, will no longer be considered an establishment where this generation was solely as result of either:

- The one-time generation of hazardous waste in any one month, where this generation was a result of either the property or business operation’s first-time generation of hazardous waste or this one-time generation took place after the last time an owner of the property or business operation was required to submit a CTA form; or
- One or more of the following:
 - The removal or abatement of building materials or the removal of materials used for maintaining or operating a building.
 - The remediation of polluted soil, groundwater, or sediment.
 - The removal of unused chemicals or materials because of the emptying or clearing out of a building, where the removal is supported by facts reasonably established at the time of such removal; or
 - The complete cessation of a business operation, where the hazardous waste is removed no later than 90 days after this cessation and the cessation is supported by facts reasonably established at the time of the cessation.

In 2009, the CTDEEP received a Form III and ECAF for the transfer of real property from the Woodbridge Country Club, Inc., to the Town of Woodbridge. According to the Form III and ECAF, the former Woodbridge Country Club is classified as an Establishment under the CTA because of 275 gallons of PCE-containing material and F-listed materials generated in 1999 and 2005, respectively. The Country Club is listed with historical RCRA notifier status in 1992 (CTP13325; temporary), from 1995-1996 (CTP17972; temporary), and from 1999-2005 (CTP22521; temporary). Langan notes an additional hazardous waste

manifest from 1995 for 275 gallons of hazardous waste liquid (EPD waste code F002 – halogenated solvents). Based on historical reports, hazardous waste was generated by a 30-gallon parts washer kept in the maintenance building. Adam Parsons stated that waste from the parts washer was collected professionally by Safety Clean once the waste container was full. Adam does not believe waste was accumulated in quantities greater than the capacity of the parts washer.

Because the applicability of the CTA involves legal questions above and beyond establishment determination, consultation with a qualified Connecticut environmental attorney is recommended.

4. ADJOINING PROPERTIES AND SURROUNDING AREA

The following sections describe current and historical uses of and database listings for adjoining properties and the surrounding area.

4.1 Current Use of Adjoining Properties and Surrounding Area

The current use of adjoining and surrounding properties is summarized in Table 4-1.

Table 4-1 Current Use of Adjoining Properties and Surrounding Area

Direction	Adjoining Properties	Surrounding Area
North	Parcel A – Ansonia Road followed by residences (11, 15, 17, 19 Ansonia Road; 4 Park Lane) and forested, vacant land (21 Ansonia Road). Parcel B – Forested, vacant land (816 Fountain Street).	Residential properties and vacant land
East	Parcel A – One residence (836 Fountain Street), forested vacant land (10 Woodfield Road), and Parcel B separated by Woodfield Road. Parcel B – Wilbur Cross Highway followed by the Yale Nature Preserve and Golf Course (200 Conrad Drive).	Residential properties
South	Parcel A – Residences (60, 66, 70, 76, 80, 84, 88 Woodfield Road; 1105, 1121, 1125 Johnson Road). Parcel B – Parking lot (25 Woodfield Road).	Golf course and vacant land
West	Parcel A – Johnson Road followed by residences (1140, 1146, 1150, 1156, 1162, 1170 Johnson Road; 1 Maple Terrace; 4 Fairview Road) and forested, vacant land (1136 Johnson Road and 1 Brookwood Road). Parcel B – Woodfield Road followed by Parcel A.	Residences, UI substation (70 Ansonia Road), and a country club (10 Milhaven Road)

Langan did not observe obvious conditions likely to represent environmental concerns for the subject property from current uses of adjoining or surrounding properties.

4.2 Adjoining Properties and Surrounding Area History

Langan compiled the following summaries of the adjoining properties and surrounding area history based on a review of historical resources and interviews. Historical resources are provided in Appendix E.

Table 4-2 Historical Use of Adjoining Properties

Direction	Adjoining Properties
North	<p>Parcel A – Ansonia Road is visible on topographic maps from the late 1890s. The northern adjacent properties appear agricultural and/or forested in aerial photographs from the 1930s through the 1970s. According to property records and aerial photography, one residence (19 Ansonia Road) was built in 1980. The other four residences (15, 17, 19 Ansonia Road; 4 Park Lane) were built between 1990 and 2004.</p> <p>Parcel B – Topographic maps and aerial photographs do not show structures on the northern property from the late 1890s to present. Bishop Pond is present in aerial photographs beginning in 1934 and is similar in size today. The remaining space has been forested.</p> <p>Langan does not consider the historical use of the northern adjoining properties an environmental concern for the subject property.</p>
East	<p>Parcel A – Woodfield Road is visible in an aerial photograph from 1934. The adjoining properties appear as forested in the 1930s. Property records show that a residence was constructed on 836 Fountain Street in 1955, and aerial photography shows a structure on the 10 Woodfield Road parcel by 1970. The remaining space in both parcels has remained forested from the 1930s to present.</p> <p>Parcel B – Wilbur Cross Highway is visible by the late 1950s. According to aerial photography, the Yale Nature Preserve appears agricultural or lightly forested in the 1930s. It is densely forested by the early 1950s and remains this way until present. According to the Yale Golf History website, the course, which is present within the same 200 Conrad Road parcel, opened for use in 1926. Three small support buildings were constructed between 1960 and 2000 that are present today.</p> <p>Langan does not consider the historical use of the eastern adjoining properties an environmental concern for the subject property.</p>
South	<p>Parcel A – The southern adjoining properties are depicted as predominantly agricultural on aerial photographs from the mid-1930s through the 1940s. Forestation began in the east during this time. Residences are visible in the late 1950s. By the early 1970s, the adjoining parcels appear residential with sparse forestation between houses. Forest density increases from the 1970s to the present.</p> <p>Parcel B – The southern adjoining property (25 Woodfield Road) appears forested and without structures in aerial photography and topographic maps from the late 1890s to 1980, at which point pavement is visible across most of the property’s surface area. The parking lot remains similar in size from its first appearance until today.</p> <p>Langan does not consider the historical use of the southern adjoining properties an environmental concern for the subject property.</p>
West	<p>Parcel A – Johnson Road is visible in topographic maps from the late 1800s. The western adjacent properties appear primarily agricultural from the mid-1930s to the 1950s, when residences and forestation are visible in aerial photography and topographic maps. Residential development continues through the 1970s. The general area has remained forested and residential from this point onwards.</p> <p>Parcel B – Woodfield Road is visible in an aerial photograph from 1934 followed by Parcel A.</p> <p>Langan does not consider the historical use of the western adjoining properties an environmental concern.</p>

The surrounding area was depicted as undeveloped in visible parts of topographic maps in the late 1800s and early 1900s; however, sections of the surrounding area from this time are unmapped. The surrounding area to the north, south, and west appears largely agricultural in aerial photography from the mid-1930s through the 1950s, at which point forestation and residential development begin. The surrounding area to the east appears to be residential from the mid-1930s onwards. The surrounding area appears in similar configuration from the 1980s to present.

Langan does not consider the historical uses of the surrounding area properties an environmental concern for the subject property.

4.3 Regulatory Database Review

Langan reviewed the environmental database report to evaluate if adjoining or surrounding area properties identified in the database report are suspected to represent an environmental concern for the subject property (see Section 8.2). Langan did not consider request and review of the associated regulatory agency files necessary to evaluate potential RECs for the subject property unless discussed in Section 4.3.1 or 4.3.2 below.

4.3.1 *Adjoining Properties*

Database listings for adjoining properties are summarized as follows.

Residential property – 60 Woodfield Road (southern adjoining, inferred cross gradient)

This facility was identified in the CT CPCS and SEH databases.

According to the SEH listing, pollution was detected in a drinking water well in September 2009. Since discovery, a treatment system was installed by the owner. The raw and treated water is reported to be periodically sampled. Sampling data is available from May 2016. Total trihalomethanes were below National Primary Drinking Water standard in treated and raw samples; however, individual components were identified above the GWPC. Chloroform was detected above GWPC in raw water sample (38.4 µg/L above the GWPC of 6 µg/L). The post treatment sample detected chloroform (25.4 µg/L), bromodichloromethane (1.88 µg/L above the GWPC of 1 µg/L), and dibromochloromethane (0.73 µg/L above the GWPC of 0.5 µg/L), and chloromethane (0.66 µg/L above the GWPC of 5 µg/L).

The detected compounds are collectively referred to as total trihalomethanes. They are typically associated with any chlorinated water source including municipal water supplies that may be discharged to groundwater, shocked water wells (recently sterilized with bleach), or pool water. The water treatment unit was changed out and a second unit was added after sampling.

The property is listed as active in the SEH database, though the well is listed as operational. Groundwater from Parcel A has been sampled in the pool area, the operations of which border the 60 Woodfield Road parcel, and these analytes detected at the adjoining property were not found at the subject property.

On 27 April 2018, a fire was reported at the adjoining property 60 Woodfield Road. It was a residential fire with no hazardous materials listed as released. It was extinguished with a water hose.

As the subject property has been investigated and characterized in the area adjoining the 60 Woodfield Road parcel, Langan does not believe this property to pose an environmental concern.

Parking lot – 25 Woodfield Road (southern adjoining, inferred up/cross gradient)

On 5 August 2021, an incident report obtained from the Woodbridge Fire Department describes a vehicle fire in the area of 50 Woodfield Road. The location described later in the report as “in the parking area opposite 50 Woodfield Road” and adjacent to Wilbur Cross Highway. As such, Langan believes this fire to

have taken place at 25 Woodfield Road. Fire personnel responded to the fire and extinguished the vehicle. No further information about the investigation is provided. The Fire Marshal of Woodbridge responded to the fire and confirmed that state-approved F3 foam was used. Langan does not believe this property to constitute an environmental concern.

4.3.2 Surrounding Area

Langan evaluated each of the database listings for surrounding area properties (see Section 8.2). Due to proximity from the subject property and inferred groundwater direction, Langan did not identify any listings in the surrounding area to warrant further discussion in the context of potential to represent an environmental concern for the subject property.

5. CONCLUSIONS, FINDINGS AND OPINIONS

Langan completed a Phase I ESA consistent with the scope and limitations of ASTM E1527-21 for the subject property at 725 Aspen Road in Vail, Summit County, Colorado. Exceptions to, or deletions from, ASTM E1527-21 are described in Section 8 of this report.

This assessment has revealed the following RECs, CRECs, HRECs, de minimis conditions, and significant data gaps in connection with the subject property as presented in Table 5-1.

Table 5-1 Conclusions, Findings and Opinions

ASTM E1527-21 Scope Items
Recognized Environmental Conditions (RECs)
<p><i>REC-1: Historical Underground Storage Tanks (USTs)</i> – Langan identified one historical UST (5,000-gallon, No. 2 fuel oil, installed in 2005) that was reportedly removed in 2022. The removal of this UST is associated with one spill, which occurred on 30 August 2022. A soil sample taken from the tank grave had a detection of 1,700 (unit unlisted) of ETPH. The historical UST was about 25 feet east of the existing clubhouse building. Langan considers the former UST a REC based on the lack of closure documentation for the 2022 5,000-gallon UST removal.</p>
<p><i>REC-2: Historical Releases in the Former Equipment Storage Area</i> – Pesticides and arsenic were identified above CTDEEP RSRs across a large portion of the former maintenance equipment storage building and chemical mixing area as reported in HRP’s 2009 Phase II and 2011 Phase III investigations. In addition to chlordane and arsenic, trace concentrations of methylene chloride, naphthalene, 4,4’DDT, and ETPH were also detected in several locations across the building HRP’s RAP recommended remediating the area, however it does not appear that remediation was completed. Langan considers this area a REC.</p>
<p><i>REC-3: Historical Releases in the Former Hazardous Materials Storage Shed Area</i> – HRP’s 2011 Phase III investigation identified releases in this area based on exceedances of pesticides and metals. This area was formerly used for hazardous materials and cart storage. HRP’s report lists a yard drain, empty plastic drum storage, soil piles, battery storage, cart washing, and debris piles as features found in the area before the closing of the country club and golf course. This area is called out in HRP’s 2016 RAP for remediation. A SEH was identified south of the building during the 2011 Phase III investigation and was remediated in 2016. Given documented releases, and the lack of remediation, Langan considers this area a REC.</p>
<p><i>REC-4: Historical Releases in the Former Maintenance Area</i> – HRP’s 2011 Phase III investigation identified a release beneath the equipment maintenance and repair building predominantly characterized by chlordane, PAHs, and ETPH. Impact was widespread across the area. This area is called out in HRP’s 2016 RAP for remediation. Given documented releases, and the lack of remediation, Langan considers this area a REC.</p>
<p><i>REC-5: Historical Releases in the Former Burn Pit</i> – Benzene and arsenic exceedances were detected in the ash of the burn pit in HRP’s Phase III investigation. This area was determined to have a release in the Phase III report and is recommended for remediation in HRP’s 2016 RAP. We did not identify documentation of the recommended remediation, therefore Langan considers this area a REC.</p>
<p><i>REC-6: Historical Releases in the Drainage Swale Area</i> – Given the pesticide and arsenic exceedances detected in the swale, HRP determined it to be impacted by a release. The Phase III investigation also revealed trace amounts of 4,4’DDE, 4,4’DDT, PAHs, and ETPH. HRP recommended this area for remediation in their 2016 RAP. We did not identify documentation of the recommended remediation, therefore Langan considers this area a REC.</p>

ASTM E1527-21 Scope Items

REC-7: Historical Releases in the Former Clubhouse Area – HRP’s Phase III determined this area to be impacted by PAHs and ETPH at concentrations that exceed applicable criteria. Both contaminants seem to be limited to shallow soils. Given documented releases, Langan considers this area a REC.

REC-8: Historical Releases in the Former Snack Shack Area – PAHs and ETPH were detected above applicable criteria in one soil and one groundwater sample collected from the former Halfway House snack shack area in the southeast portion of Parcel A during HRP’s 2011 Phase III investigation. They determined this release to be from the septic system for the former Halfway House snack shack. Given a documented release, Langan considers this area a REC.

REC-9: Historical Releases at the Clubhouse – HRP’s Phase III investigation detected ETPH above applicable standards in a concrete chip sample from the clubhouse boiler room and from soil sampling in the clubhouse’s former dumpster area. HRP determined both clubhouse locations to be impacted by a release. Given a documented release, Langan considers the clubhouse to be a REC.

REC-10: Historical Releases in the Former Pool Area – HRP’s Phase III investigation determined releases in association with the storage of pool chemicals, leakages from mechanical equipment, and discharges to a small pit. PAHs, ETPH, and zinc were detected above applicable soil criteria. A groundwater sample determined that zinc exceeded the SWPC as well. Given documented releases, Langan considers this area a REC.

REC-11: Releases in the Cell Tower Area and Stockpiles – HRP’s Phase III investigation determined that chlordane, ETPH, and SPLP lead exceed soil criteria in five of the nine test pits installed to investigate this area. HRP stated that an alternative site-specific PMC could be used to reduce remediation extent in this area. Given documented releases, and the lack of remediation, Langan considers this area a REC.

REC-12: Sediment Impact in the Pond Area – Eleven sediment samples were submitted from the pond and pump house area for VOCs, ETPH, metals, PAHs, pesticides, and herbicides. Low impacts of ETPH were found, along with PAHs that exceeded soil criteria. Given documented releases, Langan considers this area a REC.

REC-13: On-Site Waste Dumping – While walking Parcel B (17 Woodfield Road), Langan observed a variety of trash north of the abandoned residence including scrap wood and metal, old appliances, and miscellaneous containers. The key site manager confirmed that after the residence was abandoned in the late 1980s, the public and former country club staff took to dumping trash in the area. Spills and releases could not be determined due to leaf cover and old age of the dumping ground. Due to the long history of dumping and possibility of spills or releases, Langan considers the trash collection to be a REC.

REC-14: Aqueous Film Forming Foam (AFFF) Deployment – Several fires have occurred on Parcels A and B since the original clubhouse was demolished in 1969. These fires include the former country club (40 Ansonia Road) and a residence on Parcel B, three interior fires at the current clubhouse, a vehicle fire, and a fire at one of the storage buildings. Class B AFFF is a well-documented source of PFAS, including PFOA and PFOS, to the environment and is used in response to petroleum fires by local authorities across the nation. Depending on the manufacturing date of the deployed AFFF, it is likely that it contained PFOA or its precursors, and possibly PFOS. The Fire Marshal confirmed that in 2017 the town cleaned their foam apparatus and switched to state-approved F3-product; however, fires extinguished between the 1970s and 2017 were likely treated with PFAS-containing AFFFs. The likely presence of PFOA and possible presence of PFOS in the AFFF is considered an REC given the potential for impacts to soil and groundwater. While there are likely other PFAS constituents in the AFFF mixture, they are not designated as CERCLA hazardous substances, and their potential presence in soil and groundwater is a non-scope consideration.

ASTM E1527-21 Scope Items

REC-15: Former Significant Environmental Hazard (SEH) Area – The Town notified the CTDEEP of a SEH on-site following Phase III sampling in 2011. An area behind the cart storage building had chlordane and arsenic at respective concentrations of 32,300 µg/kg and 446 mg/kg, exceeding 30 times the applicable DEC. Remediation for this area was completed in 2016 by excavating the top 2 feet of soil in the area and taking endpoint verification samples from the sidewall and bottom soils. Arsenic, DDD, DDE, DDT, and chlordane were detected above RDEC and/or GA PMC in each post-excavation sample; however, all results were below the SEH notification limits (15 times the RDEC). The excavation was backfilled with gravel and brought to original grade. A 22 June 2016 letter from the CTDEEP certifies that the Department has determined the SEH to be satisfactorily abated. Langan considers the former SEH area a REC based on the documented release and remaining impacts in soils.

Controlled Recognized Environmental Conditions (CRECs)

Langan did not identify CRECs.

Historical Recognized Environmental Conditions (HRECs)

Langan did not identify HRECs.

De Minimis Conditions

Langan did not identify de minimis conditions.

Business Environmental Risks (BERs)

BER-1: Establishment Designation – The CTA, described in Section 22a-134a through 22a-134e of the CGS (the “Transfer Act”), requires the disclosure of environmental conditions when certain real properties and/or businesses are transferred and, potentially, the assumption of the responsibility to address environmental conditions. The CTA applies only to those properties or business operations that are deemed to be “establishments” as defined under the law, as defined in Section 3.4. As an establishment, upon transfer, CTA Program forms are required to be filed with the CTDEEP and the Certifying Party must investigate and remediate the property in accordance with the requirements of the CTA.

The subject property is currently designated as an Establishment in association with the generation of hazardous waste; a Form III and ECAF were filed when the subject property was transferred to the current owner (Town of Woodbridge) from the previous owner (Woodbridge Country Club, Inc.). While investigation and limited remediation have been conducted at the subject property, a Verification Report has not been submitted as of the date of this report. The designation of the subject property as an Establishment is considered a BER.

BER-2: Frequent Application of Pesticides and Herbicides – Parcel A was in use as a golf course from the early 1930s until around 2020. Fertilizers, pesticides, herbicides, and insecticides were in use to manage the grounds. While areas of the parcel with historical or current buildings have been investigated, the rest of the grounds have not. If the subject property is redeveloped, the presence of impacted soils may require implementation of material handling and management procedures during future redevelopment activities, which may result in environmental premiums associated with excavation, transportation, and disposal costs.

ASTM E1527-21 Scope Items

BER-3: State Wetlands – State wetlands are noted in historical reports and mapped on the CTDEEP’s GIS Open Data Website in the southwest corner of Parcel A. Please note that these potential wetlands have not been confirmed as part of this Phase I ESA. The wetlands within the subject property are considered a BER as the presence of these features may result in land development and environmental permitting costs.

6. ENVIRONMENTAL PROFESSIONAL STATEMENT

I declare that to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR Part 312 and I have the specific qualifications based on my education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

DRAFT

Jamie P. Barr, LEP
Principal/Vice President (Environmental Professional)

Resumes outlining the qualifications of the project team and the Environmental Professional are included in Appendix G.

7. REFERENCES

Langan used the following sources to complete this Phase I ESA.

- ASTM E1527-21, Standard Practice for Environmental Property Assessments: Phase I Environmental Property Assessment Process, published 16 November 2021
- EDR, Inc., Radius Map Report with GeoCheck, December 10, 2024
- EDR, Inc., City Directory Image Report, December 10, 2024
- EDR, Inc., Aerial Photographs, December 10, 2024
- EDR, Inc., Historical Topographic Map Report, December 10, 2024
- EDR, Inc., Sanborn Map Report, December 10, 2024
- Interstate Technology and Regulatory Council, Per and Polyfluoroalkyl Substances Technical and Regulatory Guidance, July 2023
- Bedrock Geological Map of Connecticut compiled by John Rodgers, Yale University, dated 1985
- Surficial Materials Map of Connecticut, USGS/State of Connecticut Department of Environmental Protection, Connecticut Geological and Natural History Survey, 1992
- CTDEEP ELUR map:
<https://experience.arcgis.com/experience/a2739d7bec6c44949ee8d933be11f541> searched December 12, 2024
- CTDEEP DOSP: <https://filings.deep.ct.gov/DEEPDocumentSearchPortal/> searched December 12, 2024
- CTDEEP Hazconnect database:
<https://connecticut.hazconnect.com/listincidentpublic.aspx?t2ng=YU4W9jl6u9MD57NKXA145mI6IoXkoCbWzk92/oc3mJE=> searched December 12, 2024
- CTDEEP Hazardous Waste Manifest database: <https://data.ct.gov/Environment-and-Natural-Resources/Hazardous-Waste-Manifest-Data-CT-1984-2008-Generat/72mi-3f82/data> searched December 12, 2024
- CTDEEP Spill Incident database: <https://data.ct.gov/Environment-and-Natural-Resources/Spill-Incidents-from-January-1-1996-to-June-30-202/wr2a-rnsg/data> searched December 12, 2024
- CTDEEP Underground Storage Tank database: <https://data.ct.gov/Environment-and-Natural-Resources/Underground-Storage-Tanks-USTs-Facility-and-Tank-D/utni-rddb/data> searched December 12, 2024
- CTDEEP List of Contaminated or Potentially Contaminated Sites (CPCS) database:
https://data.ct.gov/Environment-and-Natural-Resources/List-of-Contaminated-or-Potentially-Contaminated-S/u76p-weqj/about_data searched December 12, 2024
- CTDEEP APAs map:
<https://ctdeep.maps.arcgis.com/apps/webappviewer/index.html?id=6b33fc05fcce4c5286faae1b2cccbfb> searched December 12, 2024
- Town of Woodbridge Geographic Information System (GIS) Data Viewer:
https://woodbridge.mapxpress.net/ags_map/ December 12, 2024
- Town of Woodbridge Building Department records, searched December 19 and 20, 2024

- Town of Woodbridge Fire Marshal records, searched December 19, 2024
- PFAS Exchange GIS Webviewer, <https://experience.arcgis.com/experience/12412ab41b3141598e0bb48523a7c940/>
- United States Census Bureau, NAICS, <https://www.census.gov/naics/>
- US EPA 40 CFR Part 302 (EPA-HQ-OLEM-2019-0341; FRL-7204-03-OLEM), RIN 2050-AH09, Designation of PFOA and PFOS as CERCLA Hazardous Substances, Final Rule, May 8, 2024
- US EPA ECHO database: <http://echo.epa.gov/facilities> searched December 12, 2024
- US EPA ECHO: PFAS Analytic Tools: <https://echo.epa.gov/trends/pfas-tools> searched December 12, 2024
- US EPA ENVIROFACTS database: <https://www3.epa.gov/enviro/> searched December 12, 2024
- US EPA MyProperty database: <https://www3.epa.gov/enviro/facts/myproperty/> searched December 12, 2024

Table 7-1 Dates of Assessment Components

COMPONENT	DATE
Interviews	12/19/24 12/20/24, 12/31/24, 1/7/25, and 1/22/25
Review of government records	12/10/24
Site reconnaissance	12/19/24 and 12/20/24
Declaration by Environmental Professional	1/23/2024

8. LIMITATIONS AND DEFINITIONS

This Phase I ESA report was prepared for Client and is intended to be used in its entirety. Excerpts taken from this report are not necessarily representative of the assessment findings. The Client is the sole intended beneficiary of the report. The user requested no special terms or conditions regarding this Phase I ESA.

Langan's scope of services, which is described in Section 1.2 and in the contract executed between Langan and the Client, was limited to that agreed to with the Client/user and no other services beyond those explicitly stated are implied. To the extent possible, the services performed and agreed upon for this Phase I ESA are consistent with the guidelines of ASTM E1527-21.

This report is not intended to be an exhaustive assessment of the subject property. The purpose of the Phase I ESA is to reduce uncertainty about unknown conditions at the subject property. No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a subject property. Therefore, Langan cannot "verify", "insure", "certify", or "guarantee" that the subject property is free of environmental concerns.

No expressed or implied representation or warranty is included or intended in this report, except that our services were completed using the care and skill ordinarily followed by professionals providing similar services under similar circumstances in similar locations at the same point in time.

The conclusions provided in this report are based solely on information obtained through completing the standard activities required by ASTM E1527-21 and are intended exclusively for the purpose stated herein, at the specified subject property, as it existed at the point in time the assessment was completed. The conclusions provided in this report do not apply to conditions and features of which Langan was not made aware of through good faith efforts to complete the activities required by ASTM E1527-21 and did not have the opportunity to evaluate.

8.1 ASTM Definitions

The following definitions are provided in ASTM E1527-21 and presented below for reference. This section is not a comprehensive list of definitions provided in ASTM E1527-21 and is intended to summarize those pertinent to this Phase I ESA report.

Activity and use limitations (AULs): legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on a property.

Adjoining properties: any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.

All Appropriate Inquiries: that inquiry constituting all appropriate inquiries into the previous ownership and uses of the subject property consistent with good commercial and customary practice as defined in CERCLA, 42 U.S.C. § 9601(35)(B) and 40 C.F.R. Part 312, that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the LLPs to CERCLA liability (42U.S.C. §§

9601(35)(A) & (B), § 9607(b)(3), § 9607(q), and § 9607(r)), assuming compliance with other elements of the defense.

Approximate minimum search distance: the area for which records must be obtained and reviewed pursuant to ASTM E1527-21 Section 8 subject to the limitations provided in that section. This may include areas outside the subject property and shall be measured from the nearest subject property boundary. This term is used in lieu of radius to include irregularly shaped properties.

Business environmental risk (BER): a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. Consideration of BER issues may involve addressing one or more non-scope considerations.

Controlled recognized environmental condition (CREC): recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

Data gap: a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to, site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).

De minimis condition: a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a de minimis condition is not a recognized environmental condition nor a controlled recognized environmental condition.

Engineering controls: physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or groundwater on a property. Engineering controls are a type of activity and use limitation (AUL).

Environment: environment shall have the same meaning as the definition of environment in CERCLA 42 U.S.C. § 9601(8).

Historical recognized environmental condition (HREC): previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition.

Institutional controls (IC): a legal or administrative mechanism (for example, “deed restrictions,” restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. An institutional control is a type of activity and use limitation (AUL).

Key site manager: the person identified by the owner or operator of a subject property as having good knowledge of the uses and physical characteristics of the subject property.

Material threat: obvious threat which is likely to lead to a release and that, in the opinion of the environmental professional, would likely result in impact to public health or the environment.

Obvious: that which is plain or evident; a condition or fact that could not be ignored or overlooked by a reasonable observer.

Property use limitation: limitation or restriction on current or future use of a property in connection with a response to a release, in accordance with the applicable regulatory authority or authorities that allows hazardous sub-stances or petroleum products to remain in place at concentrations exceeding unrestricted use criteria.

Reasonably ascertainable: information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.

Recognized environmental conditions: (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. For the purposes of this definition, "likely" is that which is neither certain nor proved, but can be expected or believed by a reasonable observer based on the logic and/or experience of the environmental professional, and/or available evidence, as stated in the report to support the opinions given therein.

Release: a release of any hazardous substance or petroleum product shall have the same meaning as the definition of "release" in CERCLA 42 U.S.C. § 9601(22). There are a number of statutory exclusions from the definition of release that may impact the environmental professional's opinions and conclusions, such as the normal application of fertilizer.

Significant data gap: a data gap that affects the ability of the environmental professional to identify a recognized environmental condition.

Site reconnaissance: that part that is contained in Section 9 of ASTM E1527-21 and addresses what should be done in connection with the site visit. The site reconnaissance includes, but is not limited to, the site visit done in connection with such a Phase I Environmental Site Assessment.

Site visit: the visit of the subject property during which observations are made constituting the site reconnaissance section of this practice.

Subject property: the property that is the subject of the environmental site assessment described in this practice.

User: the party seeking to use ASTM E1527-21 to complete an environmental site assessment of the subject property.

8.2 Standard Environmental Record Sources

Langan reviewed an environmental database search report prepared by an environmental database search provider for the subject property and surrounding area. The database search report includes a listing of properties identified on select federal, state, local and tribal standard source environmental databases within the approximate minimum search radii outlined in ASTM E1527-21. This information was supplied to Langan by the environmental database search provider, and to the environmental database search provider by government sources; therefore, neither Langan nor the environmental

database search provider can verify the completeness and accuracy of the database information. Appendix F contains a copy of the report, with specific source and property descriptions, and the dates of the last update for each database searched. Langan reviewed the database search report on a record-by-record basis to evaluate if certain properties identified in the database report are likely to represent an environmental concern for the subject property. The evaluation criteria included factors such as distance, groundwater gradient, nature of the listing, and regulatory status. Unless specifically discussed in the body of this report, the facilities listed on the database do not appear to represent an environmental concern to the subject property.

APPENDIX

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**Use of Publicly Owned Property Commission
History of the Purchase of the Country Club of Woodbridge
March 20, 2025**

The **March 25, 2009** Board of Selectman (BOS) meeting appears to be the first time the potential purchase of the Country Club of Woodbridge (CCW) was discussed publicly at a BOS meeting (APPENDIX A). Discussion regarding the foreclosure action that was served on the CCW, the Town of Woodbridge, and three other defendants on February 26, 2009 occurred. A history of the action and potential implications for the Town were discussed during the meeting. First Selectman Sheehy discussed procedure for the purchase of the property. He also articulated the intention of both the BOS and Board of Finance behind the purchase, which was “to control the development and to develop a plan to use the property so that it provides an income stream to help defray the cost of purchase.” Mr. Sheehy also offered possible uses to achieve that goal such as “municipal/private golf course, private development, or a combination of the two or other options.” The Conservation Commission was in agreement with the BOS formulating a plan with these parameters. Town debt was discussed, as were financing options available to the Town. Public comment was received. The BOS voted unanimously to authorize Ed Sheehy to negotiate the potential purchase of all or part of the Country Club of Woodbridge.

At the **April 7, 2009** BOS meeting, approval of a letter of intent was added to the agenda and discussed (APPENDIX B). The proposed letter was “a bid for real and personal property of the Woodbridge Country Club located at #17, #50, #60 Woodfield Road and #805 Fountain Street in Woodbridge and New Haven.” Conditions of the Letter of Intent were provided, the month to month lease which was to take effect immediately was discussed, and the presentation Mr. Sheehy delivered to the CCW members was summarized. During the meeting with the CCW membership, it was reported that Mr. Sheehy told membership “it was his hope and goal to maintain the golf course so it can continue as a golfing facility in the immediate future for the citizens of Woodbridge.” The bid amount and assessment of the value of WCC’s real and personal property were provided. The BOS discussed other interested parties in the property, specifically developers, and noted that CCW membership would honor the Letter of Intent. The option for the Town to purchase 60 Woodfield Rd was discussed, with the Financial Officer recommending that should the Town purchase that property, it should be sold immediately to offset debt. Management companies for the course were also reviewed.

The BOS voted 5-1 to approve the Letter of Intent, unanimously adopted the resolution appropriating \$7,000,000 for the purchase of the CCW, and unanimously authorized the BOS to call a Town Meeting on May 18, 2009.

An **April 21, 2009**, the notice for the May 18, 2009 Annual Town Meeting was mailed to Woodbridge residents, which included pertinent information pertaining to the proposed purchase of the CCW (APPENDIX C). The notice provided “[t]he Board’s primary

reason for authorizing the purchase of the Club was to ensure appropriate development of the largest tract of land remaining in Woodbridge (150 beautiful undeveloped acres).” The bank, that held the mortgage on the property, sold the mortgage to a private developer, and “[t]he BOS was concerned that uncontrolled development could produce a major strain on town services (schools, police, fire etc.)” The notice provided that the BOS was considering a management company to run the property’s recreational amenities, and would also “consider other options for the use of the property.”

At the **May 13, 2009** BOS meeting, purchase of the CCW was discussed in Executive Session (APPENDIX D).

At the **May 18, 2009** Annual Town Meeting, during First Selectman Sheehy’s opening comments, he provided a summary of the BOS actions that preceded the Annual Town Meeting, including details on the negotiated tentative Maintenance Agreement with MGM Golf, LLC, and the details of the Resolution (APPENDIX E). The First Selectman reiterated “[t]he Board’s primary reason for authorizing the purchase of the club was to ensure the appropriate development of the largest single track of land remaining in Woodbridge.” He added “[t]he goal of the Town in purchasing the Woodbridge Country Club is to control its development and to develop a business plan to finance the purchase of the property so that it provides an income stream to help defray the cost of the purchase.”

A slide show was presented, and residents were presented with a slide entitled “Possible Long Term Options Available To Town (APPENDIX F). The four options offered to the residents should the Town purchase the CCW were:

- Town leases all golf course operations to a third party and issues taxable bonds to finance purchase;
- Town operates golf course and hires third party to run day to day operations issuing tax exempt bonds to finance purchase;
- Town sells all or part of property for controlled development;
- Some combination of the above.

Financing options were summarized for the residents, public comment occurred, and a vote was called. The resolution passed 435-34, by more than the 66 2/3 percent required of those present. The Annual Town Meeting may be viewed on YouTube at this link: https://youtu.be/o_3OpxrXsfc?si=ft0A5Q8ie_KjI5oc

The property closed on August 28, 2009, with no use restrictions added to the deed (APPENDIX G).

APPENDIX A

TIME: _____
TOWN CLERK, WOODBRIDGE

The March 25, 2009, Regular Meeting of the Board of Selectmen was convened by First Selectman Edward Maum Sheehy at 7:00 p.m. in the Center Gymnasium.

Present for the Board of Selectmen: Ms. Ferrante-Fernandes, Ms. Heller, Ms. Stein, Mr. Fox, Dr. Sabshin, and Mr. Sheehy.

Present for the Staff: Mr. Genovese, Finance Director; Mr. Hellauer, Administrative Officer; Mr. Perito, Town Counsel; and Mrs. Shaw, Clerk

WOODBIDGE COUNTRY CLUB – STATUS OF FORECLOSURE

Mr. Sheehy gave a brief description of the Woodbridge Country club which is situated on 141 acres bounded by Johnson and Woodfield Roads and is partly zoned as single family residential. The country club was permitted by special permit after a hearing and the Woodbridge Country operates pursuant to such permit. The country club has operated as a golf club for many years. Mr. Sheehy also said that Woodbridge Note Investors LLC has brought a foreclosure action dated and served on February 16, 2009, against the Woodbridge Country Club Inc., and four other defendants, including the Town of Woodbridge. The legal documents were filed in Superior Court in New Haven on March 3, 2009. He said that Town Counsel, James Perito, would give a report on the status of the foreclosure; identify the parties in the action; the amount of the debt; the types of foreclosures available; what has taken place since the documents were filed in court; how the action effects the Town of Woodbridge; what the Town can expect to happen in the foreclosure action; and options available to the Town.

Mr. Sheehy said that given the size and location of the parcel, it is the unanimous consensus of the Boards of Selectmen and Finance that the Town should authorize the First Selectman to negotiate the potential purchase of all or part of the Woodbridge Country Club property for a purchase price sufficient to pay the liens encumbering the Woodbridge Country Club property. He further stated that any such offer is subject to final approval by the Boards of Selectmen, Finance, and the Town Meeting. Mr. Sheehy said that it is the intention of the Boards of Selectmen and Finance in purchasing the property to control the development and to develop a plan to use the property so that it provides an income stream to help defray the cost of purchase. He listed as possible use of the property: municipal/private golf course; private development, or a combination of the two or other options.

Mr. Sheehy stated that the Conservation Commission has endorsed the Town's purchase of the property and the development of a plan to control development of the property. He also said that he anticipates that the Board of Selectmen will approve a motion this evening to authorize the First Selectman to negotiate the purchase of the property as described.

Mr. Sheehy said that the Woodbridge Country Club has scheduled a meeting of its membership on Sunday, March 29, 2009, to act on a proposal by the Woodbridge Note Investors and possibly other proposals. He said that if the Board of Selectmen adopts a motion authorizing the negotiation of the purchase of the property, the Town will submit a written proposal to the club membership for action at the March 29th meeting.

Mr. Sheehy then asked that those in favor of the action contact members they may know and encourage them to attend the meeting and support the sale to the Town.

Mr. Sheehy then outlined the schedule of the balance of the meeting that includes presentations by Town Counsel James Perito, Finance Director Anthony Genovese, and then the floor would be open for public comments.

PRESENTATION BY MR. PERITO

Mr. Perito stated that Woodbridge Note Investors, LLC is the plaintiff in the foreclosure commenced on or about February 16, 2009, with a return date of March 3, 2009. The named defendants are: Woodbridge Country Club, Inc., Standard Oil of Connecticut, Inc., Krall Coal & Oil Company, Inc., The State of Connecticut Department of Revenue Services, and the Town of Woodbridge. Mr. Perito then listed the following debts as stated in the foreclosure complaint:

Woodbridge Note Investors LLC	\$3,753,536.04
	1,000,000.00
Standard Oil, Inc.	7,565.00
Town of Woodbridge Lien for Personal Property	5,400.00 Paid March 20, 2009
Krall Oil, Inc.	15,809.45
State of CT Department of Revenue Services	144,698.90
Bank of Southern Connecticut holds a First Mortgage on Lot #11 aka 60 Woodfield Road	400,000.00

He further stated that the mortgage on 60 Woodfield Road, and the 2nd half of the Town of Woodbridge real estate taxes in the amount of \$77,000 (with interest through this month), are not effected by the foreclosure. The plaintiff has recently filed an attachment in the amount of \$256,908.75 to secure debts owed as well to TDBank North now owned by Woodbridge Note Investors, LLC. Total principal amount due (without including any outstanding interest, legal fees, or costs associated with the foreclosure) appears to be \$5,583,916.

Mr. Perito then explained the types of foreclosures and the meaning of a “law day” where a lien holder has the opportunity to bid on the property. He also noted that since the Personal Property tax was paid on March 20, 2009, the Town is no longer a part of the foreclosure action and would not have a law day. He then explained the other options open to the Town for possible purchase and the process per Charter that would culminate in approval or disapproval by Town Meeting.

PRESENTATION BY MR. GENOVESE

Mr. Genovese presented information regarding the Town’s debt – He said that on March 12th the Town issued \$5.9 million in 15 year bonds at 3.26% for the new Fire Station. Projects that currently exist in the proposed six year capital plan include: the proposed Public Works garage at \$2.2 million, of which the Town has a little over \$1 million in grants; \$9.4 million request by the Woodbridge Board of Education for remediation work at Beecher Road School, and there is \$3 million for potential open space acquisitions. This totals a little over \$20 million in proposed projects over the next six years. He emphasized that these

projects are proposed and have not been voted on or committed to at this time. Currently the Town has a little over \$18,235,000 in direct debt and the Town's portion of the Amity debt is \$19,188,961 for a total of direct or overlapping debt of \$37,423,961 as of June 30, 2009. Mr. Genovese explained that the annual debt service budget to pay down the direct and overlapping debt is \$4,726,919 for FY10. He said that fiscal indicators show the Town's debt is 3.1% of the grand list (State average is 2.4%); Ratio to budget 10.23% (guideline is 10%); debt per capita is \$3,200 (State average is \$2,117); however the ability to pay is also considered in the fiscal indicators and some of the Woodbridge numbers are higher than other towns.

Mr. Genovese then explained the financing options available if the Town should purchase the property: General Obligations Bonds paid by tax dollars or a revenue stream that would offset the debt service or Short Term Notes to be rolled into bonds for permanent financing. According to IRS regulations, the Town would have to begin paying 1/20th of the principle amount that is issued under the short term notes at the end of year 3.

PUBLIC COMMENTS

Charles (Chuck) Pyne, 162 Center Road – Mr. Pyne asked some questions regarding the debt ratio if the Town purchases the property. Mr. Genovese and Mr. Sheehy explained that issuing Bond Anticipation Notes (BANS) for a three year period would give the Town the opportunity to develop a plan to generate income to defray costs. Issuing BANS allows the Town to make minimum payments, usually 50 - 60 thousand dollars per year for a three year period; payment of principle begins after that.

Several residents asked similar questions regarding financing, zoning, and impact on neighbors, but spoke in favor of the Town purchasing the property and controlling its development. Those speaking included Irving Spivak – 19 Homewood Road, Paul Harrigan – 18 Deer Run Road, Harriet Cooper - 189 Ford Road, Margery Wakeman - 1152 Johnson Road, Dr. William Silberberg – 31 Jenick Lane, Arnold Potash – 36 Brierwood Drive, David Lober – 35 Wepawaug Road, and Mal Chodos – 15 Wedgewood Drive.

Mr. Robert Gregg - 11 Old Quarry Road, Past President of the Woodbridge Land Trust, spoke to the importance of preserving the property. He referred to a study conducted several years ago, that he said is still valid today, proving that if the land was developed the required services would far out weigh the purchase price.

Mr. Michael Luther – 128 Northrop Road, member of the Board of Finance, said that he is known for his fiscal conservatism. However, the purchase of this property is an historic opportunity. Mr. Luther said that though it is not the best time for the Town to be increasing its debt, and that there are other projects that have to be funded, *"We have had given to us tonight the possibility, at what this conservative says is a very reasonable cost to assure for ourselves, over at least a period of three years, the right to take our time, get our committees together, and made hard decisions for our Town as to what we want to have happen to this land. He said that the property is worth every penny"* and he firmly supports the Town acquiring the property of the Woodbridge Country Club.

At 7:55 p.m. the public comment portion of the meeting closed and the meeting recessed while several members of the public left the room.

At 8:15 p.m. Mr. Sheehy reconvened the meeting.

MOTION: The Board **VOTED UNANIMOUSLY** (Ferrante-Fernandes – Heller) to add an item to the published agenda to consider authorizing the First Selectman to negotiate the purchase of the Woodbridge Country Club property.

MOTION: To authorize the First Selectman to negotiate the potential purchase of all or part of the Woodbridge Country Club property with the current owner, consisting of approximately 141 acres with improvements thereon. Any such offer is subject to final approval by the Board of Selectmen, Board of Finance, and the Annual Town Meeting.

DISCUSSION: Mr. Fox said *“The reason that I believe that the Town needs to make this motion and make this acquisition is because there is a lot at stake. We know that the developer is on record, or is at least quoted in the newspaper saying that the acquisition is for investment purposes – it leaves the Town vulnerable and it leaves the Town exposed and that needs to be protected. I think that with short-term financing we have an opportunity to save a jewel of this Town and I think it is incumbent upon us, as leaders of the community, as supported by the public hearing today, to pass this motion and move on it.”*

Ms. Ferrante-Fernandes said that she believes the Town has spoken and want to preserve that piece of property.

Mr. Sheehy called for the Motion.

MOVED by Dr. Sabshin, **SECONDED** by Ms. Stein

VOTE: Aye: Ms. Ferrante-Fernandes, Ms. Heller, Ms. Stein, Mr. Fox, Dr. Sabshin, and Mr. Sheehy

ADJOURNMENT

On a non-debatable motion by Dr. Sabshin, seconded by Ms. Heller, the meeting adjourned at 8:35 p.m.

Respectfully Submitted,
Geraldine S. Shaw, Clerk

APPENDIX B

Building Maintenance – In an effort to keep up with the use of the building, maintenance staff duties are being reassigned and a new electronic filing system is being instituted for maintenance requests.

DAVID STEINMETZ – PRESENTATION RE VOLUNTEERISM

David Steinmetz, 74 Forest Glen Drive, a Junior at Amity High School, is a Distinguished Finalist in the 14th Annual Prudential Spirit of Community Award. Mr. Sheehy said that nearly 20,000 young people across the country were considered for State level awards. David received his award for providing more than 125 children attending a hospice grief camp with copies of a book that he and his sisters wrote following the death of their father. He obtained a \$1,000 grant to purchase the books from the publishers, and then donated them to the camp.

The Town of Woodbridge is more familiar with the Steinmetz children for their work in the “No Butts About Program”, which they started many years ago to end the littering of cigarette butts. David’s is now working with Keep America Beautiful in a 2009 program entitled “Cigarette Litter Prevention Program”.

The Board **VOTED UNANIMOUSLY** (Fox – Ferrante-Fernandes) to support the “Cigarette Litter Prevention Program” for the prevention of cigarette litter.

TOWN COUNSEL REPORT – WOODBRIDGE COUNTRY CLUB

The Board **VOTED UNANIMOUSLY** to add the following items to the agenda:

1. Approval of “Letter of Intent” dated March 27, 2009, Revised March 29, 2009. (Sabshin – Stein)
2. Proposal from Matt Menchetti – MDM Golf, Inc. (Sabshin – Stein)

Letter of Intent - Mr. Sheehy said that on March 25, 2009, the Board authorized him to negotiate with the current owner, the purchase of all or part of the Woodbridge Country Club property consisting of 155 acres with the improvements thereon. Mr. Sheehy referred to various documents in the Selectmen’s packets: the document entitled “Notice to Bidders” gave instructions regarding the bidding. Sealed bids were due March 28. At the March 29th private auction there would be a ten minute presentation by the bidder, then ten minutes would be allocated for questions, followed by an opportunity to revise the bids after the members of the Woodbridge Country Club discussed them. The Town prepared a bid as set forth in a Letter of Intent dated March 27th along with a letter of transmittal of the same date.

Mr. Sheehy then said that the letter of intent is a bid for real and personal property of the Woodbridge Country Club located in Woodbridge at #17, #50, #60 Woodfield Road and #805 Fountain Street in Woodbridge and New Haven. The bid was a purchase price of \$6.5 million. The bid was based on a discussion with the Attorney for the Woodbridge Country

Club that that was the total amount of the Club's indebtedness. The Closing Date is on or before June 15, 2009, and the bid is subject to three contingencies. The first is approval by the Board of Selectmen authorizing the purchase and applicable bonding or financing; the second is approval by the Board of Finance for financing and/or bonding; and third is approval by the Town Meeting. The Letter of Intent is subject to the execution of an agreement on or before April 30, 2009. The agreement shall include a month to month lease to provide Town access to maintain the golf course immediately. Town Counsel James Perito has prepared such a lease, which is included in the Selectmen's packets. In the letter of transmittal, Mr. Sheehy informed the Woodbridge Country Club that it was his hope and goal to maintain the golf course so it can continue as a golfing facility in the immediate future for the citizens of Woodbridge. On Sunday, March 29th, Mr. Sheehy made a presentation on behalf of the Town of Woodbridge to members of the Woodbridge Country Club in accordance with the "Letter of Intent". Attending with Mr. Sheehy were Matthew Giglietti, Chairman of the Board of Finance; Atty. James Perito, Town Counsel; and Anthony Genovese, Finance Director. Between 75 and 100 members of the Woodbridge Country Club attended. Following the presentation, the Town of Woodbridge representatives answered questions from the members. Following the presentation of the bid, the Woodbridge Country Club membership had a private discussion of the Town's bid. After the discussion, Counsel for the Club informed the Town representatives that the amount of the Woodbridge Country Club's indebtedness was between \$6.7 and \$6.9 million. Woodbridge then submitted a revised bid of an amount NOT TO EXCEED \$6.9 million, subject to verification of all debts as set forth in the revised "Letter of Intent" included in the Selectmen's packets.

Mr. Sheehy then referred to a summary prepared by the Assessor, Betsy Quist, of the assessment of the Woodbridge Country Club's real and personal property as listed on the 2008 Grand List. The fair market value of the listed properties as a golf course is \$6,932,860. In addition Personal Property is valued at \$625,000, for a total value of property to be purchased of \$7,557,860. The Town has obtained an appraisal that values the real estate property, at \$7.4 million. With the addition of the \$625,000 for personal property, the total value is \$8,025,000.

Mr. Sheehy said that: "In the April 2, 2009, edition of the New Haven Register, the Woodbridge Country Club was quoted as saying that housing developers would like to outbid Woodbridge's offer, possibly double what the Town had offered, but that the Woodbridge Country Club would honor their 'Letter of Intent' with the Town of Woodbridge"

Mr. Sheehy further stated that: "Under the Town's proposal, the Town can acquire the Woodbridge Country Club property, real and personal, for an amount not to exceed \$6.9 million, when these properties are worth between \$7.5 million and \$8.1 million." Mr. Sheehy said that he believes that this is a good deal for the Town of Woodbridge.

The Board discussed the executed "Letter of Intent" signed by Mr. Sheehy and Bruce Goldslogger, President of the Woodbridge Country Club. Mr. Sheehy said that he has been

informed that the letter was unanimously approved by the membership of the Club and that one of the provisions is that the purchase is not to exceed \$6.9 million subject to verification of all debts. He then stated that Atty. Perito and Mr. Genovese would comment on the procedures the Town would use to verify those debts. Mr. Sheehy said that the revised agreement also provides that non-Woodbridge members of the Woodbridge Country Club in good standing will be treated as residents of the Town for purposes of the Club facilities; the rates to be charged for use of the Club will be fair, reasonable and competitive; and that the Club facilities will be maintained with the intention to continue the uses: dining, pool, tennis, and golf.

Mr. Sheehy said that following the execution of the "Letter of Intent", Woodbridge learned that there were two other bids. Woodbridge Note Investors bid \$6.5 million, and the Liveri Trust bid \$6.1 million. It was also learned that after its presentation, the Liveri Trust increased its bid to \$6.536 million.

He further stated that it is imperative that the course greens be maintained immediately and failure to do so would result in substantial cost to replace them. The Club is willing to enter into a month to month lease to allow the Town to maintain the greens between the present and the time of closing. Mr. Perito has prepared a proposed lease for the Boards consideration.

Several golf management companies have contacted the Town in connection with the long term management of the Woodbridge Country Club, including golf, tennis, pool, and restaurant. Mr. Sheehy said that for the immediate, short term need, he, Mr. Genovese, and Mr. Hellauer met with Matt Menchetti, the owner MDM Golf, LLC of Hamden. Mr. Menchetti's company manages the Laurel View Golf Course in Hamden; owns and manages The Gillette Ridge Golf Course in Bloomfield; manages the Long Hill Country Club in East Hartford; Twin Lakes Golf Course in North Branford; and the Minnechaug Golf Course in Glastonbury. He has recently acquired the Goodwin Park and Keney Park Golf Courses in Hartford. Mr. Menchetti also owns a company known as On Course Construction, LLC, a construction company to service the need for golf construction that has contracts with the Greenwich Country Club; Innesarden Club in Greenwich; and the Redding and Waterbury Golf Courses.

Proposed Lease – Mr. Perito passed out a revised version of the proposed lease. Mr. Perito first discussed the appraisal. He said that when the Town was a party to the foreclosure he retained Robert Criscuolo's Engineering firm to determine what would be an "as of right" sub-division on the property. Mr. Criscuolo met with appraiser Joseph Perrelli. Using Mr. Criscuolo's study as a base line, Mr. Perrelli valued the real property at \$7.4.

Mr. Perito clarified that in order to have the property conveyed to the Town, the Town was not willing to pay over a certain amount, and there had to be a verification of the debts. He said that, as part of the ongoing process, he will also review the legal documentation to ascertain that the claimed debts are legitimate debts, and may retain a bankruptcy attorney to check for bankruptcy losses.

The motion was **Moved** by Ms. Stein, **Seconded** by Ms. Heller.

Mr. Sheehy then asked if there was any further discussion on the Resolution?

Mr. Fasi said that he learned this evening that the purchase included the personal property and he recommended that the fourth line of the resolution be amended to include the following: “, *including personal property*,

Acceptance of the amendment: The Board **VOTED UNANIMOUSLY** (Stein – Heller) to accept the amendment posed by Mr. Fasi that the fourth line of the resolution be amended to include the following: “, *including personal property*,”

Mr. Sheehy then called for the vote on the resolution as amended:

It was **Moved** by Ms. Stein, **Seconded** by Ms. Heller that the Resolution be adopted, as amended.

VOTE: Aye: Ferrante-Fernandes, Fox, Heller, Sabshin, Sheehy, Stein.
Nay: There was no “Nay” vote.

Mr. Sheehy then declared the Resolution, as amended, adopted.

Call of Town Meeting – Mr. Sheehy then asked if there was a Motion and a Second that the First Selectman be authorized to call a Town Meeting on May 18, 2009, at 7:30 p.m. to be held in The Center gymnasium, 4 Meetinghouse Lane, Woodbridge, CT, to consider and act on the Golf Course Bond Resolution.

It was **Moved** by Mr. Fox and **Seconded** by Ms. Stein, to authorize the First Selectman to call a Town Meeting on May 18, 2009, at 7:30 p.m. to be held in The Center gymnasium, 4 Meetinghouse Lane, Woodbridge, CT, to consider and act on the Golf Course Bond Resolution. The meeting called for May 18, 2009, is also the Annual Meeting of the Town.

VOTE: Aye: Ferrante-Fernandes, Fox, Heller, Sabshin, Sheehy, Stein.
Nay: There was no “Nay” vote.

PROPOSAL FROM MATT MENCHETTI – MDM GOLF, LLC

Mr. Manchetti explained that certain horticulture practices must be implemented immediately so as to not incur damage to the greens. He said that if the Town leases him the course for a period from now until to June 15th, he would take these measures immediately to maintain the integrity of the course. He said that if he was able to operate as a golf course until June 15th his proposal for the short term would be to maintain the course, assume the utilities, and the general maintenance of the facility. His company would own the revenues produced and generated by the facility for performing these services for the two and one-half

Mr. Genovese said that to forestall the shut-off of the utilities, they are being transferred into the Town's name. Once the lease is signed, an outside firm will inventory the contents of all buildings and the equipment on the property. He said that the Town's current auditing firm will verify that all the debt presented to the Town is in fact the debt of the Country Club.

Mr. Perito described the terms of the lease: a) for all property, b) one dollar rent to be paid at closing, c) term from date of entry until closing, d) either party has the right to terminate on June 15th, e) accept property as is, f) acknowledges no warrantee from the Club as to the condition of the premises. The Town's insurance carrier provides tenant coverage under the current policy.

In answer to several questions regarding security of the premises, Mr. Sheehy said that once the Board approves the lease and it is signed, the Town is ready to move forward to change the locks.

In answer to a question regarding ¶15 – "Inspection" - regarding lessor/agents may enter premises, Mr. Perito said that he would asked the Club's Attorney to add language that a Town of Woodbridge representative be present.

Resolution: Mr. Perito said that the "Resolution" is very clear that the Town has the option to purchase #60 Woodfield Road (containing a dwelling on a regulation lot) and then also sell it. Mr. Genovese said that if the house and property are sold, the proceeds must be used to offset the debt service.

ACTION OF THE BOARD

Letter of Intent: The Board VOTED (Sabshin – Stein) to approve the "Letter of Intent" dated March 27, 2009, as revised March 29, 2009.

Vote: Aye – Ferrante-Fernandes, Heller, Sabshin, Sheehy, Stein
Nay – Fox - The Town should not go forward unless it is validated that these purposes (as listed in the Letter of Intent) are short term purposes.

Resolution – Mr. Sheehy then said that the Agenda for tonight's meeting includes the following proposed resolution which he introduced:

RESOLVED: THAT THE RESOLUTION ENTITLED: RESOLUTION APPROPRIATING \$7,000,000 TO PURCHASE APPROXIMATELY 155 ACRES AND IMPROVEMENTS THEREON CONSTITUTING THE PROPERTY KNOWN AS WOODBRIDGE COUNTRY CLUB AND AUTHORIZING THE ISSUE OF \$7,000,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS THEREFORE; AND AUTHORIZING THE SALE OR TRANSFER OF A PORTION OF SAID ACREAGE" be adopted and recommended for adoption by the Legal Voters of the Town.

Mr. Sheehy then asked if there was a Motion to waive the reading of the entitled resolution and incorporate its full text into the Minutes of the meeting?

It was **Moved** by Ms. Heller, **Seconded** by Ms. Stein to waive the reading of the entitled resolution and incorporate its full text into the minutes of the meeting.

VOTE: Aye: Ferrante-Fernandes, Fox, Heller, Sabshin, Sheehy, Stein.
Nay: There was no "Nay" vote

The Motion passes and the reading of the entitled resolution is waived and the full text is incorporated into the minutes of the meeting. (See attached)

Mr. Sheehy then asked if there was a Motion and a Second that the resolution be adopted.

Dr. Sabshin said that the language should make it clear to the residents that the Town was not bonding the entire \$7 million now, but would work with bond anticipation notes for the first three years. Mr. Genovese said that this information would be presented at the Annual Town Meeting.

Mr. Fasi, Attorney with the firm of Murtha Cullina, Bond Counsel for the Town, explained that the *"the resolution is intended to give the Town all the flexibility that exists under the statutes, so that at the time that the debt is required to be issued, it can be issued in the manner that most cost effective to the Town. It is simply not possible to predict today, what the most cost effective way to borrow is. Nor, is it possible to predict what debt, at the time it is issued, would meet the Town's purposes. It maybe, particularly in light of some of the options that are available under the "stimulus program", that the Town may want to go to bonds right away. That is not the plan, but the resolution provides the option to do whatever is needed to save the Town money."*

Mr. Genovese explained that "bond anticipation notes" are temporary borrowings as indicated that are up to 12 months in length. At the end of each twelve month period, the Town rolls the notes over for an additional 12 months. It is possible that the interest on the notes will be ¾% - 1% or \$50,000 - \$70,000 per year on the \$7million anticipation note.

Mr. Fasi said that at the end of the third year the Town would have to pay 1/20th of the principle.

The Board agreed that the bond anticipation notes would give the Town three years to assess the viability of the property and decide the future of the property.

Action on the Resolution: Mr. Sheehy asked: "Is there a Motion and a Second that the resolution be adopted?"

months time frame. He said that there is the danger of losing the golfing season the longer the Town waits.

Mr. Menchetti said if the Town purchases the Club on June 15th, and leases it to his company, they would be able to cover the interest on the debt services, utilities, all the maintenance, and horticulture practices to USGA standards at no cost to the Town. If the Town decides to keep the property as a golf course, he would want to propose a long term lease, which would be very different from a one year proposal. He said that his company has the ability to take over the course for the long term and relieve the Town of any responsibility for any fraction of the facility, and at the same time reduce or alleviate the Town's debt service for the purchase of the property.

In answer to a question from Ms. Heller regarding the fee structure for residents, former members, and out of town golfers, Mr. Menchetti, said that he would research the fee structure of other courses in the area, however, residents would get a special rate.

MDM Golf, Inc.- It was the **CONSENSUS** of the Board that Mr. Sheehy, Mr. Perito, and Mr. Genovese be authorized to negotiate a proposed Maintenance Agreement with Mr. Manchetti of MDM Golf, Inc.

PUBLIC COMMENTS

Robert Gregg, 11 Old Quarry Road – Mr. Gregg said that Mr. Menchetti gave some very good advice. Timing is critical, and the Board has to make it clear to the public that any immediate decisions are short term only. He also said that it is very important that the proposed facility does not unfavorably impact the exiting clubs and courses in Town.

PUBLIC WORKS

Chris Sorensen, Chair of the Public Works Building Committee, was present to address the status of the project and enumerated the following:

- SEA has been hired to design the facility – preparing cost estimates
- Existing building to be torn down
- Revised flow plan, energy efficiency, storage, bays, truck wash, employee facilities
- Administration will remain in The Center building due to safety concerns for public
- Schematics will be ready for the May 13, 2009, Selectmen's meeting
- Request to amend charge to meet new requirements and plans.

FIRE STATION BUILDING COMMITTEE

Mr. Calistro and Mr. Rowland, Chair and Ass't. Chair of the Fire Station Building Committee were present to request some "clean-up" items on the project. The Board acted as follows on the requests:

APPENDIX C



TOWN OF WOODBRIDGE
11 MEETINGHOUSE LANE
WOODBRIDGE, CONNECTICUT 06525

Dear Woodbridge Residents,

As your Board of Selectmen we would like to give you the facts concerning the Town's proposed purchase of the Woodbridge Country Club ("WCC").

The Board of Selectmen ("BOS"), at its meeting on March 25, 2009, unanimously authorized First Selectman Ed Sheehy to actively pursue the purchase of the WCC. This vote came following the public comment part of the BOS meeting, which over 300 town residents attended. The overwhelming recommendation from the public was that the Town purchase the WCC. The Board's primary reason for authorizing purchase of the Club was to ensure appropriate development of the largest single tract of land remaining in Woodbridge (150 beautiful undeveloped acres). The BOS was concerned that uncontrolled development could produce a major strain on town services (schools, police, fire etc). We believe the purchase of the property by the Town will have extraordinary benefits in the years to come, and we urge residents to attend the Annual Town Meeting on May 18, 2009, to vote Yes or No on the purchase of the property.

The following fact sheet provides important background:

1. **The WCC paid its July 2008 taxes in full.** The first default in any tax payment by the Club was in January of 2009. The Town did not know of the financial problems of the WCC until January 21, 2009.
2. **The New Haven Register reported February 3, 2009, that the bank had assigned the WCC mortgage to a private investor the week before.** The WCC had been negotiating with the bank for some time. The WCC believed the bank was talking with private investors willing to assist the club in avoiding foreclosure. The WCC was surprised to learn the bank had sold the mortgage to a private developer.
3. **As soon as the Town became aware of these facts, the Woodbridge BOS issued a town wide mailing inviting all residents for a discussion of the WCC issue at its March 25, 2009, meeting.** First Selectmen Sheehy represented the Town at an auction at the WCC on March 29 where the Town was one of three bidders for the property. The Town has strict Charter requirements for the purchase of Real Estate, which include a vote of the Board of Selectmen, a vote of the Board of Finance, and a vote of residents at the Annual Town Meeting.

Town Charter Section 6-4. Capital Expenditures and the Town Indebtedness

"6-4(2) to have the project authorized at the annual meeting of the Town Meeting or at a special meeting of the Town Meeting in the following manner (i) by the affirmative vote of two-thirds of the votes cast thereon at a meeting of the Town Meeting, or (ii) by the affirmative vote of a majority of the votes cast thereon at each of two meetings of the Town Meeting".

4. **The WCC set the rules for the auction of the property including a secret bid process.** The Town's objective at auction was to obtain the property for the Town and to offer a bid consistent with the value of the property. The Town assessed the property value at 12 million dollars. A 2009 appraisal authorized by the Town valued the property at 7.4 million dollars. The Town will also acquire approximately \$625,000 worth of personal property which brings the value of the acquisition to more than 8 million dollars. The Town's successful bid was 6.9 million dollars subject to verification of the WCC debts. Thus, the Town is buying, for 6.9 million dollars, strategic real estate and personal property with an estimated value of over 8 million dollars. The value of controlling development for this property cannot be measured.

5. **What will be purchased?** The town will acquire 150 acres, a world -class 18 hole golf course, two swimming pools, 6 hard-tru tennis courts, a 27,000 square-foot clubhouse in excellent condition, a 3 bedroom house immediately adjacent to the Club listed for sale at \$450,000, and a substantial amount of personal property. The Board of Selectmen believe the

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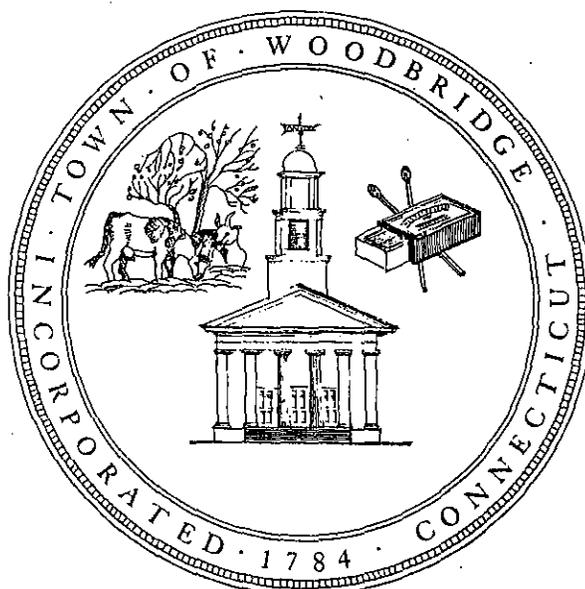
monetary value of the property is significantly more than the purchase price, apart from the ability to control future development of the property.

6. **It is our goal that taxes will not increase as a result of the purchase.** The Town will finance the purchase by the use of interim financing at low interest rates for the first three years. The cost will be reduced by anticipated revenues generated by the fees charged to use the facility. Long-term financing will be accomplished by traditional municipal bonding, and we anticipate that the costs will be significantly offset by the fees charged to use the facility.

7. **The Town will consider hiring a professional management company to run the facility** including golf, tennis and swimming. Other towns in Connecticut have had great success with their town-owned recreation facilities and Woodbridge intends to follow those models. We believe that the facility will provide significant revenues to offset the cost of the purchase. The Town will also consider other options for the use of the property.

8. **The Town will enjoy this fine recreation facility.** Many of our residents will be able to take advantage of this world-class facility for golf, swimming and tennis at preferred rates. Woodbridge residents will be given priority for membership.

Woodbridge Board of Selectmen



APPENDIX D

EXECUTIVE SESSION

At 7:35 p.m. the Board **VOTED UNANIMOUSLY** (Stein – Fox) entered into Executive Session pursuant to CGS 1-200(6)(D), Purchase of the Woodbridge Country Club Property and to invite Attorney Joseph Fasi, Bond Counsel; Attorney James Perito, Town Counsel; Mr. Hellauer, Administrative Officer; Mr. Genovese, Finance Director; and Mrs. Shaw, Clerk to attend the session.

At 8:55 p.m. the Board moved out of Executive Session and returned to the Regular Meeting. No motions were made or votes taken in Executive Session.

FIRST SELECTMAN'S REPORT

Mr. Sheehy reported on his activities since the last meeting.

- April 22nd – had a presentation here at the Town Hall in conjunction with the Keep America Beautiful Program entitled “No Butts About It”. David Steinmetz has received an award and instituted a program to distribute personal ashtrays and place cigarette butt receptacles at appropriate locations in Woodbridge. The Town has received a \$1,500 award to purchase posters, and receptacles and will receive 400 ashtrays free.
- April 23rd – attended the Human Services Volunteer Award ceremony. Over 100 Woodbridge Volunteers were given awards. A special award was given to Jim Rascati, a member of the Human Services Commission. The First Selectman's Youth Award was given to Mark Daka and his sister Pauline. Mark is a sixth grade student at Beecher Road School, he plays the violin. Pauline is a Junior at Amity High School, she play the piano. They entertain the seniors at Coachman Square every Friday evening.
- April 24th –with Mr. Genovese and Mr. Hellauer, visited Laurel View Golf Course in Hamden that is managed by Mr. Menchetti of MDM Golf.
- May 1st - with Mr. Genovese, Mr. Hellauer, and Mr. Giglietti, visited the Gillette Ridge Course in Bloomfield.
- May 13th – met with the Fire House Restoration Committee. A report regarding plans for the restoration, proposed uses, and access to the Fitzgerald Property is expected for the Selectmen's June meeting.
- May 18th – the Annual Town Meeting will be held at 7:30 p.m. in the Amity High School Auditorium. The Agenda will include the election of a Town Moderator, purchase of the Woodbridge Country Club, and the Town budget for FY2009/10.

ADMINISTRATIVE OFFICER'S REPORT.

Mr. Hellauer reported that a second AED has been installed on the wall opposite the gym in The Center building and a third one will be installed on the first floor of the Library.

APPENDIX E

Annual Town Meeting
May 18, 2009

The Annual Town Meeting of the Town of Woodbridge was held at the Amity High School Auditorium on May 18, 2009.

The meeting was called to order by Town Moderator Larry Greenberg at 7:50 P.M.

As a point of order, Michael Luther called to dispense with the reading of the call of the meeting. Moderator Greenberg stated the return of posting and publication of this notice, on file and of record, states that said Notice, bearing the written signatures of all the Selectmen had been posted on the Town's signpost on May 6, 2009 and a copy thereof had been published on the New Haven Register on May 6, 2009

Moderator Greenberg determined there were more than 100 voters present and declared a Quorum present.

Pursuant to the Ordinance adopted by the Town governing the Conduct of Town Meetings, the penalty for fraudulent voting was briefly described by the Town Moderator.

Since Michael Luther called, as a point of order, to dispense with the reading of the call of the meeting, nominations were open for Town Moderator; Gerald Weiner nominated Larry Greenberg, seconded by Ken Colabella. Mr. Greenberg was elected Town Moderator for the two year term.

Moderator Greenberg stated communications from the Board of Selectmen and the Board of Finance indicating Golf Course Purchase bond resolution was approved by each Board,

A motion was made by John Grillo to take a vote on this matter by machine. The Moderator ruled that a petition to bring this to a machine vote was not filed in the Town Clerk's office and this Resolution will be voted on tonight.

Mr. Luther moved to waive reading of the Bond Resolution. Motion was seconded by Stephanie Ciarleglio and passed.

Motion to adopt the Purchase of the Golf Club made by Mr. Levine and seconded by Mr. Kruger.

Discussion followed. First Selectman Edward Maum Sheehy reviewed the status of the purchase of the Woodbridge Country Club and discussed what would happen if the townspeople decide to vote for the purchase. His remarks are attached herein.

Town Counsel, Jim Perito then explained the letter of intent related to the purchase of the Woodbridge Country Club.

Town Finance Director Anthony Genovese discussed the financing options available to the town.

Following these presentations, the Moderator opened the floor for discussion. Thirteen people spoke to the matter after which Dr. Gregg moved the question. The motion was seconded by Richard Kruger.

The Town Moderator explained the voting procedure. The aye votes were asked to stand holding their green paper strips and counters moved among the crowd to determine the vote. The nay votes were then asked to stand and be counted. The Town Moderator announced the results: 435 AYE, 34 NAY.

The Resolution passed by more than the required 66 2/3% of those present.

A five minute break was called.

The meeting was reconvened at 9:10 P.M.

The next order of business was to act on the budget for Fiscal Year 2009/2010 as recommended by the Board of Finance in the total amount of \$41,754,917.

The Town Moderator determined there was no longer a quorum and the Budget would pass without a vote. Nevertheless a brief discussion was allowed.

There being no further business, the meeting was adjourned at 9:20 P.M. by a motion made by Gerald Weiner and seconded by Stanley Gedansky.

Respectfully submitted,



Eleanor S. Sheehy, Ass't Town Clerk

ANNUAL TOWN MEETING

I would like to update you on the status of the purchase of the Woodbridge Country Club since the March 25, 2009 meeting of the Board of Selectmen. At that time, the Board of Selectmen unanimously authorized the First Selectman to negotiate the purchase of all or part of the 150+ acres of the Woodbridge Country Club property with the current owner subject to final approval by the Board of Selectmen, Board of Finance and Annual Town Meeting. This vote came following the public comment part of the Board of Selectmen meeting at which over 300 Town residents attended. The overwhelming recommendation from the public was that the Town purchase the Woodbridge Country Club. The Board's primary reason for authorizing the purchase of the club was to insure the appropriate development of the largest single tract of land remaining in Woodbridge.

The goal of the Town in purchasing the Woodbridge Country

Club property is to control its development and to develop a business plan to finance the purchase of the property so that it provides an income stream to help defray the cost of the purchase.

The Town's 2008 Grand List assessed the Woodbridge Country Club real property and buildings at \$12,000,000 and assessed its value as a golf course at \$6.9 million dollars and \$625,000 for its personal property for a value of \$7.5 million dollars. A 2009 appraisal authorized by the Town valued the property at \$7.4 million dollars, and with the acquisition of personal property brings the value to more than \$8,000,000.

On Sunday, March 29, I along with Matt Giglietti, Chairman of the Board of Finance, Jim Perito, Town Counsel and Tony Genovese, our Finance Director attended a meeting of the membership of the Woodbridge Country Club. The Woodbridge Country Club set the rules for the sale of the property including a secret bid process. Each bidder was permitted to make a 10-minute presentation, allow 10-minutes for questions, and was given an opportunity to revise its bid

after discussion by the membership. I submitted a written proposal for an offer of an amount not to exceed \$6.9 million dollars subject to verification of the Woodbridge Country Club's debts. The Town's objective was to obtain control of the property and to offer a bid consistent with the value of the property.

The membership unanimously accepted the Town's offer. A letter of intent between the Town of Woodbridge and the Woodbridge Country Club was signed on March 29, 2009 whereby the Town would purchase the land and buildings known as 17, 50 and 60 Woodfield Road (House) , Woodbridge and 804 Fountain Street, New Haven as well as all personal property including all machinery equipment, power-driven machinery equipment, tools, parts, fixtures, furniture, furnishings, lease hold improvements and other personal property of any nature being used for or in the conduct of a golf club operations for a purchase price not to exceed \$6.9 million dollars, subject to verification of all debts of the Woodbridge Country Club by the Town and subject to approval by the Board of Selectmen, Board

of Finance and the Town Meeting.

The Letter of Intent also provided:

- 1. The Town and the Woodbridge Country Club would enter into a month-to-month lease to provide the Town access to the property to maintain the golf course pending town approval;**
- 2. Non-Woodbridge member of the Woodbridge Country Club in good standing shall be treated as residents of the Town of Woodbridge for the purpose of use of the facilities; and**
- 3. Rates for the use of the facilities shall be fair, reasonable and competitive and the Club facilities will be maintained with the intention to continue the use of golf, pool, tennis and dining room. The closing date was scheduled for on or before June 15, 2009.**

The Letter of Intent was subject to execution of an Agreement on or before April 30, 2009. The parties have agreed to extend the date of execution of the Agreement to May 20, 2009. A draft Agreement has

been prepared and is under review by counsel for both parties.

On April 7, 2009, the Board of Selectmen approved the Letter of Intent, the Bond Resolution which is before you tonight, and a month-to-month lease with the Woodbridge Country Club to allow the Town to maintain the greens and fairways pending the approval by the Town Meeting ^{THE B/D/S ALSO APPROVED} and the hiring of Herb Watson, the present grounds keeper for the Woodbridge Country Club and two of his staff on a week-to-week basis to maintain the golf course to be paid out of the Town's Contingency Fund. On April 16, 2009, the Board of Finance approved the Letter of Intent, the Bond Resolution, and the hiring of Herb Watson and two of his staff to be paid out of the Contingency Fund.

Since then, the Town has secured the buildings at the Woodbridge Country Club and has changed the locks. The Town has also completed an inventory of personal property of the Woodbridge Country Club.

The Town has also negotiated a tentative Maintenance-

Management Agreement with MDM Golf, LLC of Hamden whose principal is Matt Manchetti who presently manages four municipal golf courses: Laurel View Country Club in Hamden, Minnechaug Golf Course in Glastonbury, Long Hill Country Club in East Hartford, and Twin Lakes Golf Course in North Branford.

✓ **The proposed Agreement with MDM Golf, LLC gives MDM the exclusive right to operate and manage the premises for a term of two years ending on December 31, 2010. During that time, MDM Golf, LLC will receive all of the profits and proceeds and will pay to the Town \$405,000 as follows:**

- 1.) \$115,000 in cash to be paid on June 1, 2009;**
- 2.) \$290,000 to be paid in eight equal monthly installments between March and October, 2010;**

To secure its payments in 2010, MDM, LLC will provide the Town with a Letter of Credit, Performance Bond or other security. These payments will cover the Town's debt service incurred in 2009 and 2010.

MDM shall maintain all buildings and improvements and will be responsible for regular maintenance and repair greens and fairways in accordance with industry standards and in compliance with the lease between Woodbridge Country Club and the Town of Woodbridge.

MDM will also be responsible for capital repairs in an amount not to exceed \$35,000 in 2009 and \$50,000 in 2010.

MDM will pay for all utilities including electricity, water, sewer, fuel, telephone and security.

MDM shall be responsible for all equipment, inventory and supplies required for the use of the maintenance of the golf course, pool, tennis courts and the restaurant.

MDM shall afford the Town of Woodbridge use of the premises for events, ^{such as} holiday parties or other similar Town activities at no charge for such use. Woodbridge shall be responsible for the cost of all food, beverages, service and greens fees that may be applicable.

MDM shall afford the Amity Regional High School golf team

reasonable access to the golf course at no charge.

MDM will provide all applicable insurance including general liability, fire and extended coverage, plate and other glass insurance, and appropriate worker' compensation coverage for employees of MDM with the Town named as loss payee.

On December 31, of each year, MDM shall provide an accounting of all ^{INCOME & EXP} expenses and rounds of golf generated from the operation of the premises.

MDM will pay 10% of daily greens fees of over \$1,000,000.

~~MDM will pay a flat fee for the use of the restaurant and snack bar facilities.~~

MDM will charge fees for yearly membership and/or daily use for golf and yearly membership for pool and/or tennis. Woodbridge residents will pay a 20% reduced fee for such memberships or fees.

During this two year period, the Board of Selectmen and the Board of Finance will develop a long term plan for the financing of the purchase of the property so as to provide an income stream to

defray all or part of the cost of purchase. Examples are a long term lease for the golf course with a golf management company with the option of the lessee to purchase the property with restrictions limiting the use to current uses; ^{OR} The Town operates the golf course and hires a company to run the day-to-day operations which will enable the Town to issue tax exempt bonds with lower interest rates; or other options which might include the controlled or limited development of the site; ^{THESE OPTIONS WILL PROVIDE} any one of which ~~would be subject to~~ Town Meeting approval.

Under the proposal before you tonight, the Town will acquire 150 acres, a world class 18 hole golf course, two swimming pools, six hard true tennis courts, a 27,000 sq. ft. clubhouse, a three bedroom house immediately adjacent to the club listed for sale at \$450,000, and a substantial amount of personal property. The Board of Selectmen believe the monetary value of the property is significantly more than the purchase price in addition to the ability to control future development.

Our residents will be able to take advantage of this facility for golf, swimming and tennis at preferred rates. Woodbridge residents will be given priority for membership.

Attorney Jim Perito Woodbridge Town Counsel will explain the Letter of Intent, the proposed Agreement of Purchase between the Town of Woodbridge and the Woodbridge Country Club, the environmental status of the property and the terms of the proposed Agreement between M.M., LLC and the Town of Woodbridge, and the vote necessary to approve the resolution.

Tony Genovese, our Finance Director, will explain the financing of this sale as to the issuance of bond anticipation notes and bonding and the proposed funding of the debt service for the next two years.

Attorney Joe Fasi of Murtha Calina, our Bond Counsel, will be available to answer questions regarding the issuance of bond anticipation notes, issuance of tax-exempt and non-tax-exempt notes, and options for financing for the Town.

Tonight you are being asked to consider and vote on a resolution concerning the Purchase of the Woodbridge Country Club. I want to summarize what the resolution does and doesn't do:

The resolution authorizes the expenditure of up to \$7 million to purchase the Woodbridge Country Club and to finance the amount spent by issuing bonds or notes. If the Country Club is purchased, the Resolution also authorizes the sale of a house and land that is located on it, and if sold, requires the Town to use the sale proceeds to reduce debt issued to finance the Country Club purchase.

The Resolution does not require the Town to purchase the property. The Town has signed a letter of intent that was approved by the Board of Selectmen, which sets forth the process to determine the final purchase price and identifies conditions to the Town's purchase. If the resolution is approved tonight, the Board of Selectmen will move forward to determine the purchase price in accordance with the letter of intent, to continue our due diligence

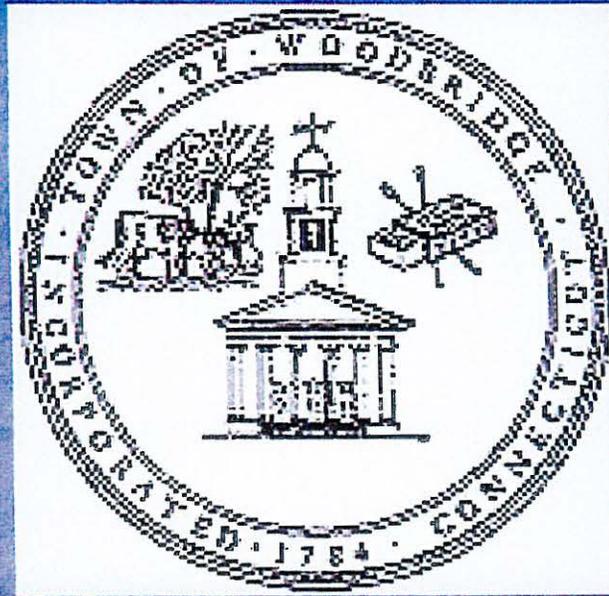
and to identify the risks and costs associated with environmental matters, if any.

After considering all of the facts and circumstances available to us, the Board of Selectmen will decide whether or not the purchase is in the best interests of the Town. The process we follow will be with the understanding that the approval of the resolution tonight authorizes the Board of Selectmen to purchase the property, and to also exercise our careful judgment in deciding whether or not to do so.

*Following these presentations, we will
open the meeting for questions, following the
questions there will be a vote*

*Jim Perito
Tony Conors*

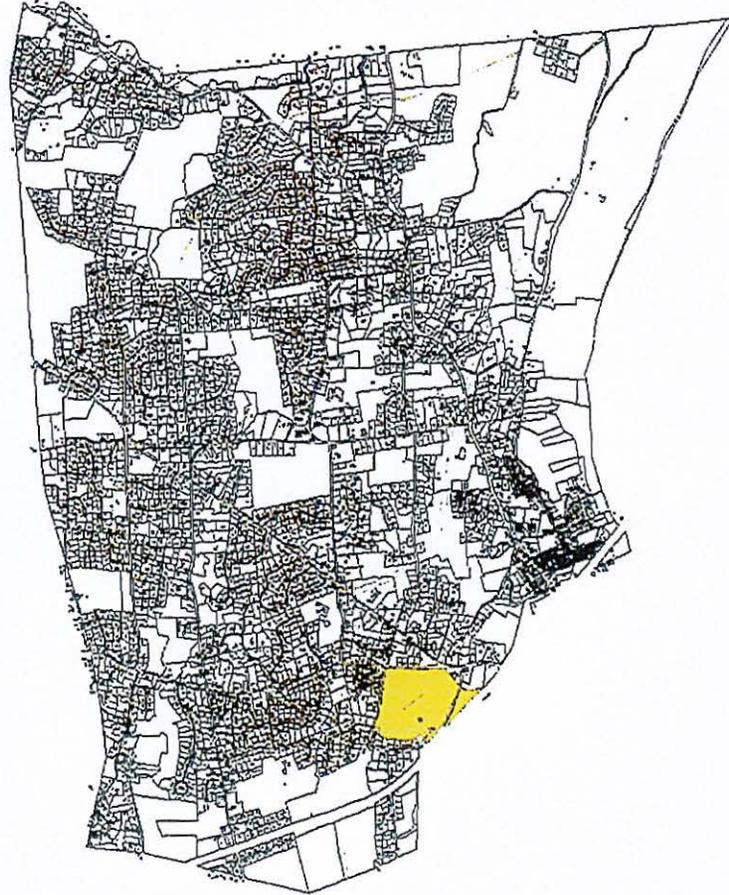
APPENDIX F



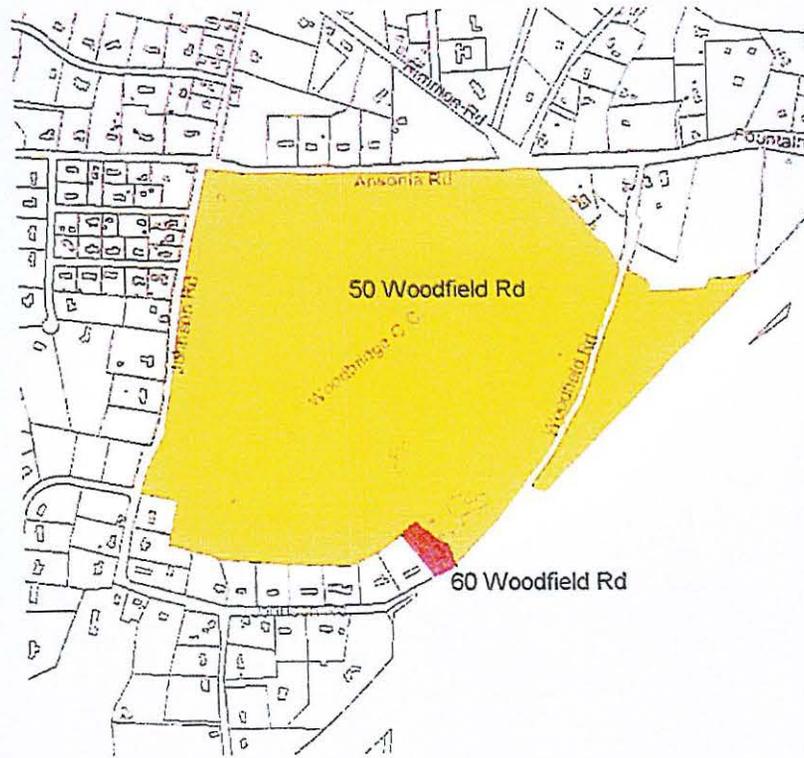
ANNUAL TOWN MEETING MAY 18, 2009

Woodbridge Country Club

Town of Woodbridge



Woodbridge Country Club



POSSIBLE LONG TERM OPTIONS

AVAILABLE TO TOWN

- Town leases all golf course operations to third party and issues taxable bonds to finance purchase
- Town operates golf course and hires third party to run day to day operations issuing tax exempt bonds to finance purchase
- Town sells all or part of property for controlled development
- Some combination of the above

Terms of MDM Agreement

- Term through 12/31/2010
- \$405,000 paid over term as follows:
 - \$115,000 paid in year 1
 - \$290,000 paid in year 2
- Capital repairs capped at \$35,000 in year 1 and \$50,000 in year 2
- 10% of daily greens fees over \$1M
- Payment security for year 2
- 20% reduction in greens fees and memberships for Town residents and former WCC members

FINANCING OPTIONS AVAILABLE TO TOWN

- Taxable Bond Anticipation Notes (BANS) issued upon closing at @ 2.50% with 1 year maturity
- BANS issued 1 year after closing to pay off maturing notes based on market rates upon issuance.
- Process can continue up to 10 years but 1/20th of principal is due upon the conclusion of year 3
- Anticipated 2 year borrowing cost of \$405,000 including interest and issuance costs
- General Obligation Bonds need to be issued to permanently finance the purchase

**Fiscal Year 2010
Proposed Budget**

FY10 BUDGET CHANGES SINCE PRELIMINARY HEARING

Preliminary

Final

Change

WBOE

\$11,942,361

\$11,891,711

-\$50,650

FY10 Budget and Mill Rate

Total Expenditures \$ 41,754,917

Non-tax Revenue \$ 3,194,976

Taxes \$ 38,559,941

Mill Rate 31.09

Mill Rate increase
From FY2009 0.84%

APPENDIX G

VL0628PG294

After Recording, Please return to:
James J. Perito, Esq.
SUSMAN, DUFFY & SEGALOFF, P.C.
59 Elm Street
New Haven, CT 06510

**WARRANTY DEED
(STATUTORY FORM)**

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME,

KNOW YE THAT THE WOODBRIDGE COUNTRY CLUB, INCORPORATED of Woodbridge, Connecticut ("Grantor"), for consideration of **SIX MILLION NINE HUNDRED THOUSAND AND 00/100 (\$6,900,000.00) DOLLARS** paid, hereby grants to the **TOWN OF WOODBRIDGE** ("Grantee") with **WARRANTY COVENANTS** all that certain real property situated in the **Town of Woodbridge, County of New Haven, State of Connecticut** known as **805 Fountain Street, 17 Woodfield Road and 50 Woodfield Road**, being more particularly described in **Schedule A** attached hereto and made a part hereof ("Woodbridge Premises"), and all that certain real property situated in the **City of New Haven, County of New Haven, State of Connecticut** known as **1 Woodfield Road**, being more particularly described in **Schedule B** attached hereto and made a part hereof ("New Haven Premises" which, together with Woodbridge Premises are hereinafter, collectively, the "Premises").

Said Premises are conveyed subject to:

1. Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.
2. Common law, riparian or littoral rights of others and/or other rights, if any, in and to any natural watercourse or body of water flowing through or adjoining the Premises and all statutory and other rights of others in and to any such watercourse or body of water.
3. Any state of facts which a survey and/or physical inspection of the Premises might reveal, provided same do not render title unmarketable.
4. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after July 1, 2009.
5. Such additional encumbrances as more particularly set forth in **Schedule C** attached hereto.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

\$ 0 Conveyance Tax Received

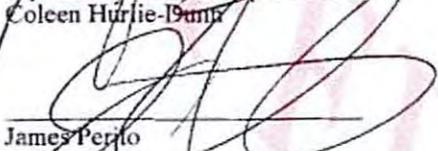
Sopheni Carlegis
Town Clerk of Woodbridge

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 28th day of August, 2009.

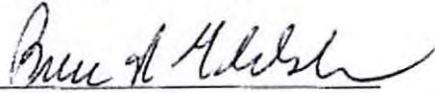
Signed, sealed and delivered
in the presence of or attested by:

**THE WOODBRIDGE COUNTRY
CLUB, INCORPORATED**



Coleen Hurlie-Dunn


James Perito

By: 

Bruce N. Goldslager
Its President

STATE OF CONNECTICUT)
) ss. New Haven
COUNTY OF NEW HAVEN)

On this the 28th day of August, 2009, before me, the undersigned officer, personally appeared **Bruce N. Goldslager**, who acknowledged himself to be the **President** of **THE WOODBRIDGE COUNTRY CLUB, INCORPORATED** a Connecticut corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand.



Coleen Hurlie-Dunn
Commissioner of the Superior Court
Notary Public
My Commission Expires: _____

SCHEDULE A
PROPERTY DESCRIPTION

Parcel One

All that certain piece or parcel of land, with all the improvements thereon, situated in the Town of Woodbridge, County of New Haven, State of Connecticut, bounded and described as follows:

Beginning at a point in the northerly highway line of Woodfield Road at the boundary line between the land now or formerly of James L. Nesbit on the east and Parcel One herein described;

From thence running South 56 degrees 51' 58" West 226.58 feet;

Thence running South 47 degrees 01' 46" West 198.31 feet;

Thence running South 42 degrees 07' 29" West 106.73 feet, the last three boundary lines being along stone walls and fences and along the northerly highway line of Woodfield Road;

Thence running North 59 degrees 13' 17" West 352.3 feet;

Thence running North 52 degrees 09' 14" West 34.64 feet;

Thence running North 69 degrees 13' 19" West 12.68 feet;

Thence running North 10 degrees 41' 39" West 38.69 feet, the last four boundary lines being along stone walls and bounded on the west by land now or formerly Hattie A. Marx;

Thence running North 81 degrees 16' 42" East 370.16 feet along a stone wall and being bounded on the north in part by land now or formerly of Ella A. Lewis and in part by land now or formerly of James L. Nesbit;

Thence running North 78 degrees 35' 17" East 360.2 feet along a stone wall and bounded on the north by land now or formerly of James L. Nesbit;

Thence running South 47 degrees 40' 55" East 49.42 feet along a stone wall to point and place of beginning and bounded on the east by land now or formerly James L. Nesbit.

Parcel Two

All that certain piece or parcel of land, with all the improvements thereon, situated in the Town of Woodbridge, County of New Haven and State of Connecticut, known as Lot No. 12 as shown on a map entitled "SURVEY MAP AND SUB-DIVISION LOTS ELMER SORENSEN LANDS JOHNSON & WOODFIELD ROADS WOODBRIDGE - CONN. JAN. 1953 - SCALE 1"=80' LOTS 4 & 5 REVISED MAR. 3, 1953", on file in the Woodbridge Town Clerk's Office, bounded and described as follows:

- SOUTHEAST: by Woodfield Road, 280 feet, more or less;
- SOUTHWEST: by Lot No. 11 on said map, 372 feet, more or less;
- NORTHWEST: by land now or formerly of Woodbridge Hills Country Club, Inc., 126 feet, more or less; and
- NORTHEAST: by land now or formerly of Hattie Marks, 399.3 feet.

Parcel Three

All that certain piece or parcel of land, with the buildings and all other improvements thereon, situated in the Town of Woodbridge, County of New Haven and State of Connecticut, and bounded:

- Northwest: by Woodfield Road, formerly known as Dogman Road;
- North: by Old Derby Road, now abandoned;
- Northeast: by land now or formerly of Francis H. Todd and Edith W. Sedgwick;
- Southeast: by land of The State of Connecticut, being Wilbur Cross Parkway, 1925 feet, more or less;
- Southwest: by land of The State of Connecticut, being Wilbur Cross Parkway, 80 feet, more or less.

Rights of access to Wilbur Cross Parkway are not appurtenant to the premises.

Parcel Four

That certain piece or parcel of land, together with all the buildings and improvements thereon, situated in the Town of Woodbridge, County of New Haven and State of Connecticut, described as follows:

Containing 136 acres, more or less, bounded and described as follows:

Westerly:	by the highway known as Johnson Road, 2150 feet, more or less;
Northerly:	by the highway known as Ansonia Road;
Easterly:	in part by an ancient highway and in part by the highway known as Woodfield Road;
Southerly:	by land now or formerly of Charles W. Hoyt;
Easterly again:	in part by land now or formerly of said Charles W. Hoyt and in part by land formerly of Hattie A. Marks, more lately of said Christian Sorensen and Elmer C. Sorensen;
Southeasterly:	by land formerly of said Hattie A. Marks, more lately of said Christian Sorensen and Elmer C. Sorensen;
Southerly again:	in part by land now or formerly of said Hattie A. Marks and in part by land now or formerly of James C. McCarthy, in all, 1164 feet, more or less;
Westerly again:	by land now or formerly of said James C. McCarthy, 300 feet;
Southerly again:	by land now or formerly of said James C. McCarthy, 250 feet.

Excepting and excluding from Parcel Four, that parcel of land containing 0.15 of an acre, more or less, shown on a map filed in the Woodbridge Town Clerk's Office entitled: "TOWN OF WOODBRIDGE MAP SHOWING LAND ACQUIRED FROM WOODBRIDGE REALTY CORP. BY THE STATE OF CONNECTICUT ANSONIA ROAD SCALE 1" = 40' April 1954 G. Albert Hill HIGHWAY COMMISSIONER Revised Sept. 1954".

Further excepting and excluding from Parcel Four, the portion thereof conveyed by the deed from The Woodbridge Country Club, Incorporated to Frank D. Calistro and Helen P. Calistro dated May 16, 1967 and recorded May 18, 1967 in Volume 85 at Page 385 of the Woodbridge Land Records.

Parcel Five

That certain parcel of land situated in the Town of Woodbridge, County of New Haven and State of Connecticut, on the northeasterly side of Ansonia Road, containing 0.05 of an acre, more or less, bounded and described as follows:

Beginning at a point in the northeasterly highway line of Ansonia Road at the Woodbridge-New Haven Town Line;

THENCE: northwesterly, along said northeasterly highway line, 53 feet, more or less, to a point which is opposite and at right angles to the base line of Ansonia Road at Station 23+20;

THENCE: along land now or formerly of the State of Connecticut, northeasterly, along a straight line, 58 feet, more or less, to a point which is 100 feet northeasterly from and measured at right angles to said base line at Station 23+50; and southeasterly, along a line which is 100 feet northeasterly from and parallel with said base line, 32 feet, more or less, to the aforementioned Woodbridge-New Haven Town Line;

THENCE: southwesterly, along said Woodbridge-New Haven Town Line, 51 feet, more or less, to the point of beginning.

Fee simple title in and to the portion of the roadway lying between said parcel and the center line of Ansonia Road is not included with said parcel.

For a more particular description of the above described premises, reference is made to a map filed in the Woodbridge Town Clerk's Office entitled: "TOWN OF WOODBRIDGE MAP SHOWING LAND TO BE RELEASED TO THE WOODBRIDGE COUNTRY CLUB INC. BY THE STATE OF CONNECTICUT ANSONIA ROAD SCALE 1" = 40' SEPT. 1966 Howard S. Ives HIGHWAY COMMISSIONER".

Parcel Seven

That certain parcel of land, situated partly in the Town of Woodbridge and partly in the City of New Haven, County of New Haven and State of Connecticut, on the northwesterly side of Wilbur Cross Parkway and containing 3.45 acres, more or less, bounded and described as follows:

- Northwesterly: by Woodfield Road, 1350.22 feet;
- Northeasterly: by land now or formerly of The Woodbridge Country Club, Incorporated, 78.59 feet;
- Southeasterly: by Wilbur Cross Parkway, 1568.14 feet;
- Westerly: by land now or formerly of James DeFrank et al., 350.12 feet.

Fee simple title in and to the portion of the roadway lying between said parcel and the center line of the Wilbur Cross Parkway is not included with said parcel.

For a more particular description of the above described premises, reference is made to a map filed in the Woodbridge & New Haven Land Records entitled: "TOWNS OF WOODBRIDGE & NEW HAVEN MAP SHOWING LAND TO BE RELEASED TO THE WOODBRIDGE COUNTRY CLUB INC. BY THE STATE OF CONNECTICUT WILBUR CROSS PARKWAY (LIMITED ACCESS HIGHWAY) SCALE 1" = 100' AUG. 1968 Howard S. Ives HIGHWAY COMMISSIONER REVISION 9/5/68 Adjacent Owner TOWN NO. 92 PROJECT NO. 185-05 SERIAL NO. 8 A SHEET 1 OF 1".

Together with any and all right, title and interest of The Woodbridge Country Club, Incorporated in and to land adjacent to Parcel Seven acquired by virtue of the discontinuance evidenced by the Memo recorded February 9, 1993 in Volume 186 at Page 140 of the Woodbridge Land Records and the Order Of Discontinuance recorded February 26, 1997 in Volume 262 at Page 50 of said Land Records.

Excepting and excluding from Parcel Seven, the portion thereof conveyed by the deed from The Woodbridge Country Club, Incorporated to James DeFrank and Estelle C. DeFrank dated October 1, 1968 and recorded October 17, 1968 in Volume 2365 at Page 392 of the New Haven Land Records and recorded December 19, 1968 in Volume 90 at Page 200 of the Woodbridge Land Records.

Excepting and excluding from the above described premises, any portion thereof conveyed by the deed from The Woodbridge Country Club, Incorporated to the Town Of Woodbridge dated April 22, 1967 and recorded May 18, 1967 in Volume 85 at Page 381 of the Woodbridge Land Records.

SCHEDULE B**PROPERTY DESCRIPTION**

That certain parcel of land, situated partly in the Town of Woodbridge and partly in the City of New Haven, County of New Haven and State of Connecticut, on the northwesterly side of Wilbur Cross Parkway and containing 3.45 acres, more or less, bounded and described as follows:

- Northwesterly: by Woodfield Road, 1350.22 feet;
- Northeasterly: by land now or formerly of The Woodbridge Country Club, Incorporated, 78.59 feet;
- Southeasterly: by Wilbur Cross Parkway, 1568.14 feet;
- Westerly: by land now or formerly of James DeFrank et al., 350.12 feet.

Fee simple title in and to the portion of the roadway lying between said parcel and the center line of the Wilbur Cross Parkway is not included with said parcel.

For a more particular description of the above described premises, reference is made to a map filed in the Woodbridge & New Haven Land Records entitled: "TOWNS OF WOODBRIDGE & NEW HAVEN MAP SHOWING LAND TO BE RELEASED TO THE WOODBRIDGE COUNTRY CLUB INC. BY THE STATE OF CONNECTICUT WILBUR CROSS PARKWAY (LIMITED ACCESS HIGHWAY) SCALE 1" = 100' AUG. 1968 Howard S. Ives HIGHWAY COMMISSIONER REVISION 9/5/68 Adjacent Owner TOWN NO. 92 PROJECT NO. 185-05 SERIAL NO. 8 A SHEET 1 OF 1".

Together with any and all right, title and interest of The Woodbridge Country Club, Incorporated in and to land adjacent to Parcel Seven acquired by virtue of the discontinuance evidenced by the Memo recorded February 9, 1993 in Volume 186 at Page 140 of the Woodbridge Land Records and the Order Of Discontinuance recorded February 26, 1997 in Volume 262 at Page 50 of said Land Records.

Excepting and excluding the portion thereof conveyed by the deed from The Woodbridge Country Club, Incorporated to James DeFrank and Estelle C. DeFrank dated October 1, 1968 and recorded October 17, 1968 in Volume 2365 at Page 392 of the New Haven Land Records and recorded December 19, 1968 in Volume 90 at Page 200 of the Woodbridge Land Records.

Excepting and excluding from the above described premises, any portion thereof conveyed by the deed from The Woodbridge Country Club, Incorporated to the Town Of Woodbridge dated April 22, 1967 and recorded May 18, 1967 in Volume 85 at Page 381 of the Woodbridge Land Records.

SCHEDULE C

ENCUMBRANCES

1. Rights of others in and to the watercourse traversing the premises.
2. Matters set forth on Maps 676A and 676B filed in the Woodbridge Town Clerk's Office, which are also filed in the New Haven Town Clerk's Office in Map Volume 58 at Pages 249 and 250.
3. Rights of ingress to and egress from the Wilbur Cross Parkway conveyed by the deed from Yale University to The State Of Connecticut dated July 9, 1943 and recorded July 15, 1943 in Volume 46 at Page 398 of the Woodbridge Land Records.
4. Encumbrances and restrictions, if applicable, set forth in a deed record in Volume 43 at Page 549 of the Woodbridge Land Records and in a deed recorded in Volume 46 at Page 398 of the Woodbridge Land Records.
5. Condition contained in the deed from the State of Connecticut to The Woodbridge Country Club, Incorporated dated November 15, 1966 and recorded December 5, 1966 in Volume 84 at Page 291 of the Woodbridge Land Records.
6. Permit Agreement by and between the Highway Department of the State of Connecticut and the Woodbridge Country Club dated May 10, 1967 and recorded May 26, 1967 in Volume 85 at Page 428 of the Woodbridge Land Records.
7. Denial of rights of ingress and egress to and from the Wilbur Cross Parkway and the full and perpetual easement to drain surface water set forth and reserved in the deed from the State Of Connecticut to The Woodbridge Country Club, Incorporated dated September 19, 1968 and recorded December 19, 1968 in Volume 90 at Page 197 of the Woodbridge Land Records and recorded October 17, 1968 in Volume 2365 at Page 389 of the New Haven Land Records.
8. Agreement by and between The Town Of Woodbridge Sewer Authority and The Woodbridge Country Club, Incorporated dated July 25, 1967 and recorded April 9, 1986 in Volume 135 at Page 286 of the Woodbridge Land Records.
9. Easement Agreement by and between The Woodbridge Country Club, Incorporated (aka Woodbridge Country Club, Inc.) and T2 Unison Site Management LLC dated as of June 29, 2007 and recorded July 27, 2007 in

Volume 580 at Page 42 of the Woodbridge Land Records and in Volume 8020 at Page 1 of the New Haven Land Records.

10. Terms and conditions of an unrecorded Lease Agreement dated November 17, 1999 by and between Woodbridge Country Club, Inc., as Landlord, and AT&T Wireless PCS LLC, by and through its agent, AT&T Wireless Services, Inc., as Tenant, as affected by the Assignment And Assumption Of Lease Agreement by and between The Woodbridge Country Club, Incorporated (aka Woodbridge Country Club, Inc.) and T2 Unison Site Management LLC dated as of June 29, 2007 and recorded July 27, 2007 in Volume 580 at Page 58 of the Woodbridge Land Records and in Volume 8020 at Page 17 of the New Haven Land Records.
11. That certain Assessor's Land Certificate recorded December 19, 2006 in Volume 563 at Page 286 of the Woodbridge Land Records.
12. Notice of Variance to permit construction of a water pump station on a non-conforming lot in a residential zone recorded June 7, 1966 in Volume 82 at Page 479 of the Woodbridge Land Records.
13. Notice of Variance recorded May 23, 1988 in Volume 149 at Page 7 of the Woodbridge Land Records.
14. Letter recorded August 22, 1994 in Volume 221 at Page 85 of the Woodbridge Land Records.

001412

#SST

RECEIVED FOR RECORD

2009 AUG 28 PM 3:40

Karen Burchem
WOODBIDGE TOWN CLERK

APPENDIX

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Woodbridge Former Country Club Master Plan

- 1. Draft stakeholder interview list**
- 2. Topics and themes from TAC Meeting #1**
- 3. Baseline analysis progress**
- 4. Project name and graphic identity**

Draft Stakeholder Interview List

- **Community Groups and Organizations**
 - **Conserve Woodbridge**
 - **Land Trust**
 - **Park Association**
 - **Garden Club**
 - **Arts Council**
 - **Amity Woodbridge Historical Society**
 - **Local Students**
 - **Friends of the Library**
 - **Beecher PTO**
 - **Massaro Farm**
 - **Jewish Community Center**
 - **Woodbridge Volunteer Fire Association**
- **Economic and Business Groups**
 - **2030 Task Force**
 - **Business District Owners**
 - **Local Real Estate Brokers**
- **Faith Communities**
 - **Assumption Church**
 - **B'nai Jacob**
 - **First Church of Christ Congregational Church**
 - **Trinity Church**

Question for Selectmen: Are there important stakeholders we should add to this draft list?

TAC Meeting #1: What We Heard

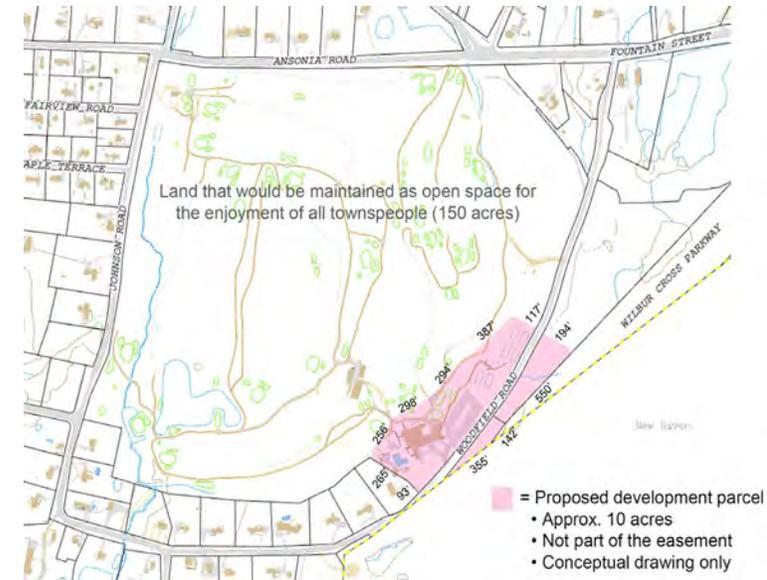
- **Lessons Learned from Past Site Proposals**
 - Lacked a multi-faceted approach
 - Did not bring the community together
 - Reactionary, not proactive or inclusive
 - Lacked data to inform decision-making

- **Themes and Topics**
 - **Sustainability**
 - Focused on community awareness and education
 - Overlap / coordination with other committee and groups
 - Review: Multiple reports on Town-wide energy usage and food / compost diversion

Question for Selectmen: Are there topics or themes we should prioritize from what we've heard?



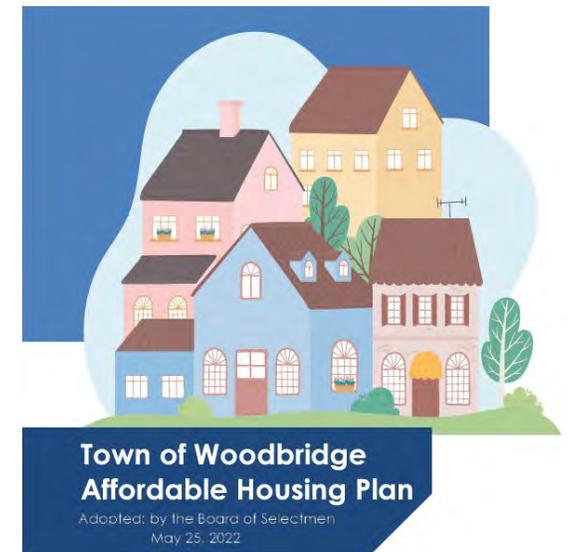
Rose/Watermark proposal. 110 Age-restricted units on 11 AC, 9-hole course on 97 AC, meadow/park on 37 AC, optional 20 cottages on 10 AC



Woodbridge Park Assoc. Proposal. 150AC open space, 10AC development

TAC Meeting #1: What We Heard

- **Themes and Topics [cont.]**
 - **Human Services**
 - **Focused on community needs [vaccine access, social worker services, etc.], as well as youth and seniors programming**
 - **A general focus on promoting health, both mental and physical**
 - **Review: Past annual program inventory and high demand / aspirational future programming**
 - **Housing**
 - **Supports implementation of 2022 Housing Plan**
 - **Focused on increasing affordable housing supply in the Town**
 - **Has worked on zoning updates to better support affordable housing and sites for denser housing**
 - **Priority to reach underrepresented members of the community during the planning process, contact “All-in” community group**
 - **Review: 2022 Affordable Housing Plan and follow-on studies**

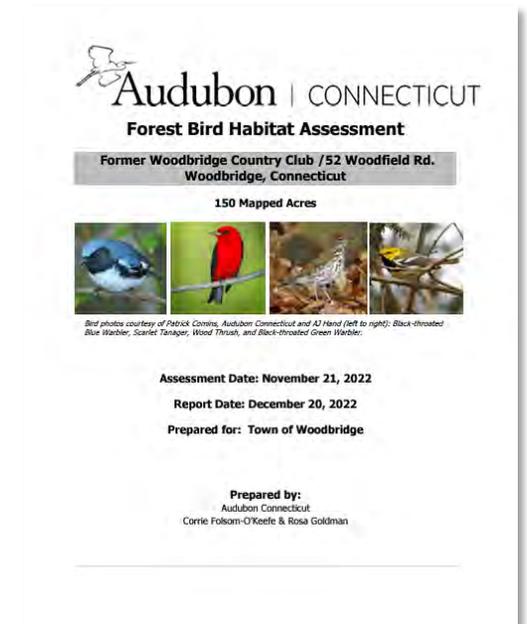
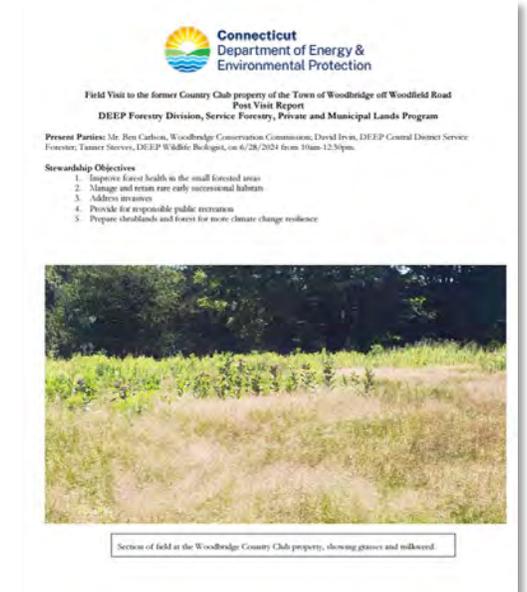


Prepared by RKG Associates



TAC Meeting #1: What We Heard

- Themes and Topics [cont.]
 - Conservation
 - Baseline data exists in various background documents [listed below]
 - No existing tree inventory exists, but geotagging of perceived trees of importance could occur as part of site walk
 - Historic Society is pursuing a grant for townwide trail with Roger Sherman Farm trailhead on site
 - Speak to Trail Master for more information on invasive species location [invite to site walk]
 - Review: DEEP Study, Audubon Report, State / Town POCs [relevant to all topic areas], Westward scenic road designation, Fountain Street project, Greenway Plan, Elderslie subdivision, City Carbon program, “Moorhead” report



TAC Meeting #1: What We Heard

- Themes and Topics [cont.]

- CUPOP

- Reports to the Board of Selectman on proper usage of publicly owned properties in the Town of Woodbridge
- Has not yet analyzed the FWCC property
- Coordinates with Town departments, committees and commissions
- Review: POCD to TPZ recommendations in December

- EDC

- Can provide feedback on synergies between future property uses and other Town uses
- Secured \$8M infrastructure grant for business district improvements
- Speak with 2030 Ad Hoc Task Force focused on revitalization of business district
- Review: Past business district plans

Use of Publicly Owned Property Commission Recommendation
38 Milan Road
March 26, 2024

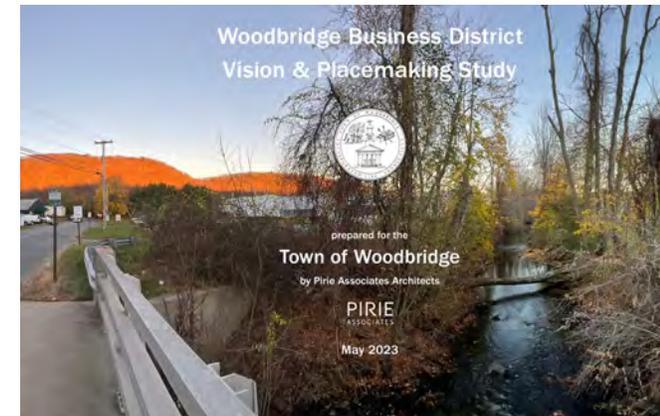
Pursuant to its role as defined within Article XI Section 75-65, subsection B., the Use of Publicly Owned Property Commission ("CUPOP") reviewed the town owned property located at 38 Milan Road, in furtherance of the Commission's duty to make recommendations to the Board of Selectman regarding the "uses, change in uses, or direction of such uses by appropriate commissions or agencies now existing or to be created" for the property. This particular property is classified as a Category 3 property within the 2023 CUPOP Publicly Owned Property List, a category that includes town owned "[l]and and buildings, the uses of which are not under the direction of existing commissions or other agencies of the Town" Article XI, Section 75-65, subsection A (APPENDIX A).

The property (APPENDIX B)

38 Milan Road: 1.39 acres
Zone A

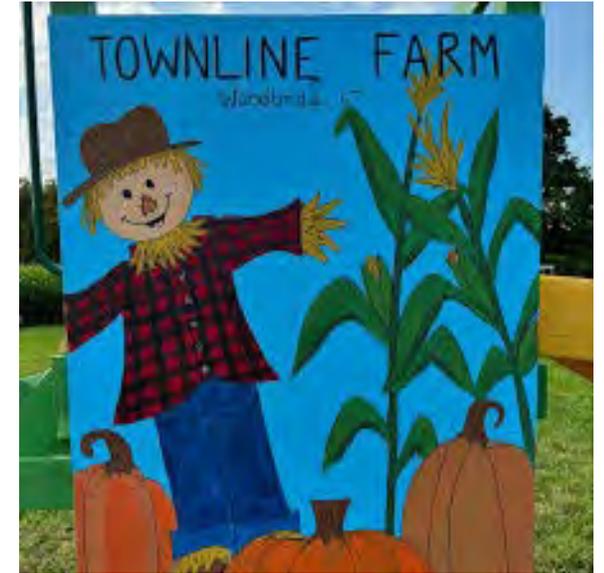
The property is located in a residential neighborhood, with private homes with similarly sized lots surrounding the property (APPENDIX C) The Town of Woodbridge obtained ownership of the property on September 24, 1993 (certified on September 27, 1993) after tax foreclosure as a result of a petition filed by the Tax Collector of the Town of Woodbridge in the Superior Court for the Judicial District of New Haven under docket number CV-89-0283258-S, *Woodbridge Tax Collector v. Harold H. Humphrey*. The foreclosure occurred as a result of a tax lien filed by the Town of Woodbridge on the tax-delinquent property for unpaid taxes in 1984, 1985, 1986, 1987, and 1988. (APPENDIX D) CUPOP requested the total sum of delinquent taxes from the Town of Woodbridge, but was informed by Tax Collector Pat Crisco that the requested information is not available after fifteen years. (APPENDIX E) CUPOP was able to obtain the assessed value for the property during this time frame from Stephanie Chiarleglio, Town Clerk via a phone conversation (please note the book was not able to be copied due to its size, but may be viewed in the Town Clerk's office). The mill rates for the time period were located within a document created by Gerry Shaw, former Executive Assistant to the First Selectman, entitled *Town of Woodbridge Mill Rate History*. This document was provided by the the current Executive Assistant to the First Selectman, Alison Valsamis (APPENDIX F) The data provided was used to calculate the amount of delinquent taxes, minus the interest that accrued:

1984 assessed value \$26,250, mill rate 25.58, taxes \$671.48
1985 assessed value \$26,250, mill rate 28.63, taxes \$751.54
1986 assessed value \$26,250, mill rate 30.20, taxes \$792.75
1987 assessed value \$26,250, mill rate 34.30, taxes \$900.38
1988 assessed value \$26,250, mill rate 35.72, taxes \$937.65



TAC Meeting #1: What We Heard

- Themes and Topics [cont.]
 - Agricultural
 - Advocate for business and land use needs of local farms
 - Advise on land use agreements
 - Promote agricultural uses as central to Woodbridge identity and culture, and as an economic development opportunity
 - Speak to: Town Line Farm, Educational Garden representatives , Community garden group



Baseline Analysis Progress

**Questions for Selectmen:
Are there measures we
should adjust or
reconsider?**

**Are there datasets or
sources we should utilize
as we develop these
measures?**

CATEGORY	ITEM	MEASUREMENT APPROACH
Environment	Acres of agricultural land established	Acreage and percentage change
Environment	Carbon Sequestration	Amount (MT) and percentage change
Environment	Acres of connected habitat	Acreage and percentage change
Environment	Acres of disturbed endangered species habitat	Acreage and percentage change
Environment	Acres of disturbed ponds and water bodies	Acreage and percentage change
Environment	Acres of meadows/grasslands	Acreage and percentage change
Environment	Acres of woodlands/forest	Acreage and percentage change
Environment	Earthwork and retaining walls required	High/Med/Low Earthwork and retaining walls
Environment	Impervious Cover	Acreage and percentage change
Environment	Invasive species removal	High/Med/Low Impact
Environment	Development within Floodplain	Yes/No
Environment	Wetlands	Impacts – Yes/No, Significant – Yes/No, Sq Ft of Impacts
Recreation	Connections to Adjacent Pathways/Trails	High/Med/Low connectivity score
Recreation	Length of Walking Pathways	Linear units
Recreation	Outdoor Amenities	High/Med/Low amenity score, Number of amenities
Recreation	Path Accessibility	Linear units of accessible routes as percent of total routes
Transportation/Infrastructure	Traffic Impacts	Total parking spaces, High/Med/Low Traffic Impact
Transportation/Infrastructure	Utility availability / capacity	Yes/No
Land use and Development	Acres of developed land	Acreage and percentage change
Land use and Development	Acres of open space	Acreage and percentage change
Land use and Development	Development feasibility	High/Med/Low Feasibility for development
Land use and Development	Land use mix	Acreage and GSF (as appropriate)
Land use and Development	Number of Housing Units	Total Housing Units and Type (as appropriate)
Land use and Development	Total project costs	Total capital costs and estimated O&M costs
Land use and Development	Total project tax revenues	Total project municipal tax revenues from development
Land use and Development	Zoning Compliance	Yes/No

Project Name and Identity Concepts

ACTION

Woodbridge Forward Plan

Forward Together Plan

Elevate Woodbridge Plan

Renewal Now Plan

VISION

Woodbridge Tomorrow Plan

2025 Vision Plan

The Horizons Plan

CONNECTION

Connecting Woodbridge Plan

Woodbridge United Plan

INCLUSION

Our Woodbridge, Our Future

#OneWoodbridge Plan

**RETURN TO THE
RIVERBEND**

city of yes



Question for Selectmen: Are there aspects of these names that resonate?

Project Name Concepts and Identity



RETURN TO THE RIVERBEND



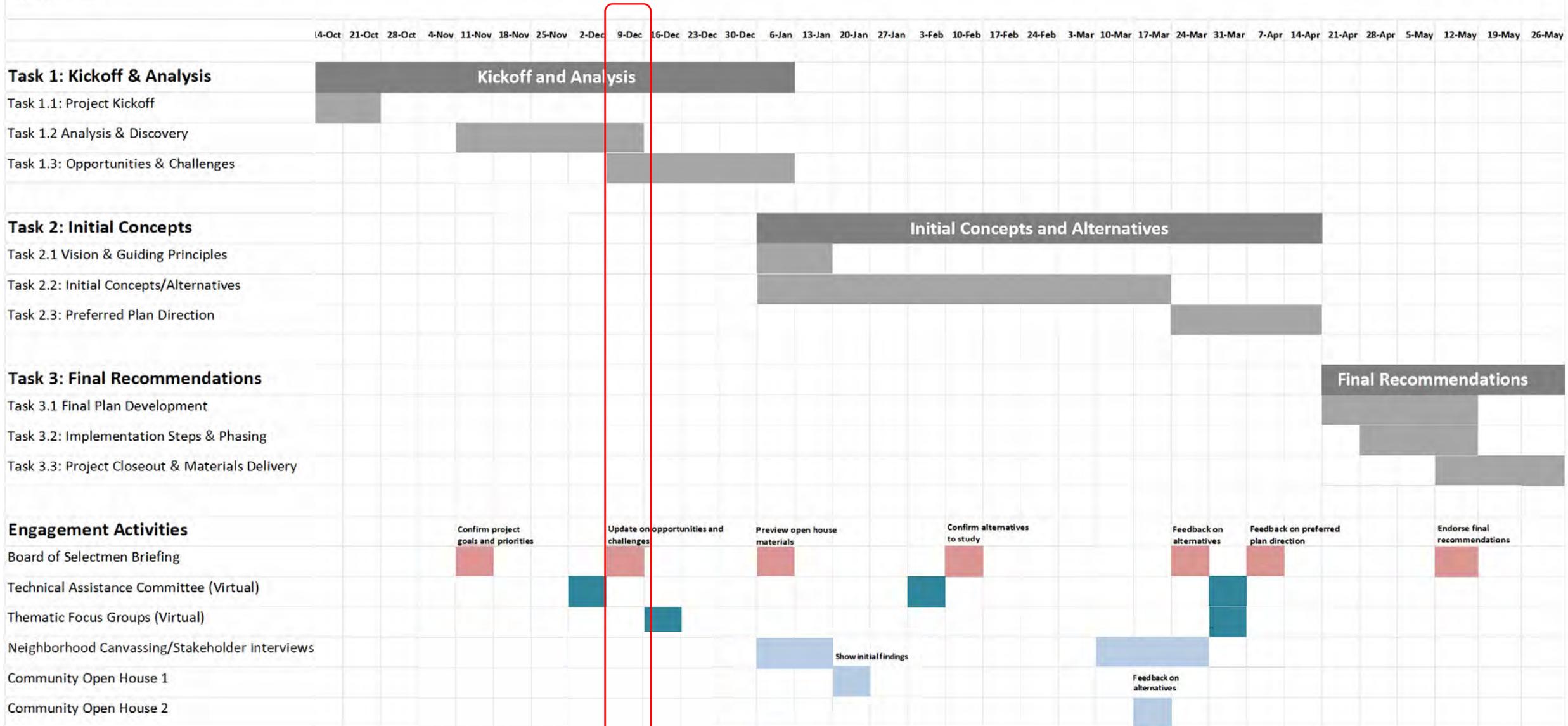
NEXT STEPS

Project Schedule

Woodbridge Former Country Club Master Plan
Project Schedule

Last Updated: Nov 8, 2024

WE ARE HERE



Engagement By The Numbers

- **Upcoming Engagement Activities**

- **Jan 2025**

- **Site Walk**
- **Focus Group Meeting**
- **Community Open House #1**
- **Stakeholder Interviews**
- **Neighbors Interviews**
- **Board of Selectmen Meeting**

- **Feb 2025**

- **TAC Meeting**
- **Board of Selectmen Meeting**

<u>Completed</u>		<u>Upcoming</u>
20	PEOPLE ENGAGED TO DATE	--
2	SELECTMEN MEETINGS	5
1	TAC MEETINGS	2
0	STAKEHOLDER INTERVIEWS	12
0	NEIGHBOR INTERVIEWS	30
0	COMMUNITY OPEN HOUSES	2



Woodbridge Former Country Club Master Plan

1. Engagement & Community Open House

2. Existing Conditions Analysis Findings

3. Project Name and Branding

ENGAGEMENT UPDATE

Engagement By The Numbers

- **Upcoming Engagement Activities**

- **Jan 2025**

- **Stakeholder Interviews**
- **Neighbors Interviews**
- **Board of Selectmen Meeting**
- **Community Open House #1**

- **Feb 2025**

- **Site Walk**
- **Focus Group Meeting**
- **Board of Selectmen Meeting**

Current Outreach

Upcoming

20

PEOPLE ENGAGED TO DATE

--

2

SELECTMEN MEETINGS

5

1

TAC MEETINGS

2

8

STAKEHOLDER INTERVIEWS

12

16*

NEIGHBOR INTERVIEWS

41

0

COMMUNITY OPEN HOUSES

2

*As of 1/8/25, 16 abutting property owners have been contacted to schedule interviews

Community Open House Format and Goals

- **Engagement Goals**

- **Build a shared understanding about the site today and opportunities and challenges**
- **Gather feedback on priorities for the site in each topic area**

- **Format and Logistics**

- **Date: January 29, 6:00-8:00pm**
- **Location: Senior Center**
- **3-5 stations organized by topics**
- **Staffed by consultant or Town staff to answer questions at each station**
- **Activity at each station to gather feedback on findings**



FORMER COUNTRY CLUB MASTER PLAN

LAND USE & ZONING

SUMMARY

EXISTING LAND USES ON THE SITE TODAY REFLECTS ITS RECENT HISTORY AS A GOLF COURSE, WITH SINGLE FAMILY RESIDENTIAL LAND USES SURROUNDING THE MAJORITY OF THE SITE. EXISTING ZONING ALLOWS FOR SIMILAR TYPES OF RESIDENTIAL USES ON MOST OF THE SITE.

KEY TAKEAWAYS

- Henhiliat, Ficpase omni vid quodist omnis simaximus que aspilio rehnt duciaere nos
- Nam fugitatur, que volesti nusamus quo optur?
- Caeribus elentis ipitatio od eum nat erferumforenibus quiaecuptia sim re odignis asitatur? Qui blam sit est, quodi torlostis iur magnimus sust lanitat aut eumquati alit prae od entio. Et re soluptam, etur?
- Larte nos anum loc te publius sendi, consupiem pos, conteatiam moerficae di, me tastarit. Go es atquit nostam unu estes spicaut fora noximor diuri, in nos re et; nempereri paris. Si clem hin reducto et? Raesimp opublici se isaque

EXISTING LAND USE

Us num volupta arutesedit explaudae pre, quaepe uliorer endunt omnimil lupiendem. Eheniae. Ut aligniat Manforgio Gent quat

EXISTING ZONING

Us num volupta arutesedit explaudae pre, quaepe uliorer endunt omnimil lupiendem. Eheniae. Ut aligniat Manforgio Gent quat

SURROUNDING LAND USES

Us num volupta arutesedit explaudae pre, quaepe uliorer endunt omnimil lupiendem. Eheniae. Ut aligniat Manforgio Gent quat

TELL US YOUR THOUGHTS!

Use the post-its to tell us what uses we should explore for the site. Here are some ideas to get you started:

• Arts Center	• Site Skating	• Restaurants	• Virtual Golf
• Alpha Location	• Medical Offices	• Retail	• Affordable Housing
• Community Center	• Office	• Sculpture Park	• Age Restricted Housing
• Band Shell	• Open Space	• Building Mill	• Apartments
• Dog Park	• Sports Field	• Sports Field Courts	• Carshare
• Golf Courses	• Playground(s)	• Tennis Courts	• Single Family Homes
• Home	• Pool(s)	• Trails	• Slopers and Drapers

-FORMER COUNTRY CLUB MASTER PLAN **TOWN OF WOODBRIDGE CONNECTICUT**

EXISTING CONDITIONS ANALYSIS INITIAL FINDINGS

History & Cultural Context: Sherman/Cloverhill Farm



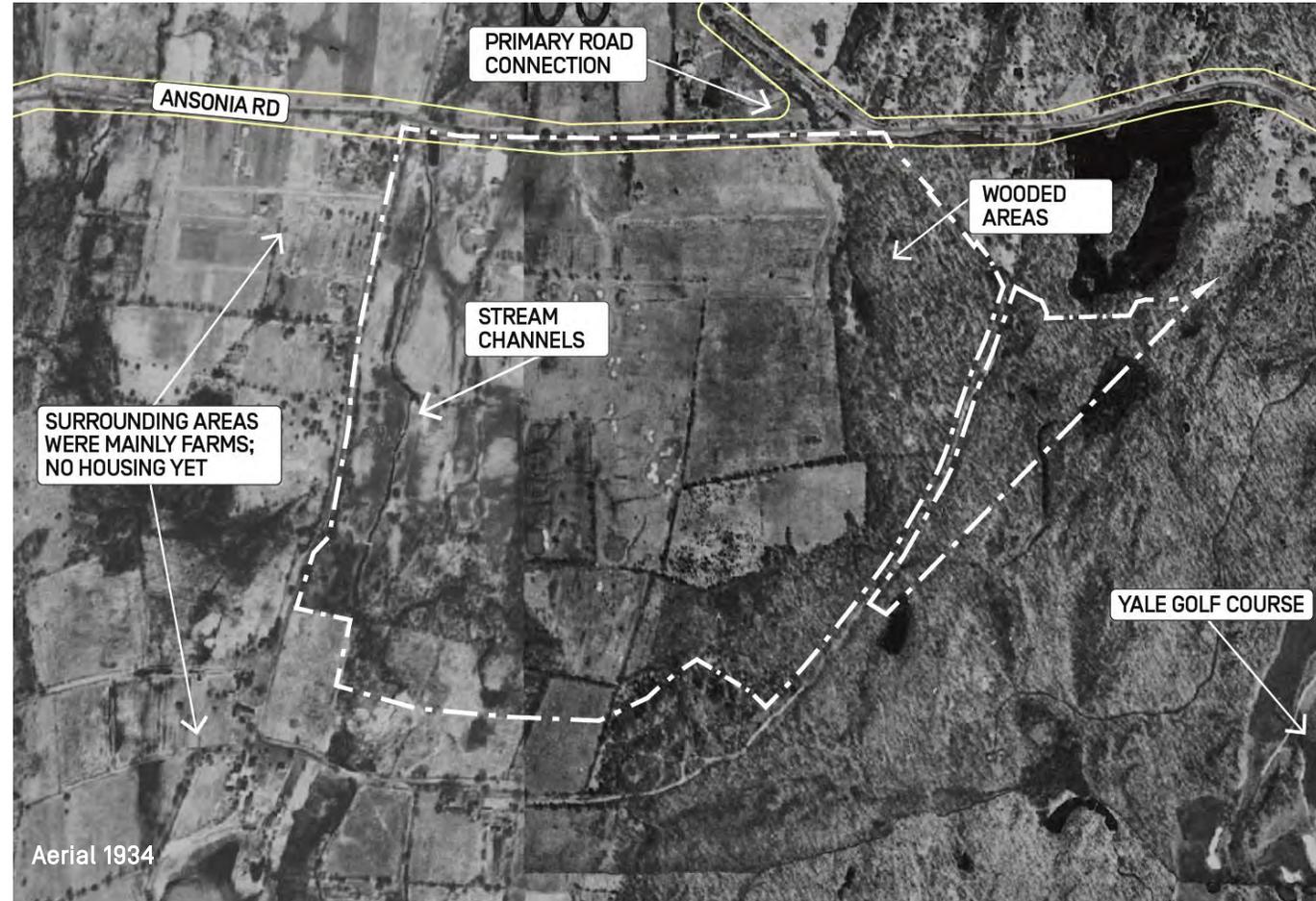
Tombstone of Josiah Sherman



Cloverhill Farm



Ansonia & Johnson, 1930s



Aerial 1934

History & Cultural Context: Country Club



1940s

The Country Club first opened in 1938.



1970s

New community amenities like tennis courts, club house and pool create a gathering place for Woodbridge residents



1970s



2000s

The Country Club continued to operate as an 18-hole course.



2010s

Sale of the Country Club to the Town of Woodbridge occurred in 2009, which continued operations until closure in 2016.



2010s

History & Cultural Context: Town Acquisition



Paved paths provide access for walking the site



Winter sledding



Wildlife habitat



Source: CT DEEP Aerial Survey, 2023

Planning Context: Relevant Plans

- **Town of Woodbridge**

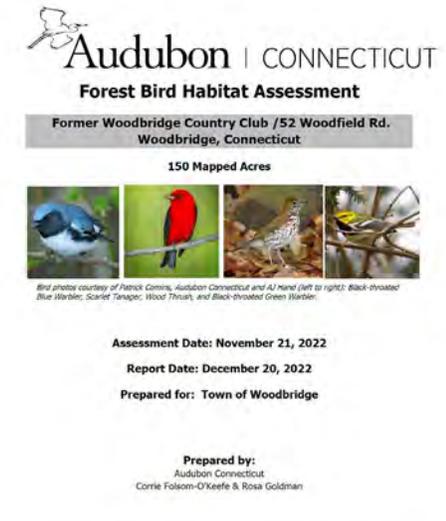
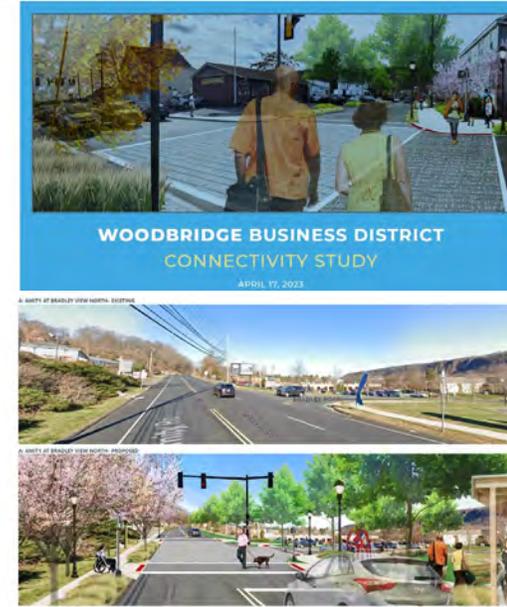
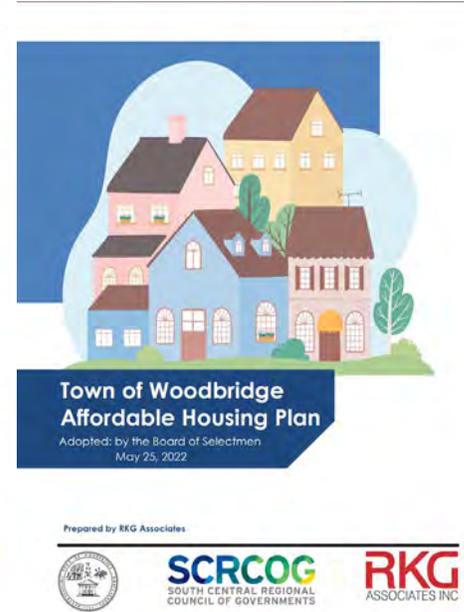
- 2015 POCD
- 2022 Affordable Housing Plan
- 2023 Connectivity Study for Business District

- **State of Connecticut**

- Green Plan
- POCD
- DEEP Study

- **Other**

- Audubon Assessment



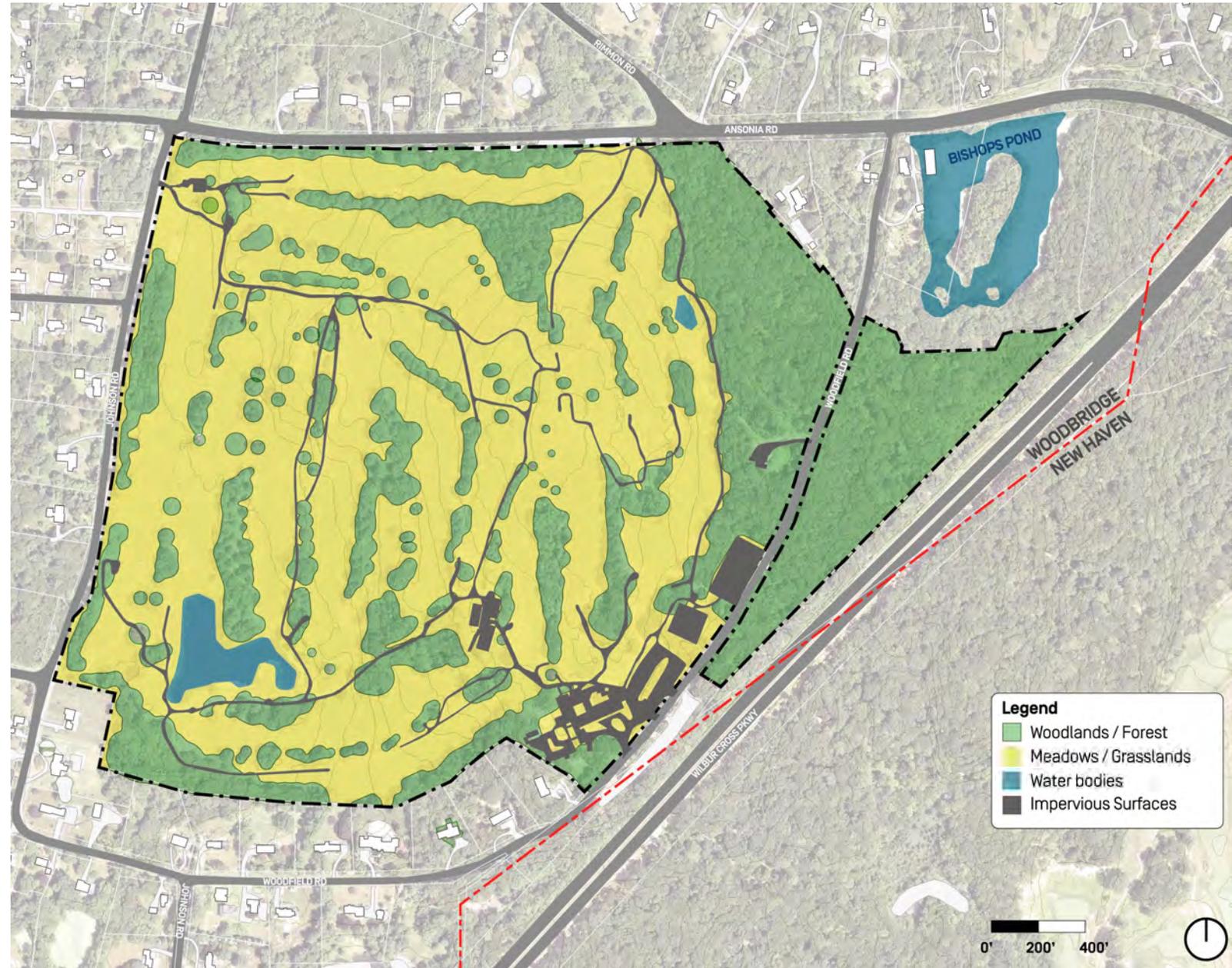
Planning Context: Plan Takeaways

- 2022 Affordable Housing Plan
 - Woodbridge **should develop smaller dwelling units** to both accommodate older residents looking to downsize and younger professionals looking to stay.
 - For rental housing, respondents to a survey indicated there is **not enough** supply of: **age targeted, affordable, and 2-bedroom units.**
- 2023 Connectivity Study for Business District
 - The Woodbridge Business District lacks a **safe network of pedestrian connections between businesses and adjacent residential zones**, notably a lack of sidewalks.
 - The plan seeks to promote changing the current auto-oriented strip mall area to a **village center-style**, "park once" and walk around environment.
- State Green Plan
 - The West River Watershed Greenway is a designated Greenway passing through **the eastern side of the former Country Club property.**
- State DEEP Study
 - A substantial portion of understory and ground cover in forested areas are **invasive species**
 - Study recommends **larger forested areas rather than hedgerows** as priority wildlife habitat
- Audubon Assessment
 - **Midstory and understory** are lacking throughout the site [due to invasives and deer browsing]
 - Early successional habitat is **excellent for pollinators** and rare in CT

Landscape & Natural Conditions

1. Site / Landscape Areas

Woodlands/Forest	40% of site
Meadows/Grasslands	53% of site
Water bodies	1.5% of site
Impervious Surfaces	5.5% of site



Wildlife & Plant Habitat

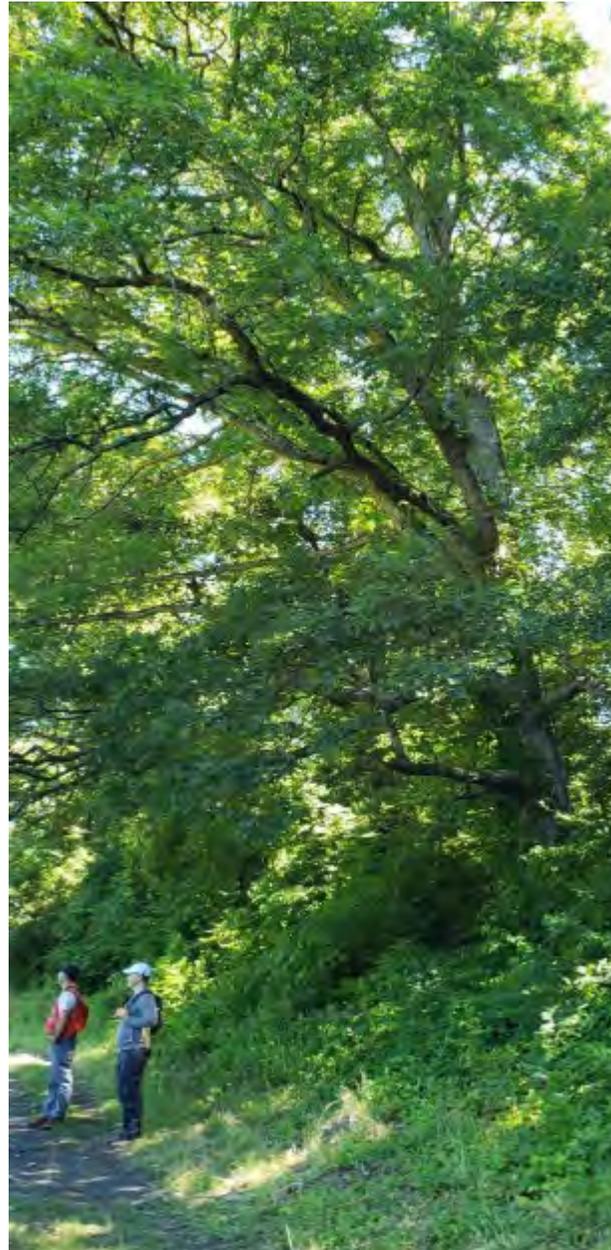
1. Early Successional Habitat

- Ceased mowing \pm 8 years ago [path areas continue to be mowed]
- Native & invasive plant species present
- Freshwater pond and creek provides habitat for a variety of wildlife
- Variety of mature and regenerating native trees present

2. No State or Federal listed species [endangered, threatened, special concern] identified within the project site.

3. No Critical Habitat within the project site.

Sources: CTDEEP Natural Diversity Database [CTNDDB], 2024 Property Forest Report, 2022 Habitat Assessment Report

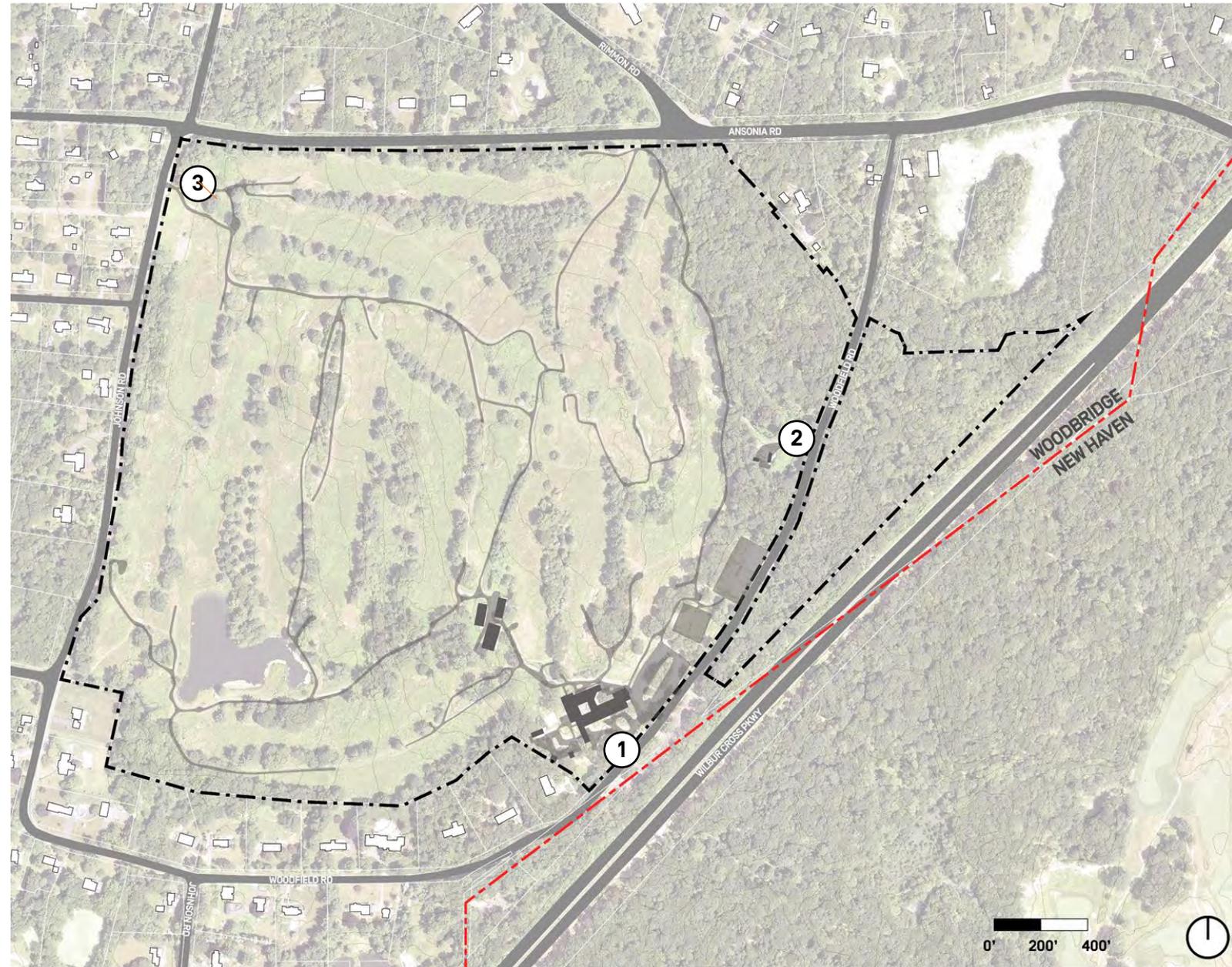


Transportation

1. Vehicular access on site:

- ① Main vehicular access and parking along Woodfield Road
- ② Service access along Woodfield Road
- ③ Service access along Johnson Road with limited parking for winter activities

2. Parking count ± 80 spaces



Recreation & Amenities

1. Paved Trails / Pathways on-site

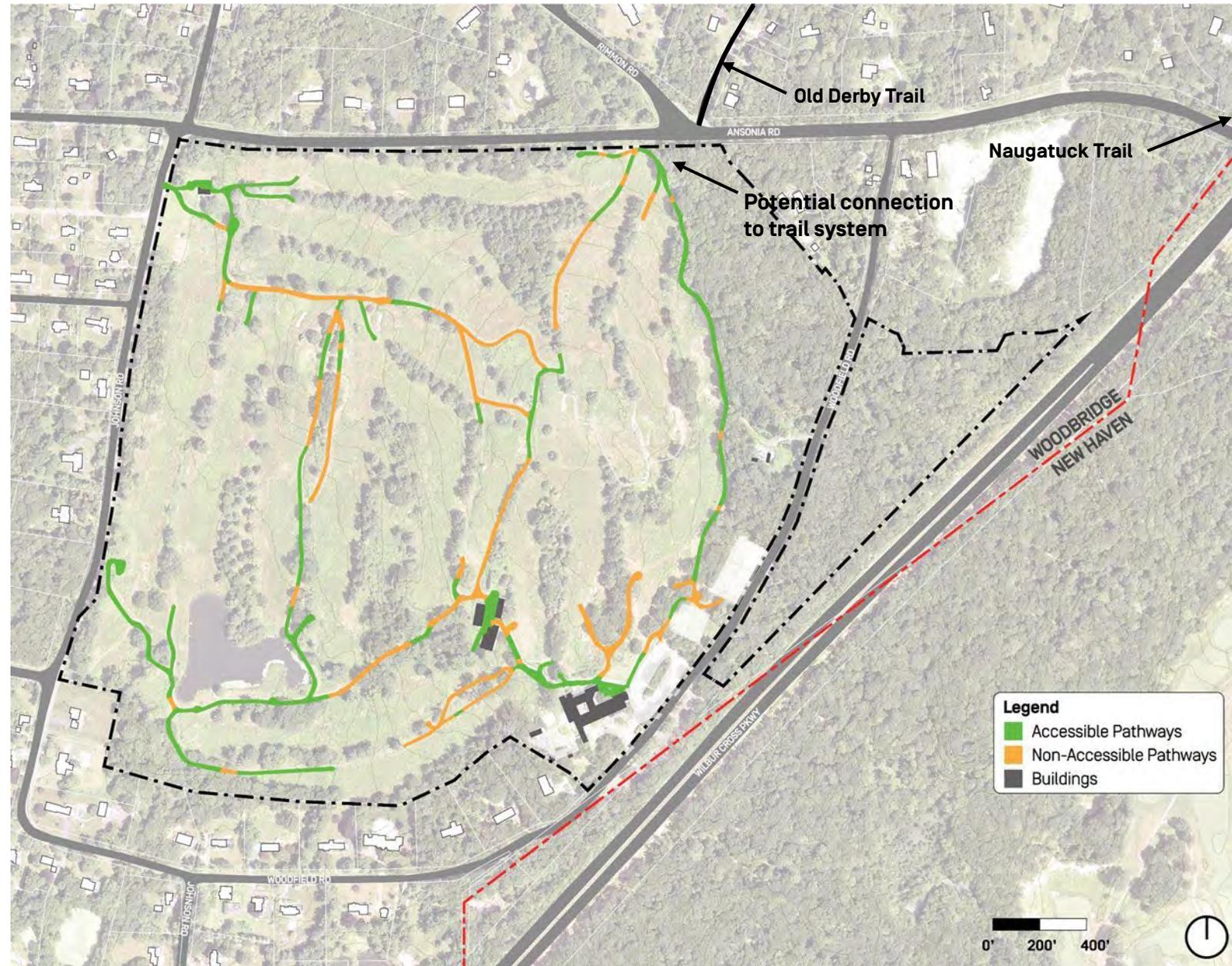
Accessible Paths ± 11,000 LF (2.1 miles)

Non-Accessible Paths ± 7,000 LF (1.3 miles)

Additional unpaved trails exist throughout the project site

2. Connection to adjacent trail network, shown on plan.

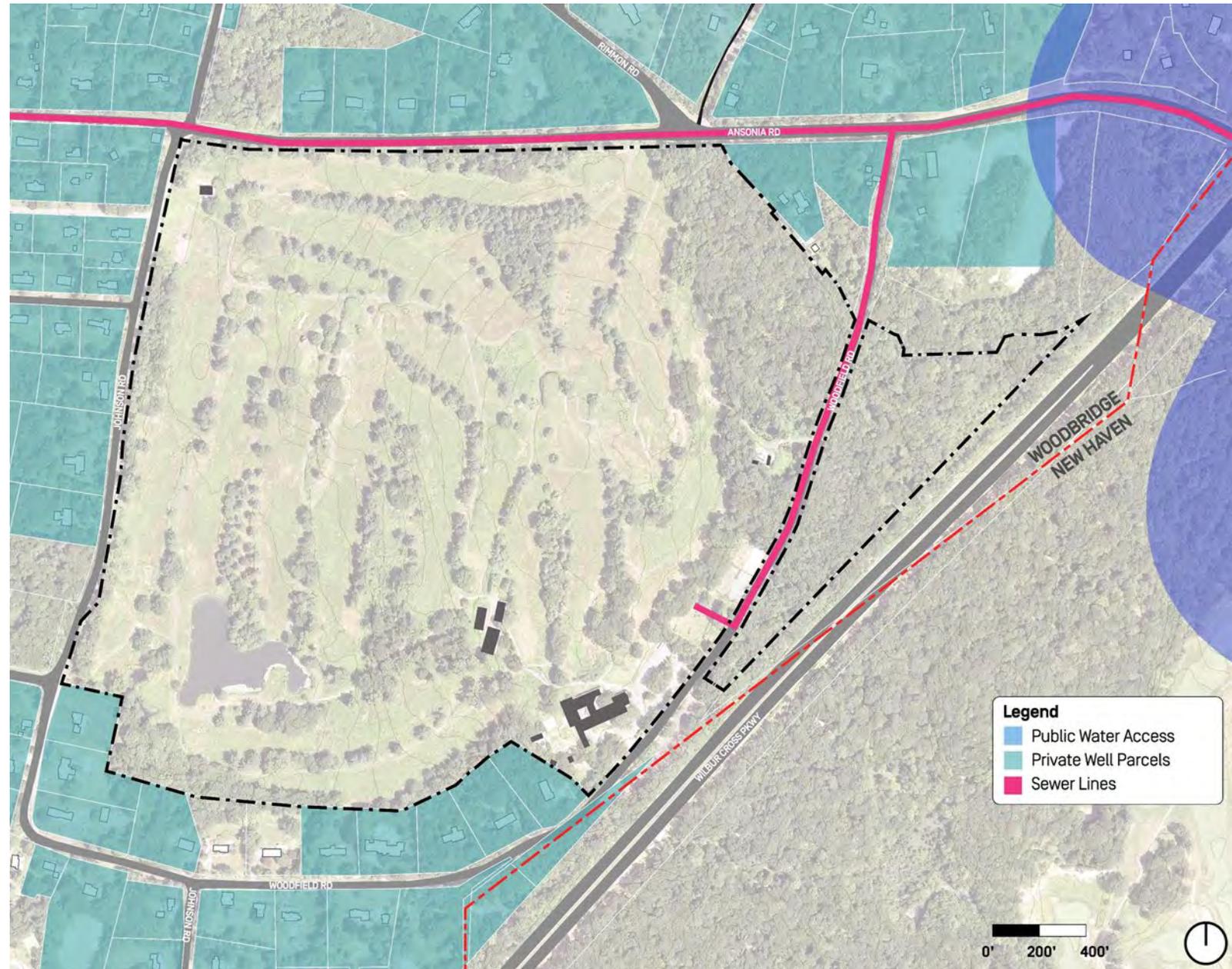
3. Prior amenities on site included tennis courts, pool, golf.



Note: Accessibility refers to topography and accessible path grades. Path condition is not included in this analysis.

Utilities & Infrastructure

1. Sewer lines are limited to Ansonia Road and Woodfield Road.
2. The site is not connected to a public water service.



Source: CT DEEP/ CR Dept of Public Health

Current Land Use

1. Property is currently classified primarily as “Park, recreation, and open space”
2. Surrounding parcels are Single family residential



Source: CT SCRCOG

Surrounding Edge Land Use Character

1. Character of surrounding properties is varied.
2. Northwest edges are primarily single-family homes on large, wooded lots.
3. Southern edge abuts single family residential yards.
4. Northern and eastern edges are defined by busy roads.



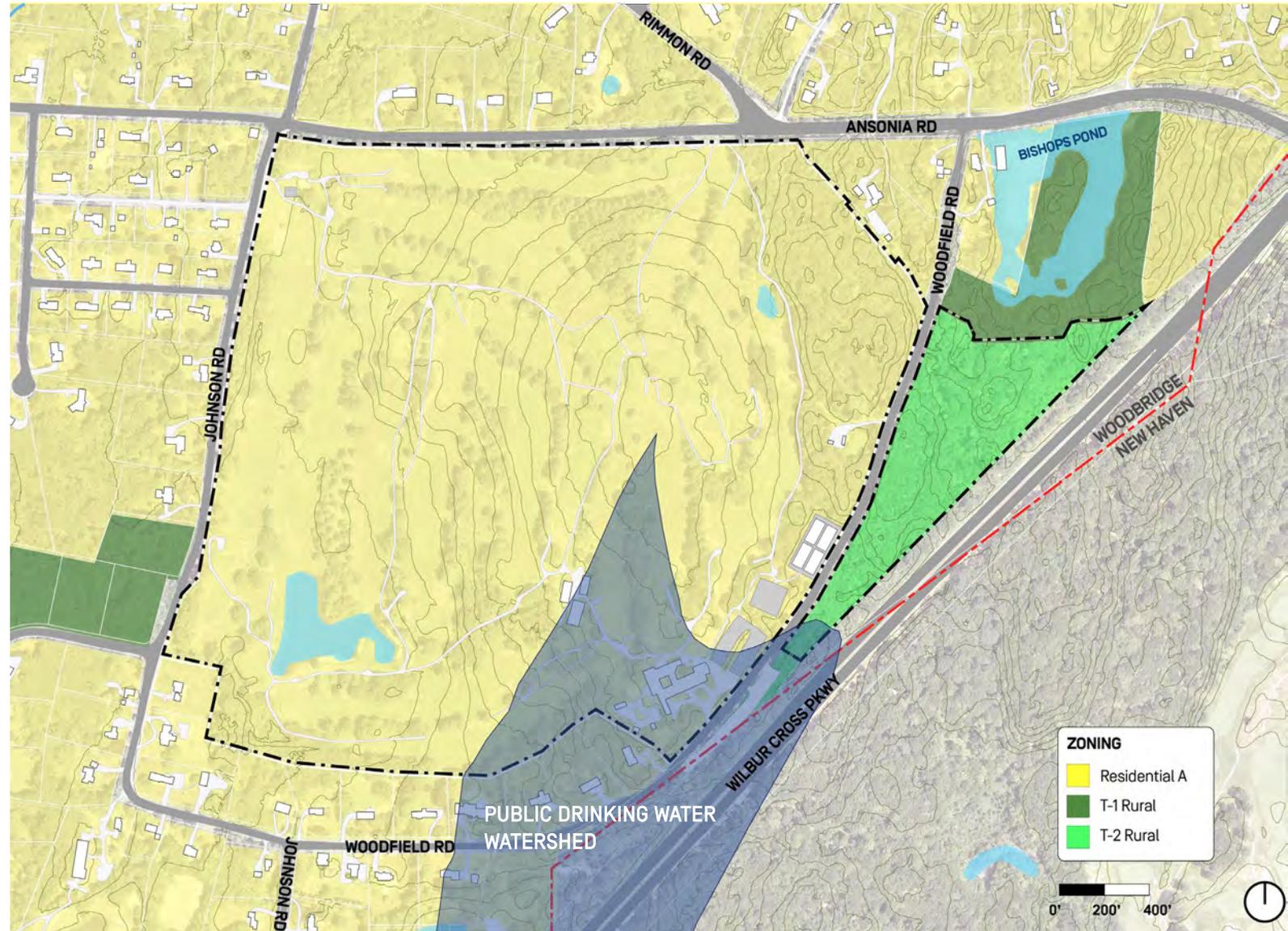
Source: CT SCRCOG

Current Zoning

1. Residential A zoning allows for similar uses to existing adjacent single-family homes.
2. Multifamily not allowed within public drinking water watershed.

Zone	Lot size & Density	Max Height	Example Allowed Land Uses
A	<ul style="list-style-type: none"> • Min 65,000 SF lot size • Max 15 units/AC • Max 15% bldg coverage • Resi density: 1 family/bldg 	2.5 stories	<ul style="list-style-type: none"> • Single family [P] • ADU w/1 Fam [P] • 2 family, outside of public drinking water watershed [SE] • Multifamily Resi, outside of public drinking water watershed [SE] • Golf Course [SE] • Place of public assembly [SE] • Bed + Breakfast (no more than 5 sleeping rooms) [SE]
T-2	<ul style="list-style-type: none"> • Max 15% bldg coverage • Max 20% impervious coverage 	2 stories	<ul style="list-style-type: none"> • Swimming pools, tennis courts [P] • Comm Garden [S] • Commercial Farm [S] • Park/Playground [SE]

AR: Allowed by Right S: Site Plan Application P: Zoning Permit Only SE: Special Exception Application



Other Regulatory Considerations

Connecticut PA 21-29 contains provisions stating that:

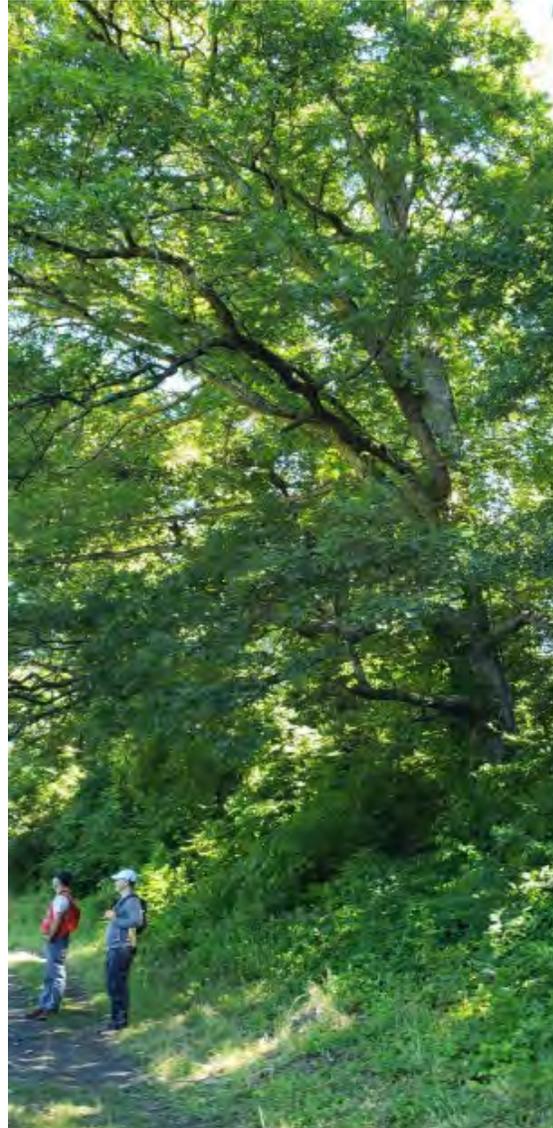
- *Zoning regulations...shall:*
 - *2) Be designed to...*
 - *[E] address significant disparities in housing needs and access to educational, occupational and other opportunities*
 - *[J] affirmatively further the purposes of the federal Fair Housing Act, 42 USC 3601*
 - *4) Provide for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity*
 - *[5] Promote housing choice and economic diversity in housing, including housing for both low and moderate income households*
 - *[6] Expressly allow the development of housing which will meet the housing needs identified in the state's consolidated plan for housing and community development prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to section 16a-26;*

How PA 21-29 relates to this project:

- **The site is not expressly required to be used for affordable housing per PA 21-29**
- The project will study opportunities **to promote housing choice and economic diversity in housing** on the property in accordance with the POCD and 2022 Affordable Housing Plan
- The project will look at opportunities for **a mix of housing on the site**, including 2 and 3 family homes, townhouses, senior living, and multifamily.
- The project will evaluate **access to educational, occupational and other opportunities** as it relates to potential uses on the site.

Analysis Highlights So Far

1. Most of the site is early successional ecology, which has been disturbed over time through agricultural and club uses.
2. It is a rich habitat for terrestrial and aquatic species, but there are no State or Federal listed species [endangered, threatened, special concern] or Critical Habitat within the project site.
3. Each edge of the site has a unique character, from directly abutting homes to wooded areas and busy roads.
4. Site access to utilities are limited to the club site and areas along Ansonia Rd.
5. Under current zoning, multifamily would not be possible within public drinking water watershed, which encompasses current club building.



PROJECT NAME & GRAPHIC IDENTITY

Project Name and Identity Concepts

Project Name Opportunities

- Building off the Country Club identity
- Paying homage to the site's history
- Establishing a new direction for the property

Potential Names for this Master Plan Project:

- Country Club Tomorrow
- Cloverhill Tomorrow
- Fairways Forward
- Heart of Woodbridge Plan
- New Horizons Plan

RETURN TO
THE
RIVERBEND

city of yes

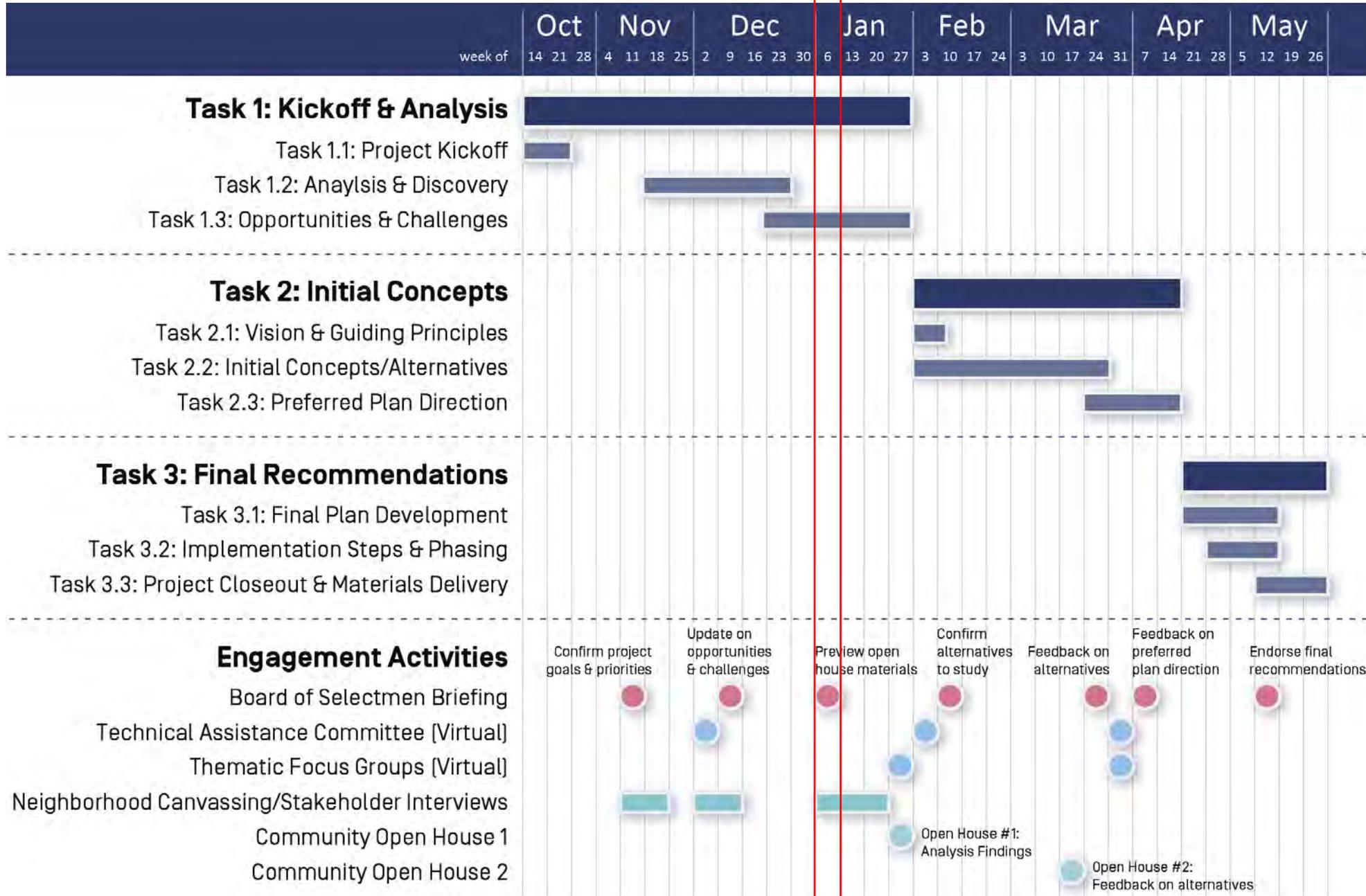


Question for Selectmen: Which of these names resonate?

NEXT STEPS

Project Schedule

WE ARE HERE





**Community
Collaboration
Woodbridge**

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

**Board of Selectmen
Meeting #4**

Provide feedback on:

- 1. Draft Guiding Principles**
- 2. Definition of Plan Alternatives**

ENGAGEMENT BY THE NUMBERS

- **Upcoming Engagement Activities**

- March

- Focus Groups #2
- TAC Meeting #3
- Community Open House #2
- Stakeholder Interviews
- Neighbors Interviews

- April

- Board of Selectmen Meeting #5

Current Outreach

Upcoming

1000+	POINTS OF ENGAGEMENT	--
4	SELECTMEN MEETINGS	3
2	TAC MEETINGS	1
33	STAKEHOLDER INTERVIEWS	TBD
11	NEIGHBOR INTERVIEWS	TBD
1	COMMUNITY OPEN HOUSES	1
700+	SURVEY RESPONSES	

STAKEHOLDER DISCUSSIONS TO DATE

Woodbridge Park Association
Catherine Wick
Brenton Elliott
Matt Edwards
Ian O’Flaherty
James Hubbard
Nathaniel Case
Brigid Carney
Christopher R. Dickerson
Barbara Fabiani
Debra M. Forselius
Richard Forselius
Jeff Gee
Chris Hubbard
Andy Jackson
Thomas Kenefick
Jeffrey Kravetz
Michael Walter

Brenton Elliott
Michael Burt
Frank D’Ostilio
Judith Moore
Kathy Hunter, Woodbridge Housing
Committee
Matt McDermott, Congregations Organized
for a New CT
Jennifer Paradis, Woodbridge Beth-El Center
Walden & Marguerite Dillaway
Jim & Diane Urbano
Tracey Wittreich
Paula Fernanda Swanson
Maria Cruz Kayne
Woodbridge Land Trust (scheduled for 2/26)
11 Abutting Neighbors

FOCUS GROUP PARTICIPANTS

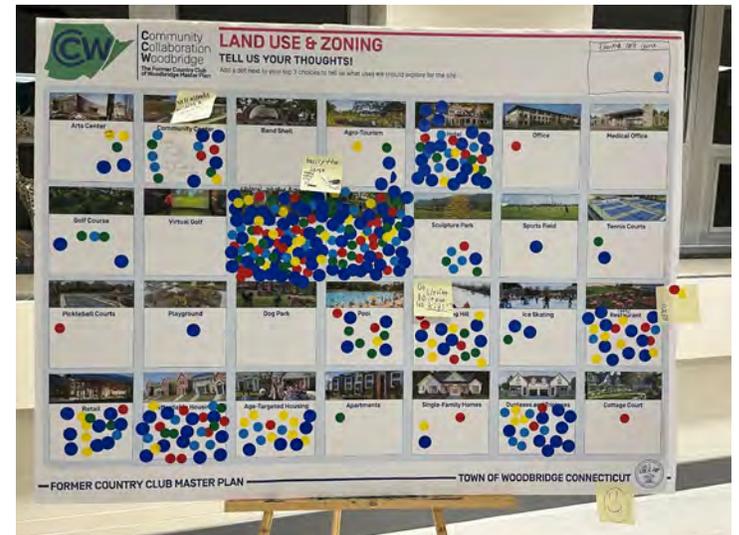
Kristine Sullivan, Town Land Use Analyst
and Zoning Enforcement Officer
Marsha Benno, Town Assessor
Robert Dillon, Building Department
Warren Connors, Public Works
Sean Rowland, Fire Chief
Frank Cappiello, Police Chief
Vonda Tencza, Beecher School
Superintendent
Jennifer Byars, Amity School
Superintendent
Eric Werthmann, Library Director
Adam Parsons, Public Works Foreman &
Parks Director
John Adamovich, Recreation Director
John DeMayo, Recreation Office Manager
Andrew Danzig, Trail Master

The background is a solid dark blue color. In the center, there is a large, faint, light blue graphic. On the left side of this graphic is a target icon with concentric circles and a central bullseye. On the right side is a lightbulb icon with rays emanating from it, symbolizing ideas or engagement. The text 'ANALYSIS & ENGAGEMENT TAKEAWAYS' is centered horizontally and vertically in a bold, white, sans-serif font.

ANALYSIS & ENGAGEMENT TAKEAWAYS

INITIAL PLANNING FEEDBACK

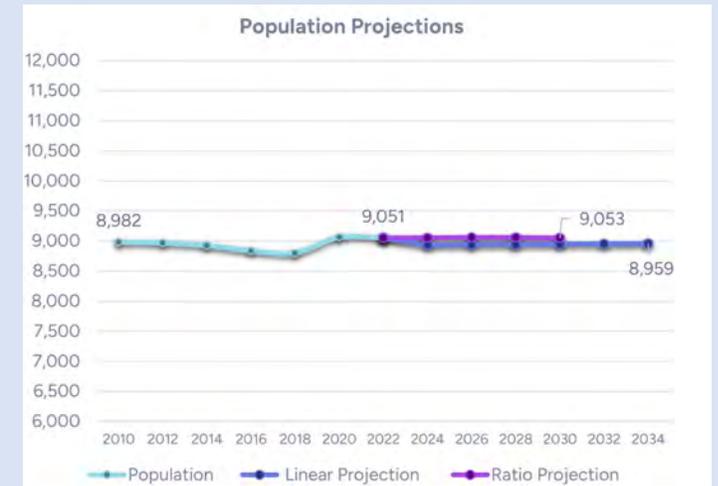
- **CCW feedback:**
 - Broad support for the planning process.
 - Widespread desire for most of the site to remain open space
 - Strong support for controlled development on, and potentially directly adjacent to, previously developed areas
- Woodbridge POCD survey results mirror CCW feedback:
 - “Residents discussed the need for action on the Country Club property, however, opinions are varied. Some identified this site is an opportunity for mixed-use development, while other want to see it preserved as open space.”
 - “Many participants also suggested something in the middle – development that would contribute to the Town’s revenues and tax base but also preserves a large portion of the property for open space or community recreation.”



GREATER NEW HAVEN & WOODBRIDGE PLANNING CONTEXT

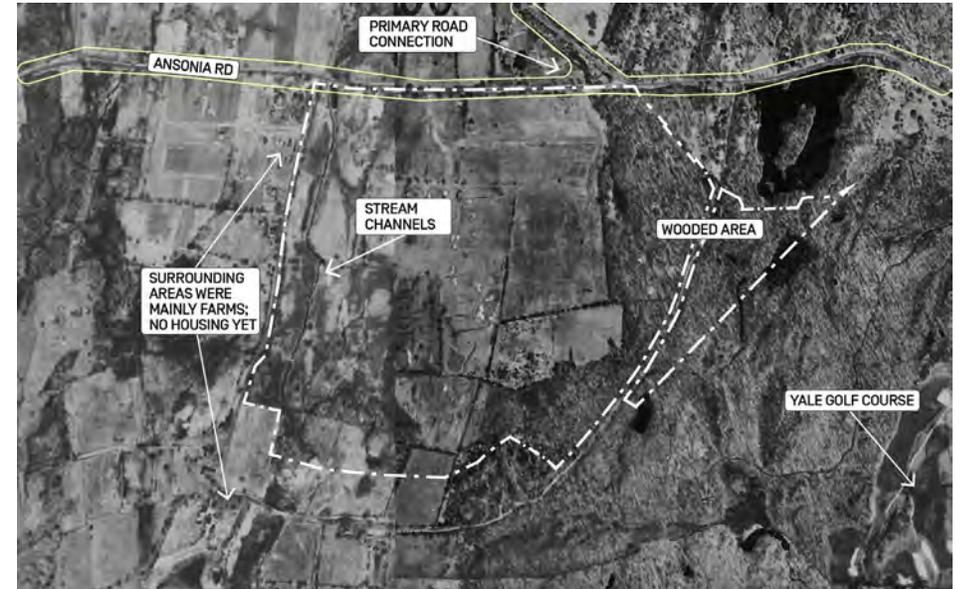
- Concerted state and local efforts to **promote sustained growth in the greater New Haven area**. Additionally, Yale has recently embarked on a historic 5-7 year capital campaign.
- Woodbridge's population grew by 1.1% over the last decade to 9,087 [2020]—slightly greater than CT [0.9%] and NH County [0.3%]. Projections suggest **stable population through 2035, with anticipated increase in younger families**.
- Woodbridge's average household size is **slightly larger than that of SCRCOG** and are mostly 2-person [38.1%] and 4+ person [28.7%] households.
- **Beecher School** is currently undertaking a **space needs assessment and capital planning project** to address future capacity. Amity Middle School has also reported potential upcoming capacity issues.

Note: This is a simplified summary of demographic trends. More detailed data analysis are provided in the appendix of this presentation.



HISTORY & CONTEXT

- The site holds rich intergenerational memories of Woodbridge's agrarian roots, small town feel and natural beauty.
- Residents desire to honor the legacies of site stewards, including indigenous people, farmers, Roger Sherman, and the former country club.



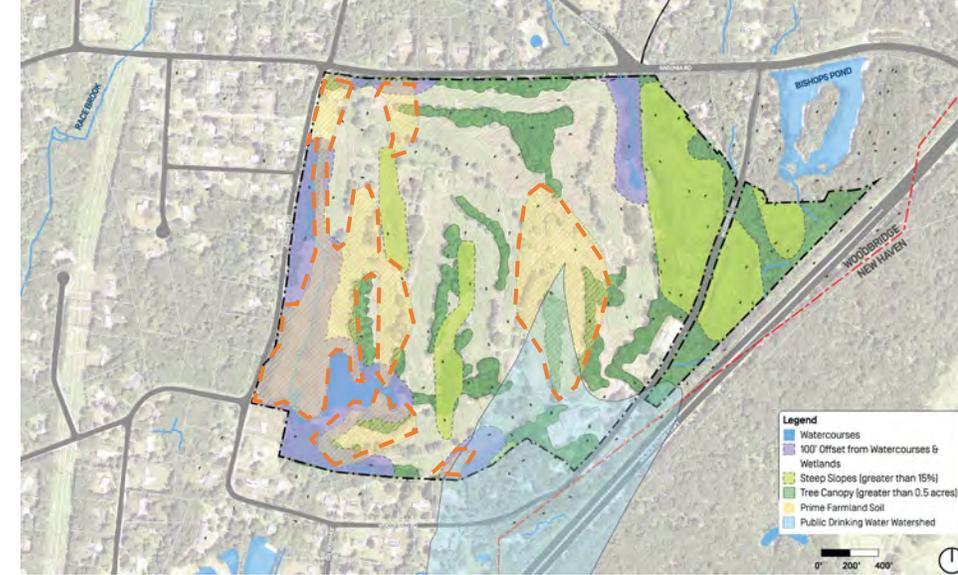
Prior History to Colonists, this land had been stewarded by the Indigenous tribes who still remain in CT. It would be wonderful to keep the land + heal the

I have childhood memories of sledding with my family & community & nothing is better than sledding w/ my kids now



NATURAL ENVIRONMENT

- Widespread desire to maintain most of the site as open space.
- Strong desire for sustainable land management practices and protection of sensitive site features.
- 44-65% of the site is “constrained” from development.
- In addition to the former clubhouse area, Woodfield Road and Ansonia Road frontages are relatively unencumbered and serve as potential development areas.
- There are no known documented “critical areas,” or endangered, threatened, or special concern species identified on the site.
- Phase 1 Environmental Site Assessment (ESA) found no significant environmental risk factors, citing existing environmental conditions are consistent with former site uses.



Protect
Farmland Soils
A precious
natural resource

It is such
a rare thing
to have open
space - at least
half of it should
be left wild

RECREATION & COMMUNITY AMENITIES

- **Most desired recreation programs:**

- **Facilities**

- Town pool (also supported by Town staff and POCD)
- Ice rink (also identified as need from Amity High School)
- Recreation center

- **Outdoor programs**

- Sledding
- Small-scale agricultural (i.e.: orchard, berry patch)
- Golf
- Playground
- Fishing
- Multi-use sports field
- Pickleball / volleyball / basketball
- Trails
 - The 3.4 miles of trails could be connected to the Naugatuck and Old Derby Trails to the Northeast, but reconstruction and widening are needed.

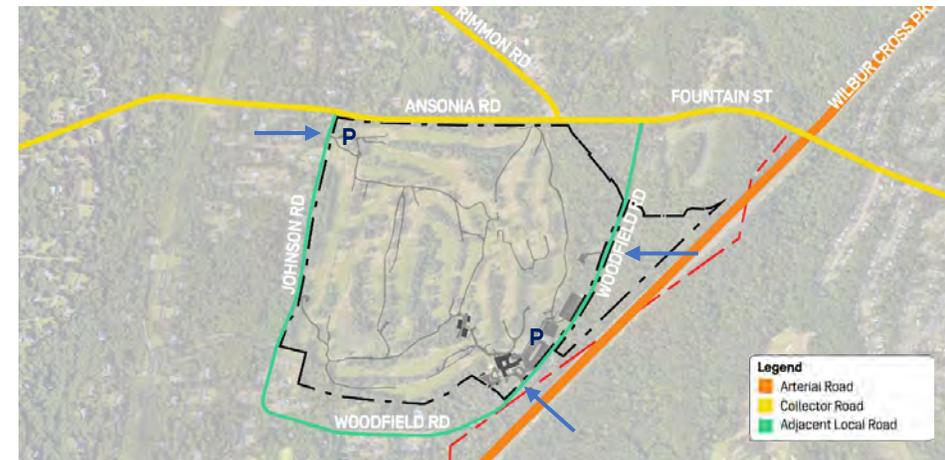
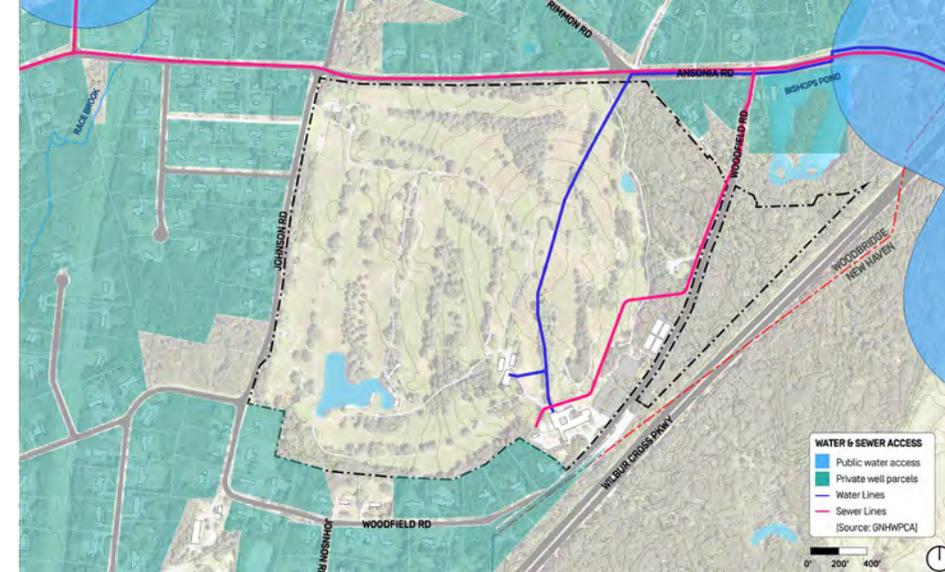


Although there are many wooded trails in town, the CCW site is strikingly different w/ views and nature. Hoping to preserve most of it.

Trails, open space, sledding, rec park but not the whole property

UTILITIES & INFRASTRUCTURE

- The site is connected to the public water supply through a private pump system and has sewer access via the Woodfield Road line, which extends to the clubhouse – capacity and condition of both systems will be further assessed, but both are likely in need of full replacement.
- Existing vehicular access is limited, and new access points are constrained to areas near Johnson / Ansonia and Ansonia / Rimmon.
- Residents expressed concerns of increased traffic along Ansonia Road during peak hours.

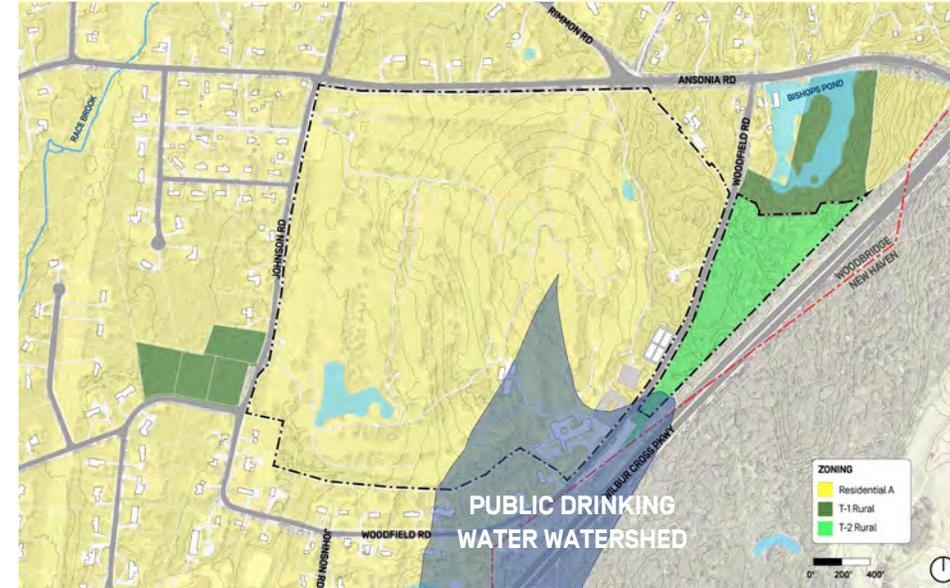


Sewer and water is what sparked tentative 4 level apartments @ 825 Fountain Street... Will this also be a possibility for CCW?

ASIDE FROM REPURPOSING OF ORIGINAL CLUBHOUSE NEW HOUSING WILL INCREASE TRAFFIC congestion pollution NO to any housing

LAND USE & ZONING

- **CCW Feedback**
 - Maintain most of the site for open space and recreation
 - Broad interest in exploring complementary building uses on or directly adjacent to previously developed areas.
 - When considering potential building uses, stakeholders most strongly supported housing, hospitality, restaurants/cafes, and a community center.
- **Woodbridge POCD survey feedback:**
 - Too few condominiums/townhomes, mixed-use and affordable housing options within Town.
 - Nearly 60% of participants feel that Woodbridge's housing stock is not accessible and affordable and would like to see more affordable single-family structures.



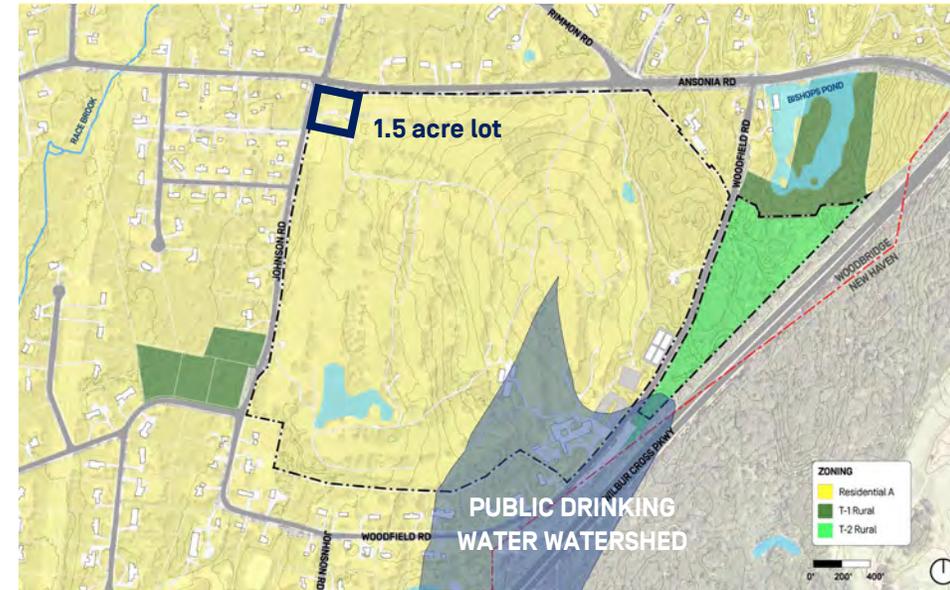
Woodbridge & the region desperately need housing & this parcel represents one of the few sites where higher density housing can be built. It can be incorporated with beautiful open space.

Development on 5-10 Acres that are already developed is a.k.a. Project 145 Acres

LAND USE & ZONING

• Zoning Regulations:

- For single-family, minimum 1.5 acre residential lots permitted with zoning permit (see diagram to the right)
- Opportunity housing for multi-family dwelling requires access to public water and sewer and TPZ special exception permit. Multifamily is not permitted within the public drinking water watershed (which includes a portion of the former clubhouse area).



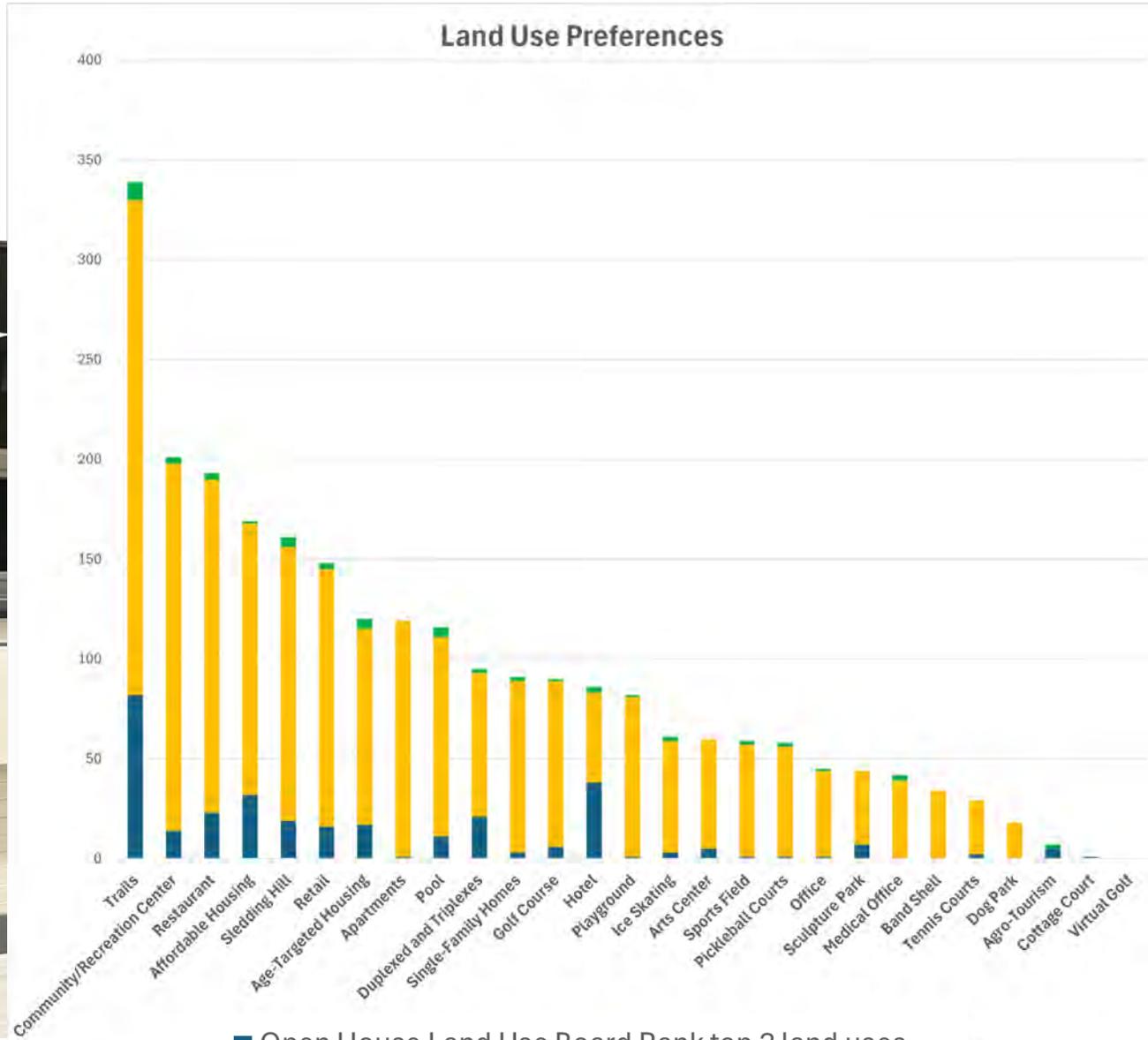
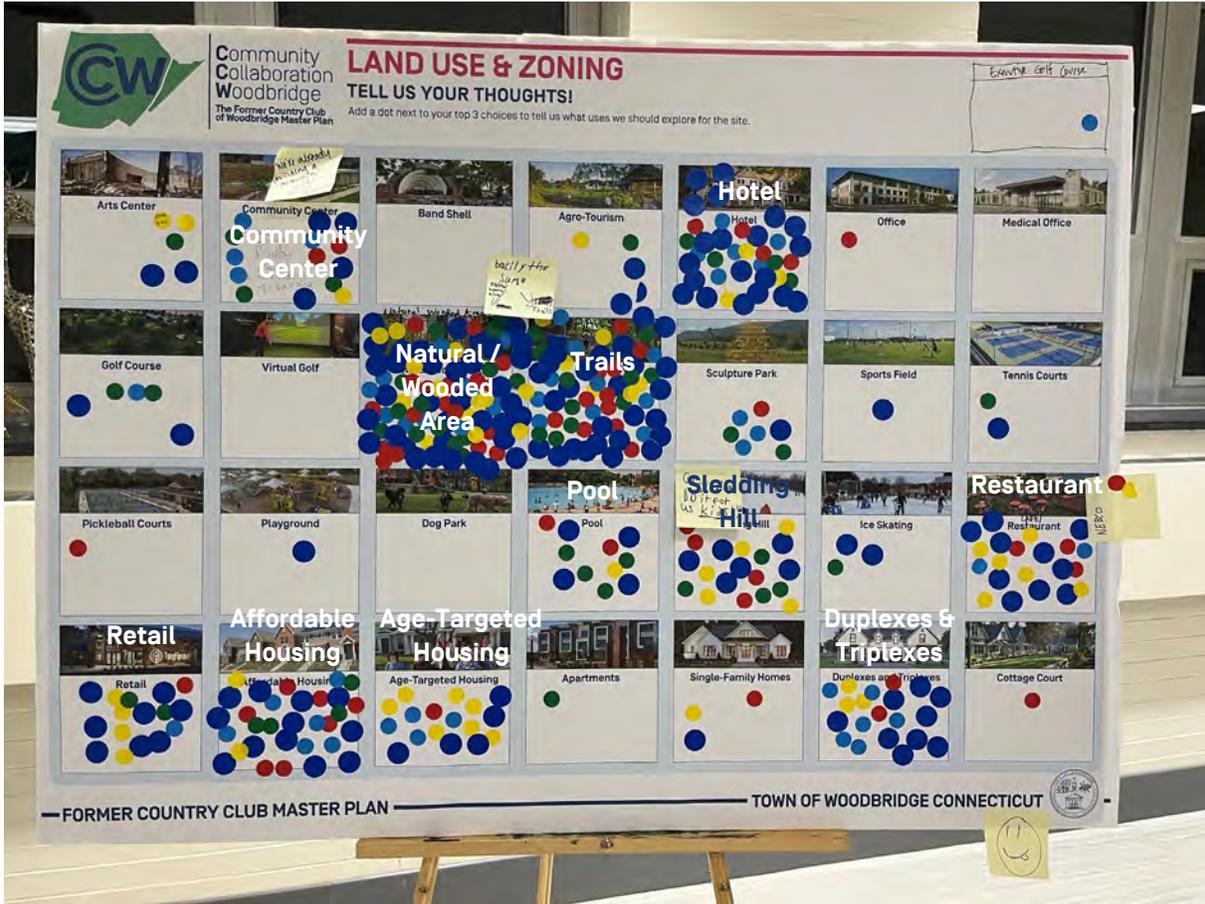
USES	Reference	
Residential, Single-Family	3.3.CC.1	P
Residential, Two-Family		
-when in public water supply watershed	3.3.CC.1 3.4.C	SE
-when not in public water supply watershed AND	3.3.CC.1 3.4.C	
SERVED by public water and public sewer		P
NOT SERVED by public water and public sewer		S
Residential, Multi-Family Dwellings in accordance with Section 3.4	3.4.D	
-when in public water supply watershed		
-when not in public water supply watershed		SE

P - Zoning Permit Only
S- Site Plan Application
SE- Special Exception Application

Perhaps a use residents want that also can generate City revenue to help ease residents' tax burden.

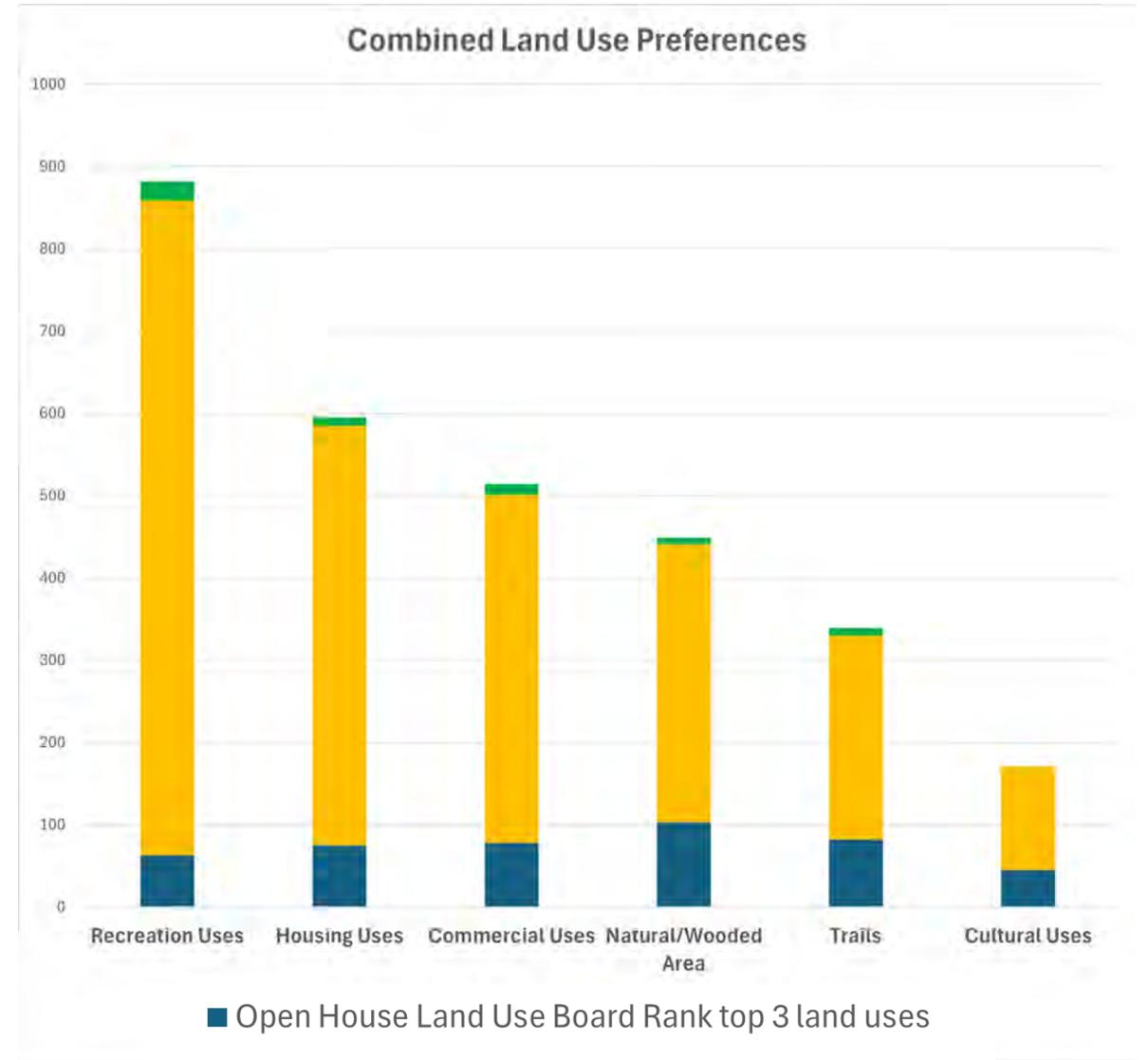
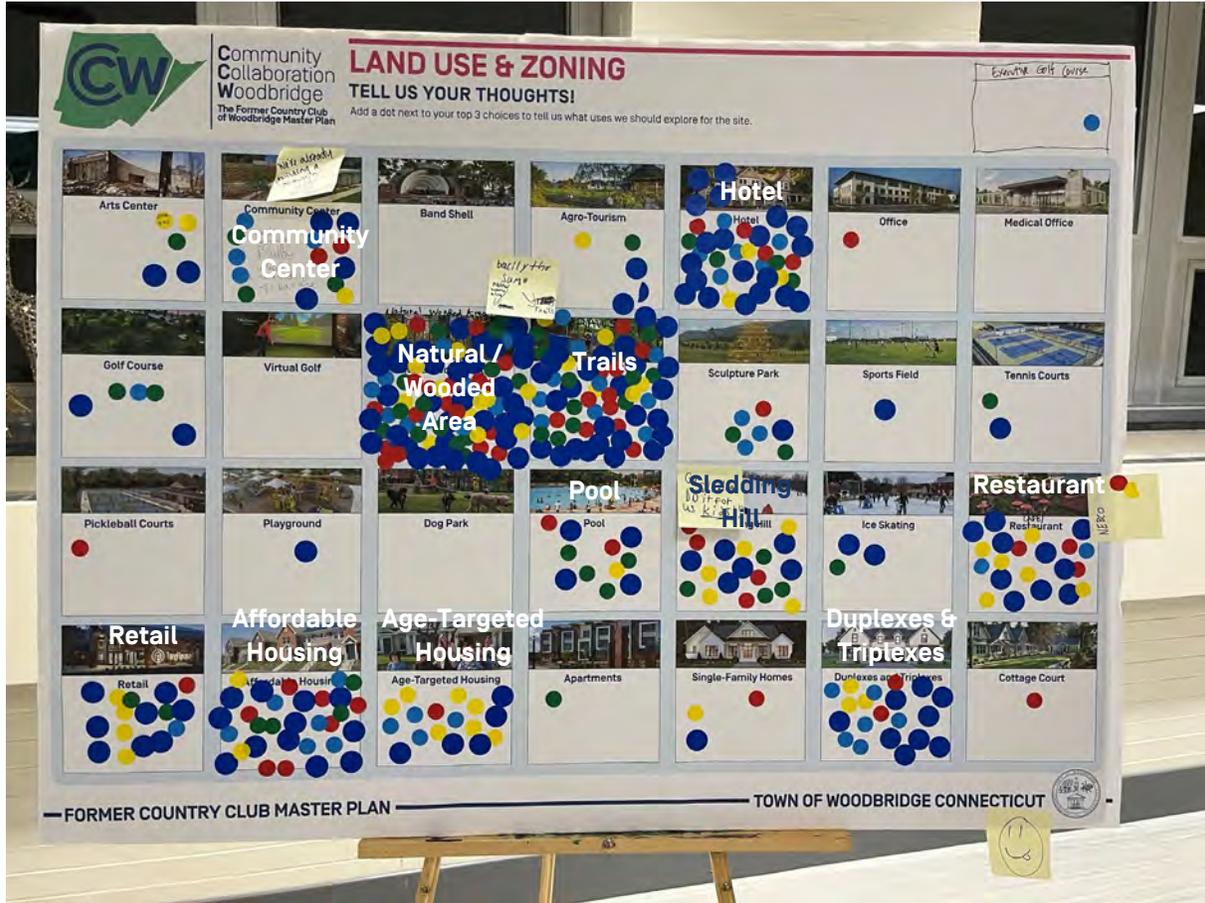
need a mix of housing + trails + rec

CCW LAND USE SURVEY RESPONSES



- Open House Land Use Board Rank top 3 land uses
- Open House Mentimeter Survey Rank top 3 land use
- SurveyMonkey Land Use Survey Rank top 5 land uses

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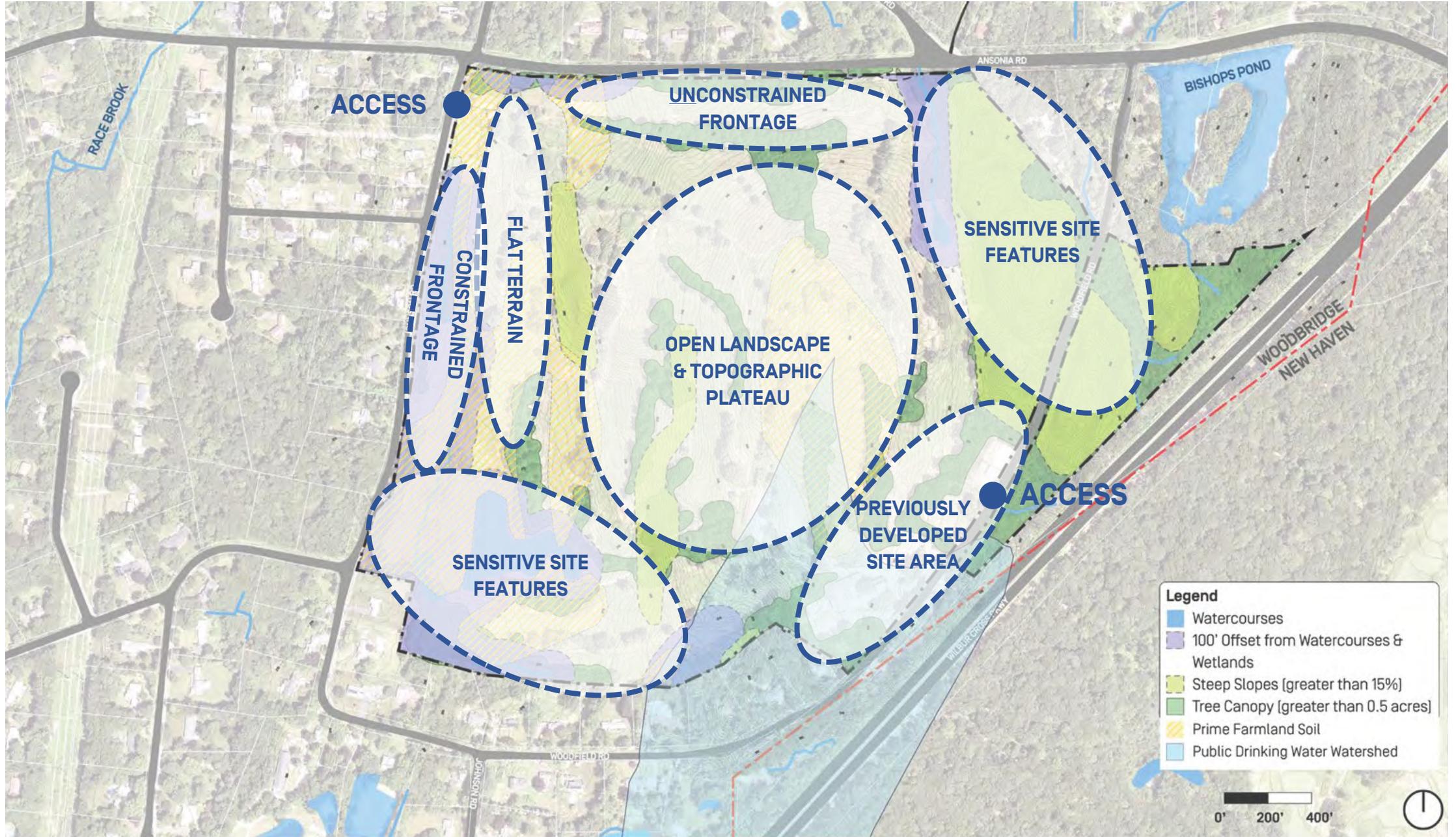
MARKET POTENTIAL



	Commercial/Retail - General	Commercial/Retail - Experiential	Multifamily - General	Multifamily - Senior Living	Single Family	Hospitality
Market Potential	Limited Potential	Moderate Potential	Strong Potential	Strong Potential	Moderate Potential	Moderate Potential
Considerations	<ul style="list-style-type: none"> • Retail will be most likely to succeed along existing commercial corridors. • New construction for retail is expected to be limited in the near term. 	<ul style="list-style-type: none"> • Experiential retail, including agricultural tourism, can overcome locational challenges when paired with complementary land uses. • The site's size and natural conditions could be the basis for a unique retail experience. 	<ul style="list-style-type: none"> • Strong regional demand is expected to continue for the foreseeable future. • Demand has been demonstrated throughout the region, including nearby smaller communities. 	<ul style="list-style-type: none"> • Strong regional demand is expected to continue for the foreseeable future. • Services like open space access, shared amenity spaces, and wraparound medical care increase competitiveness for these product types. 	<ul style="list-style-type: none"> • Demand is expected to continue, despite upward cost pressures and affordability challenges. • Smaller unit types, including "missing middle" products like two-family homes and cottages can meet affordability gaps and balance the product mix locally. 	<ul style="list-style-type: none"> • Growth in hospitality across the state has returned to pre-pandemic levels, signaling a healthy market for new hotels. • Smaller boutique hotels with unique offerings and experiences are expected to increase in popularity locally.

Note: This is a simplified summary of product types based on available data. Unique uses or uses that do not involve development, such as parks and open space, were not included in this market scan.

READING THE SITE



PLAN PRINCIPLES & ALTERNATIVE DEFINITIONS

LOOKING AHEAD

TODAY

Review draft Guiding Principles.

Discuss alternative strategies for organizing uses on the site

March 5

BOS FEEDBACK

BOS provides feedback on draft Guiding Principles.

BOS confirms up to [2] two alternative strategies to be studied in more detail with site plan test-fits.

Early April

BOS MEETING #5

Review test-fit site plans and identify a preferred plan direction.

Preliminary cost and implementation considerations to be discussed.

Early May

BOS MEETING #6

Review preferred plan and cost and implementation considerations

Late May

BOS MEETING #7

Review final comprehensive plan of preferred uses

**Community Open House #2,
TAC #3, Focus Group #2**



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Guiding Principles are a foundational element of the Master Plan.

Assist in evaluation of alternatives.

Ensure the Plan is developed from broad ranging and inclusive values.

Allow for the plan to remain adaptable and relevant over time.

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- 2. Ensure Thoughtful & Contextual Design**
- 3. Expand Recreational & Cultural Opportunities**
- 4. Support Community Needs & Well-Being**
- 5. Promote Economic & Fiscal Responsibility**

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- b. Identify opportunities for sustainable land management practices to support long-term ecological health.
- c. Preserving local natural hydrological functions and ensure responsible stewardship of local watersheds.
- d. Incorporate energy-efficient site design, green infrastructure, and low-impact controlled development strategies.

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2. Ensure Thoughtful & Contextual Design

- a. Maintain the distinctive rural character and charm of Woodbridge.
- b. Reflect Woodbridge's rich agricultural heritage.
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4. Support Community Needs & Well-Being

- a. Aim for future site uses to serve a broad range community needs, through an environmentally responsible and economically viable balance of open space uses and controlled development.
- b. Promote communal health and wellness through active recreation opportunities and community-serving uses.

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5. Promote Economic & Fiscal Responsibility

- a. Develop a plan that can be implemented incrementally on fiscally responsible terms.
- b. Ensure that any potential controlled development generates long-term economic benefits and does not overly burden taxpayers.
- c. Identify opportunities for external funding sources, including grants and partnerships, to support infrastructure and site improvements.

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OPPORTUNITY AREAS

PRESERVE

- Passive recreation
- Low-impact recreation and support buildings / structures
- Potential conservation easements



ENHANCE

- Active recreation
- Community- and recreation-focused uses with supporting building structures



TRANSFORM

- Clustered building development with supporting public and private open spaces



OPPORTUNITY AREAS

ENHANCE*

- Orchard / Berry Patch: **~1-5 AC**
- Recreation Center w/Pool & Courts: **~2-6 AC**
- Multi-Purpose Field: **~3 AC**
- Ice Rink: **~6 AC**

TRANSFORM*

- Single-Family on 1.5 AC Lot: **0.67 units/AC**
- Single-Family on 0.5 AC Lot: **2 units/AC**
- 2-Family on 1.5 AC Lot: **1.33 units/AC**
- 2-Family on 0.5 AC Lot: **4 units/AC**
- Age-Restricted Community [Triplex-Quads]: **~5 units/AC**
- Townhomes: **~6-12 units/AC**
- Restaurant / Brewery: **~1-2 AC**
- Boutique Hotel [20-30 rooms]: **~2-10 AC**

ENHANCE

- Active recreation
- Community- and recreation-focused uses with supporting building structures



TRANSFORM

- Clustered building development with supporting public and private open spaces



*Includes parking allowance

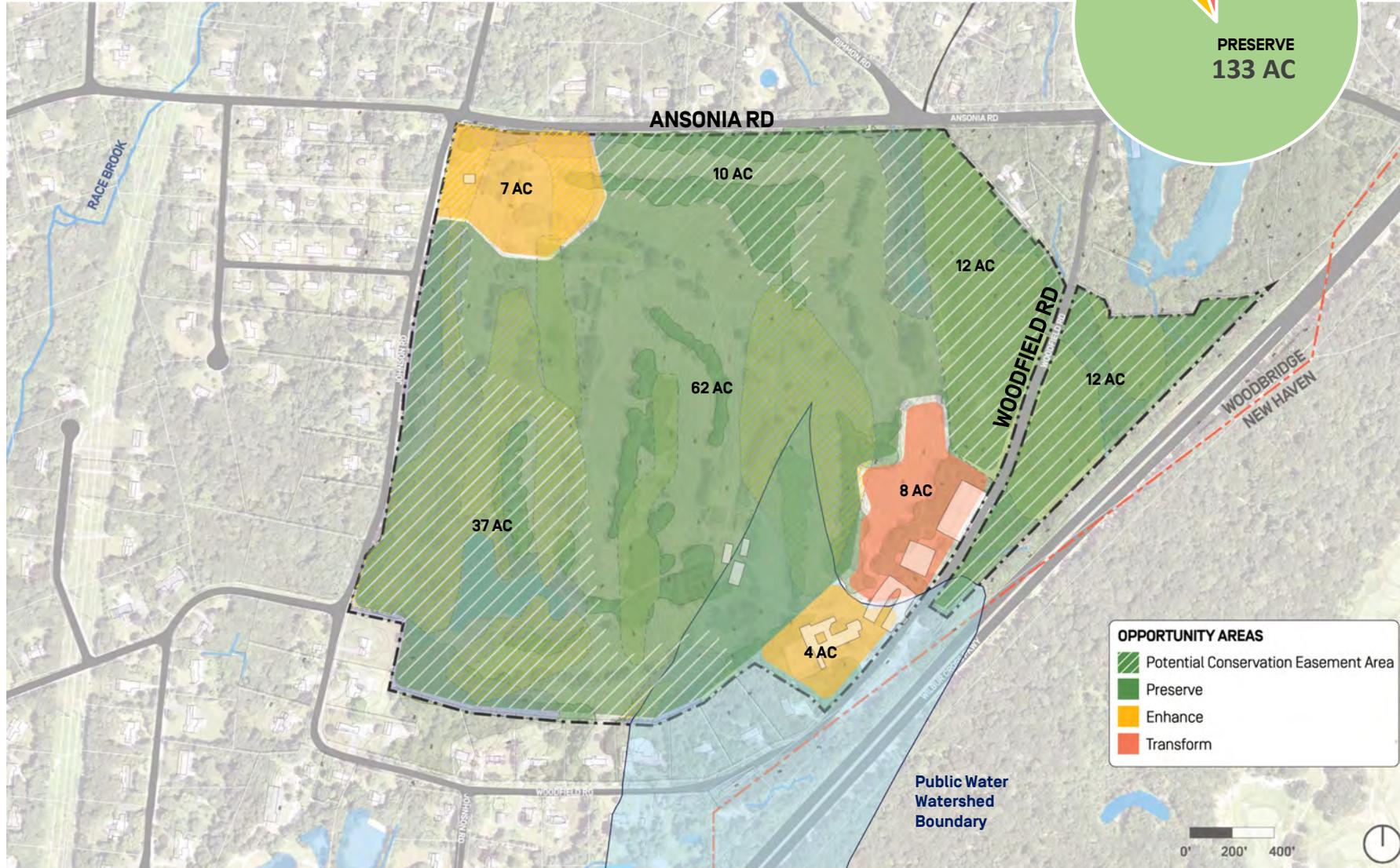
ALTERNATIVE A

Enhance

- Playfields
- Ballcourts
- Town Pool
- Ice Rink
- Recreation Center
- Playground

Preserve

- Seasonal events
- Orchard
- Trails



Preserve [Conserve]

- Nature Center
- Wooded areas
- Trails

Transform

- Housing
- Hospitality
- Restaurant / Brewery

Uses are an initial potential list based on community feedback and market analysis, multiple test-fits to be presented in subsequent meetings Area boundaries are approximate and will be refined during site plan test-fits

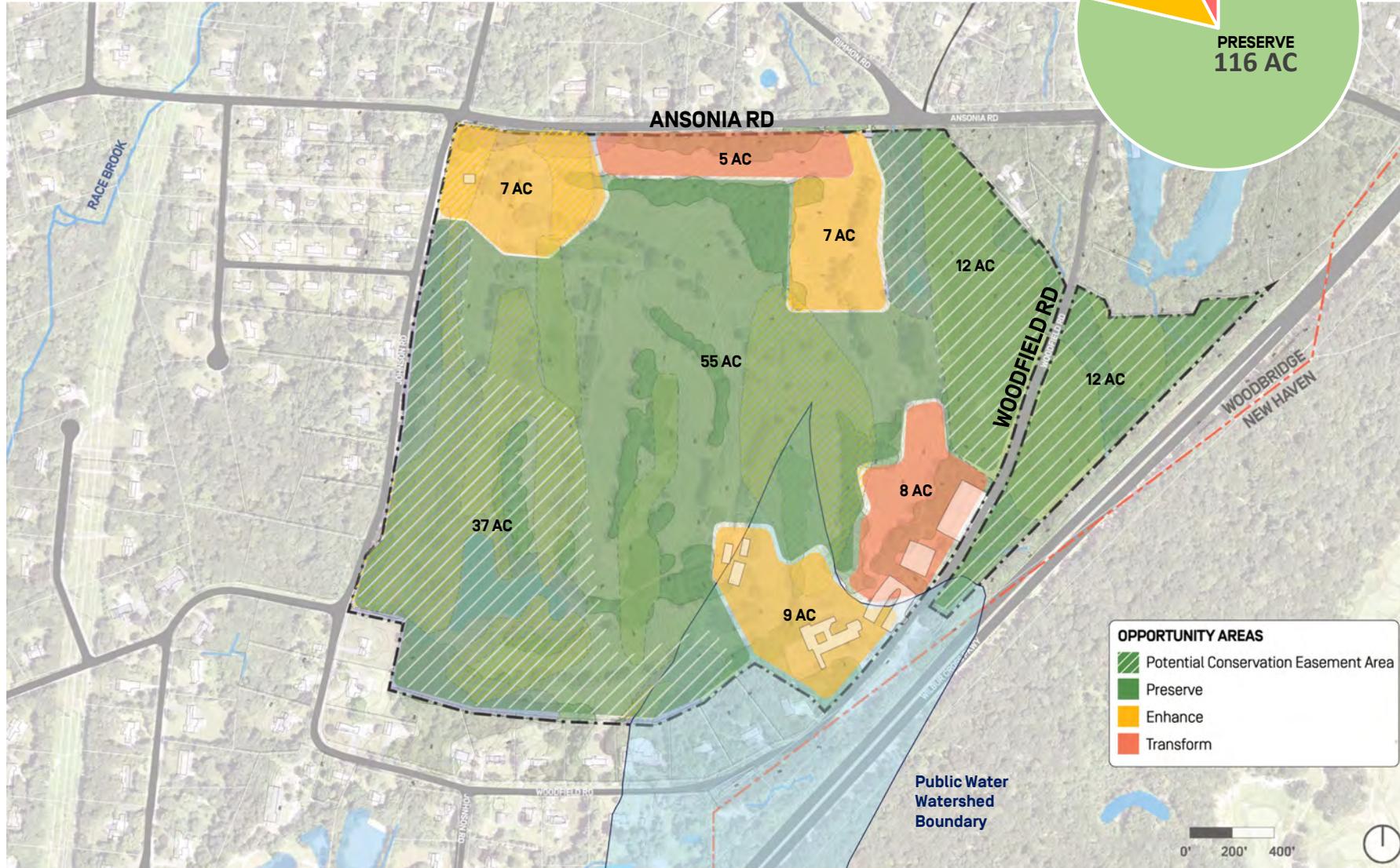
ALTERNATIVE B

Enhance

- Playfields
- Ballcourts
- Town Pool
- Ice Rink
- Recreation Center
- Playground

Preserve

- Seasonal events
- Orchard
- Trails



Preserve [Conserve]

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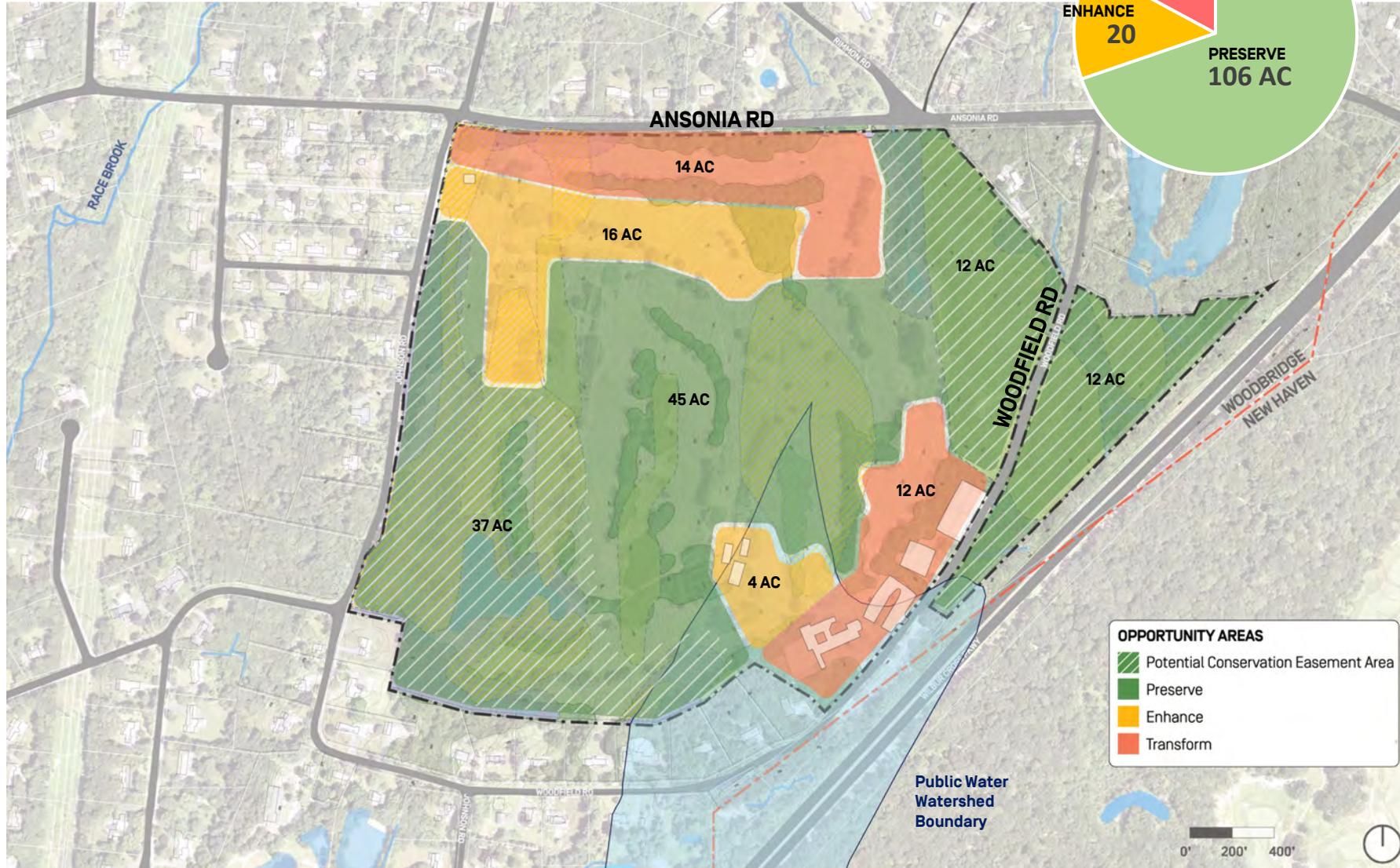
ALTERNATIVE C

Enhance

- Playfields
- Ballcourts
- Town Pool
- Ice Rink
- Recreation Center
- Playground

Preserve

- Seasonal events
- Orchard
- Trails



Preserve [Conserve]

- Nature Center
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- Housing
- Hospitality
- Restaurant / Brewery

Uses are an initial potential list based on community feedback and market analysis, multiple test-fits to be presented in subsequent meetings Area boundaries are approximate and will be refined during site plan test-fits

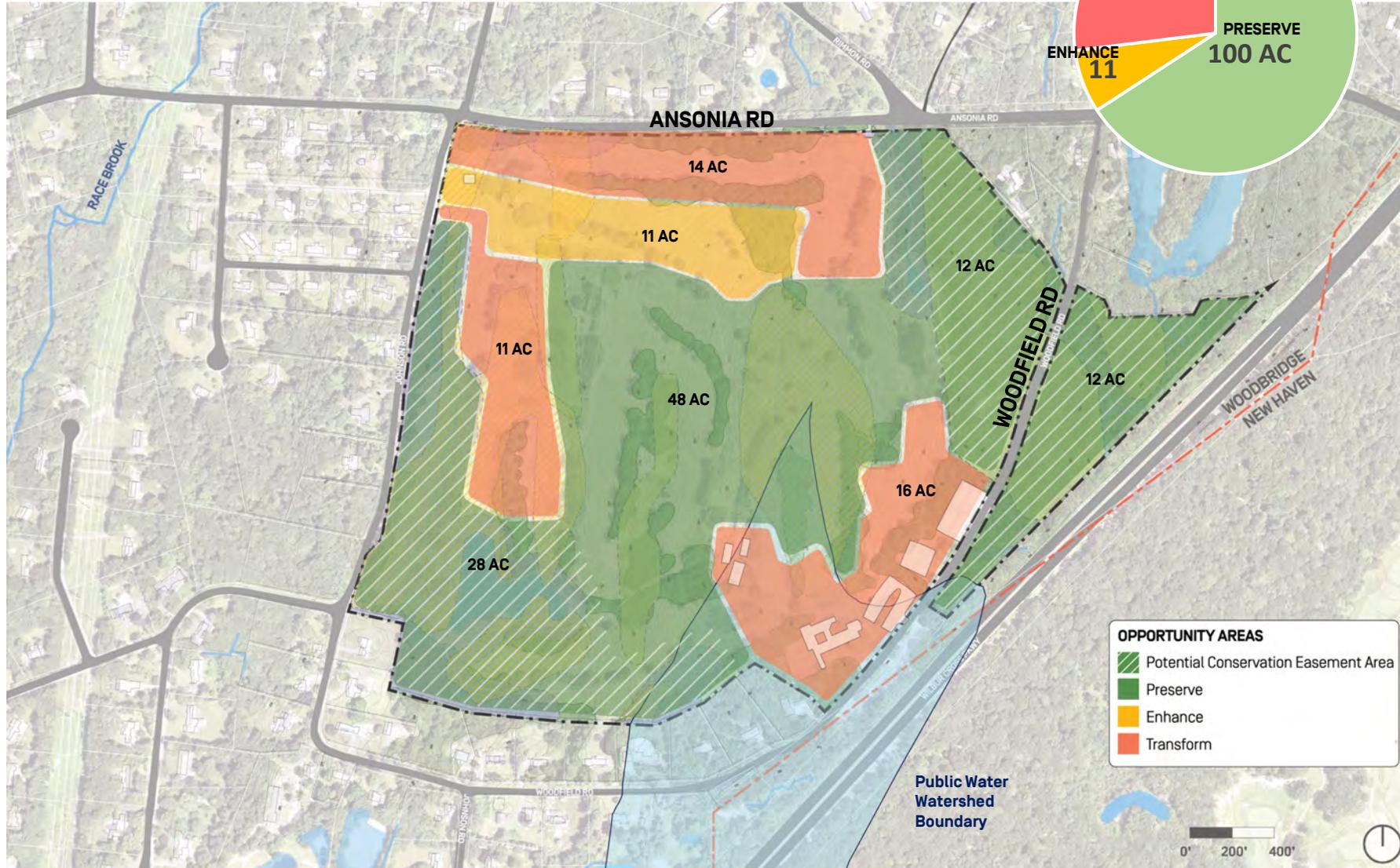
ALTERNATIVE D

Enhance

- Playfields
- Ballcourts
- Town Pool
- Ice Rink
- Recreation Center
- Playground

Preserve

- Seasonal events
- Orchard
- Trails



Preserve [Conserve]

- Nature Center
- Wooded areas
- Trails

Transform

- Housing
- Hospitality
- Restaurant / Brewery

Uses are an initial potential list based on community feedback and market analysis, multiple test-fits to be presented in subsequent meetings Area boundaries are approximate and will be refined during site plan test-fits

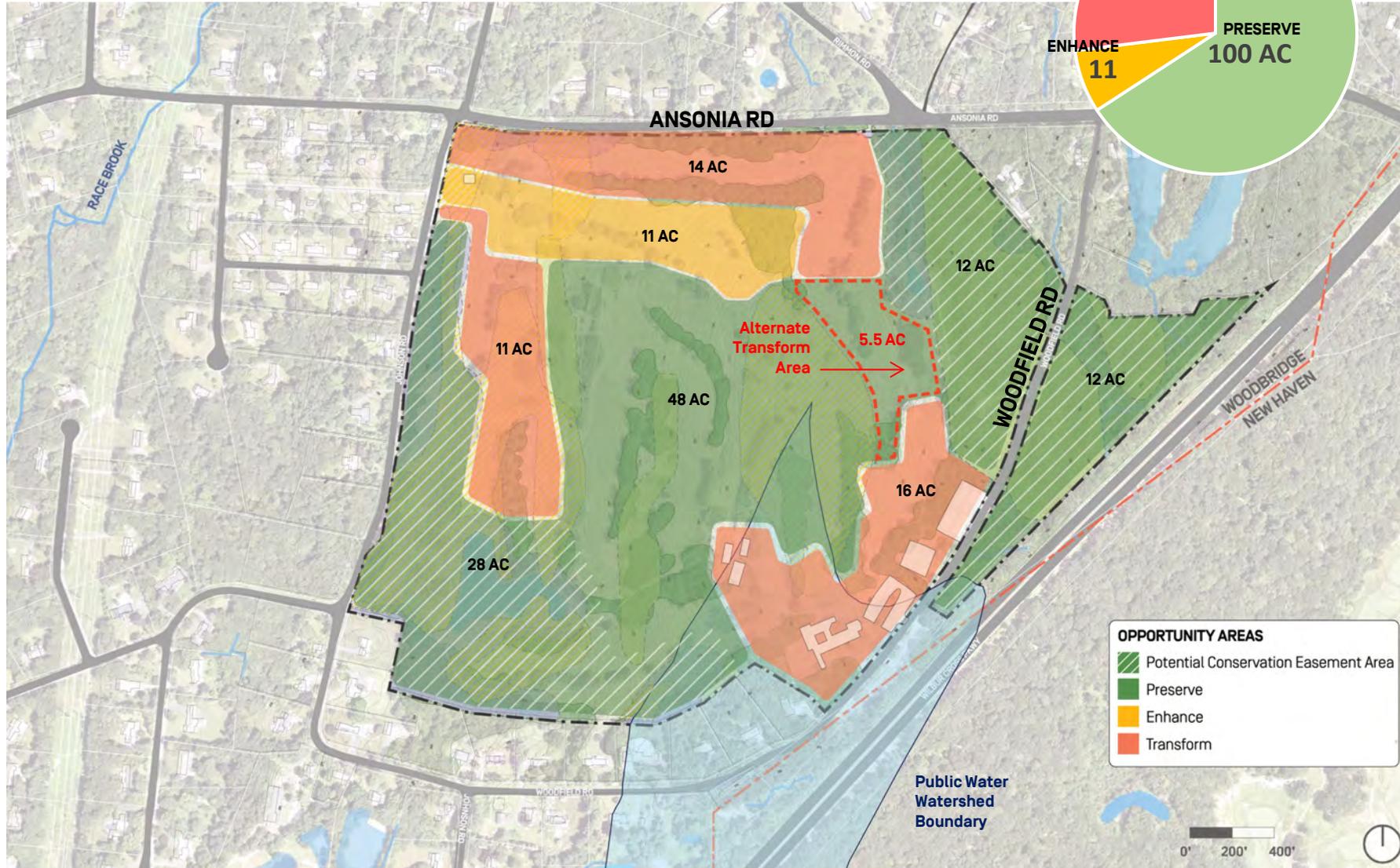
ALTERNATIVE D

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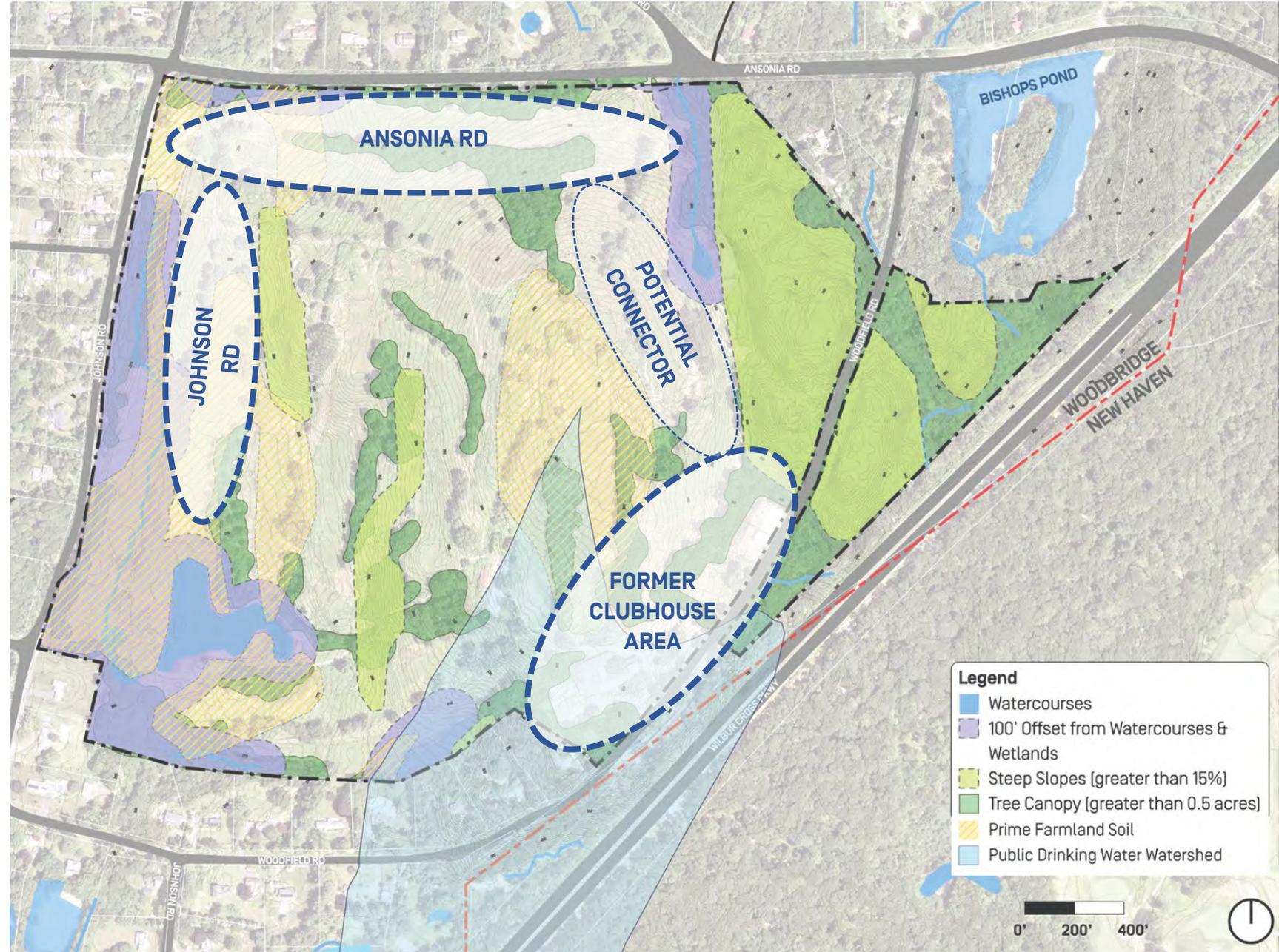
- Housing
- Hospitality
- Restaurant / Brewery

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KEY DECISION POINTS

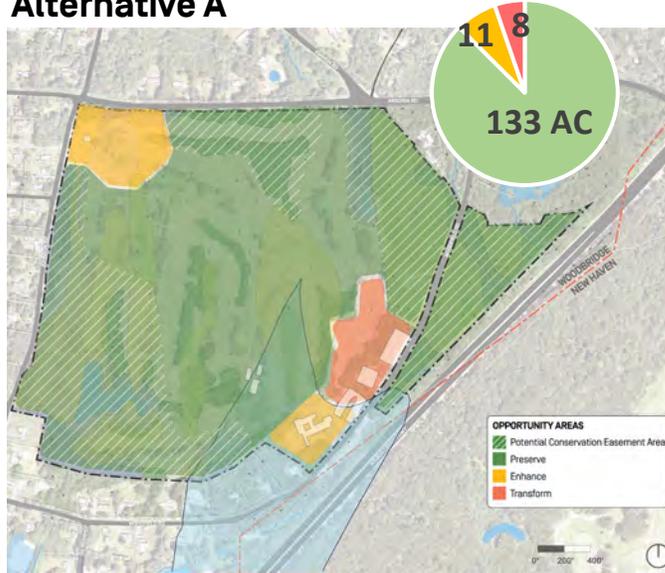
Proportion of preserve / enhance / transform areas in 3 areas:

- Ansonia Road frontage
- Johnson Road frontage
- Former Clubhouse area



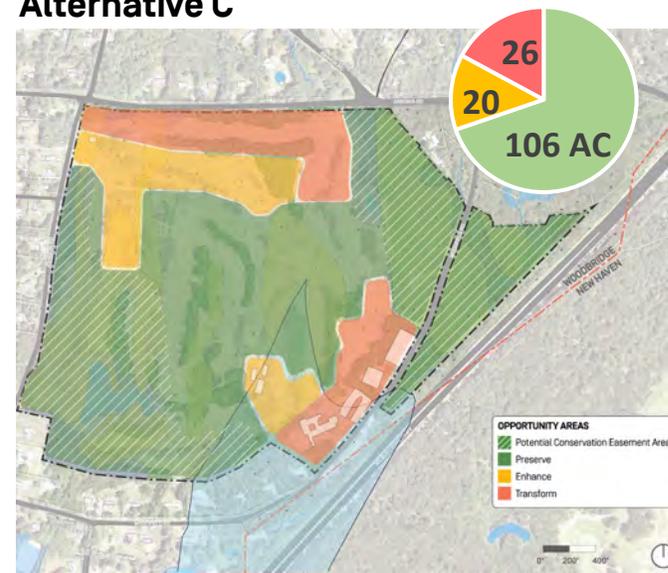
ALTERNATIVES SUMMARY

Alternative A



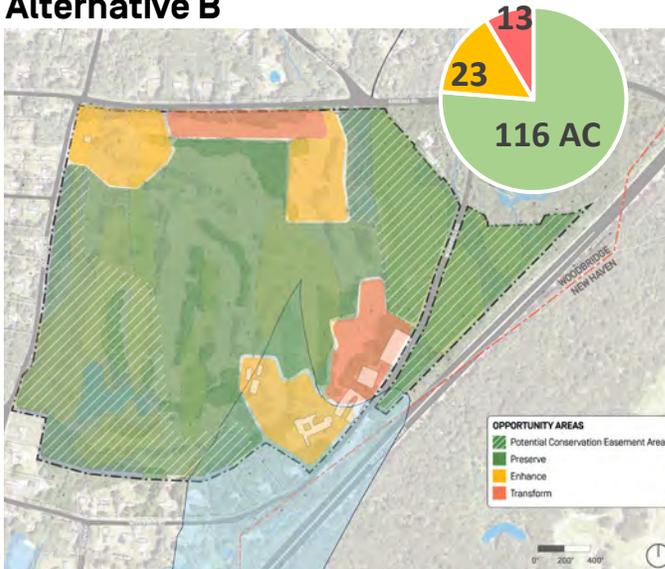
- All sensitive site areas preserved
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- 4 potential conservation areas
- Maintains current site access points (Johnson Rd and Woodfield Rd)

Alternative C



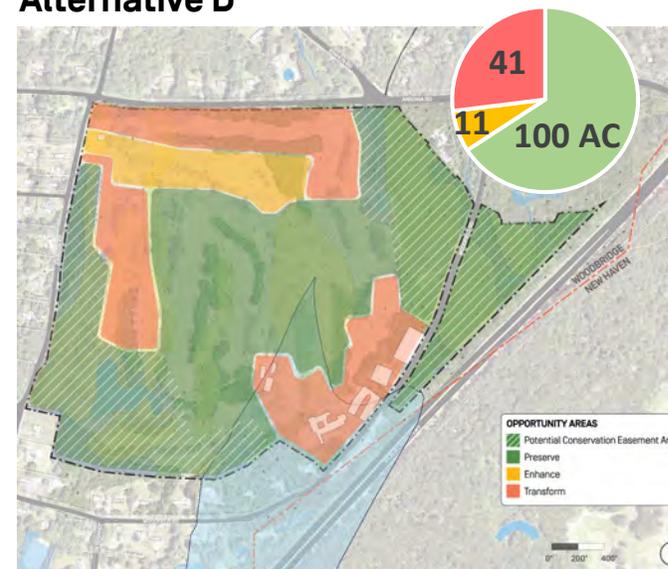
- All sensitive site areas preserved
- Neighborhood-scale development and community-serving recreation uses along Ansonia
- Clubhouse area used for a mix of community-serving recreation and development
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- Additional access point on Ansonia likely needed

Alternative B



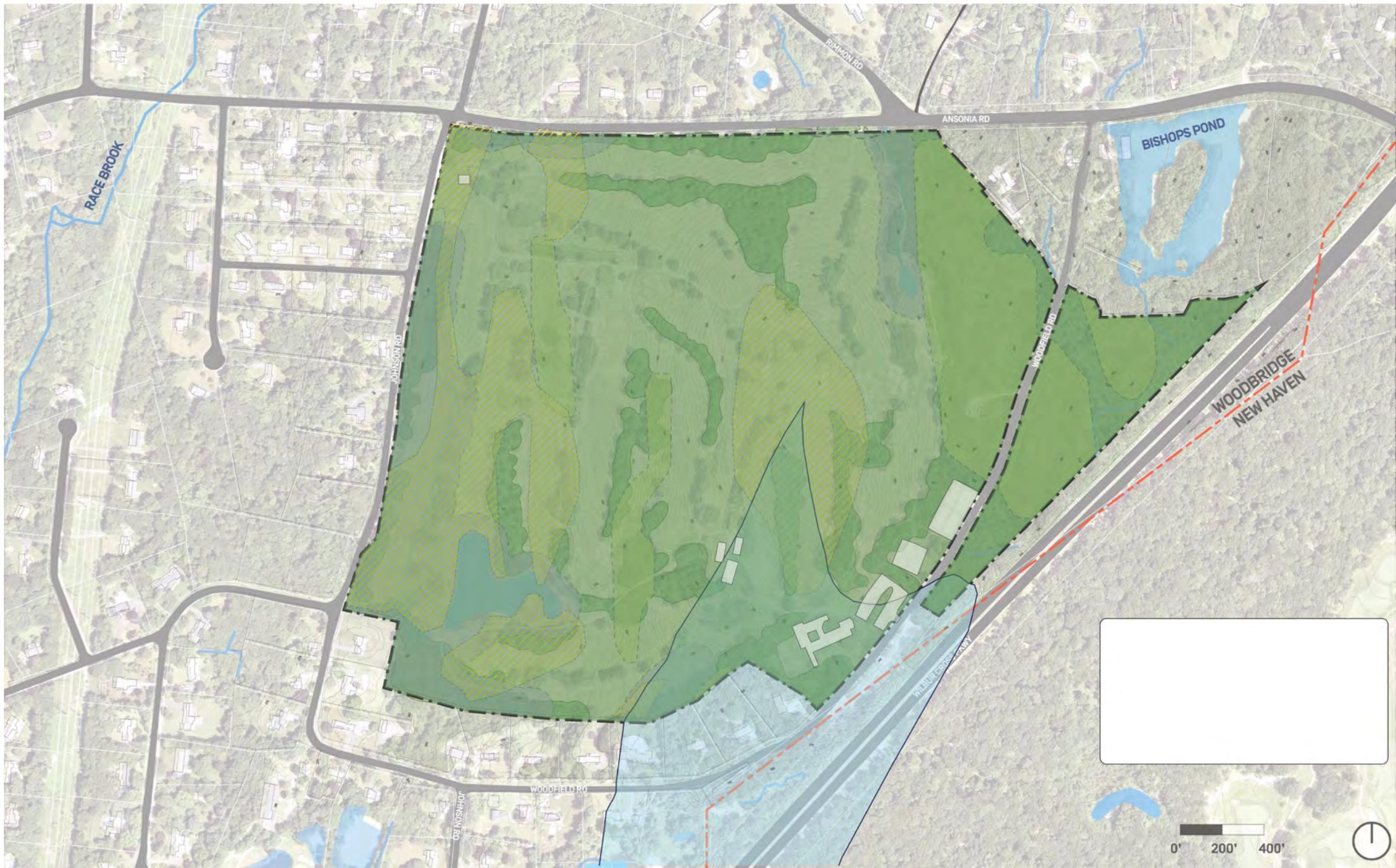
- All sensitive site areas preserved
- Community-serving recreation uses and neighborhood-scale development along Ansonia frontage
- Clubhouse area used for a mix of community-serving recreation and development, extending to former golf maintenance building area
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Alternative D



- Low-density development within a portion on Prime Farmland Soil [5 of 35 acres]
- Development that could be setback and screened by landscape on Johnson Rd.
- All previously-developed areas around the clubhouse for future development
- 3 potential conservation areas
- Additional access point on Ansonia likely needed

APPENDIX

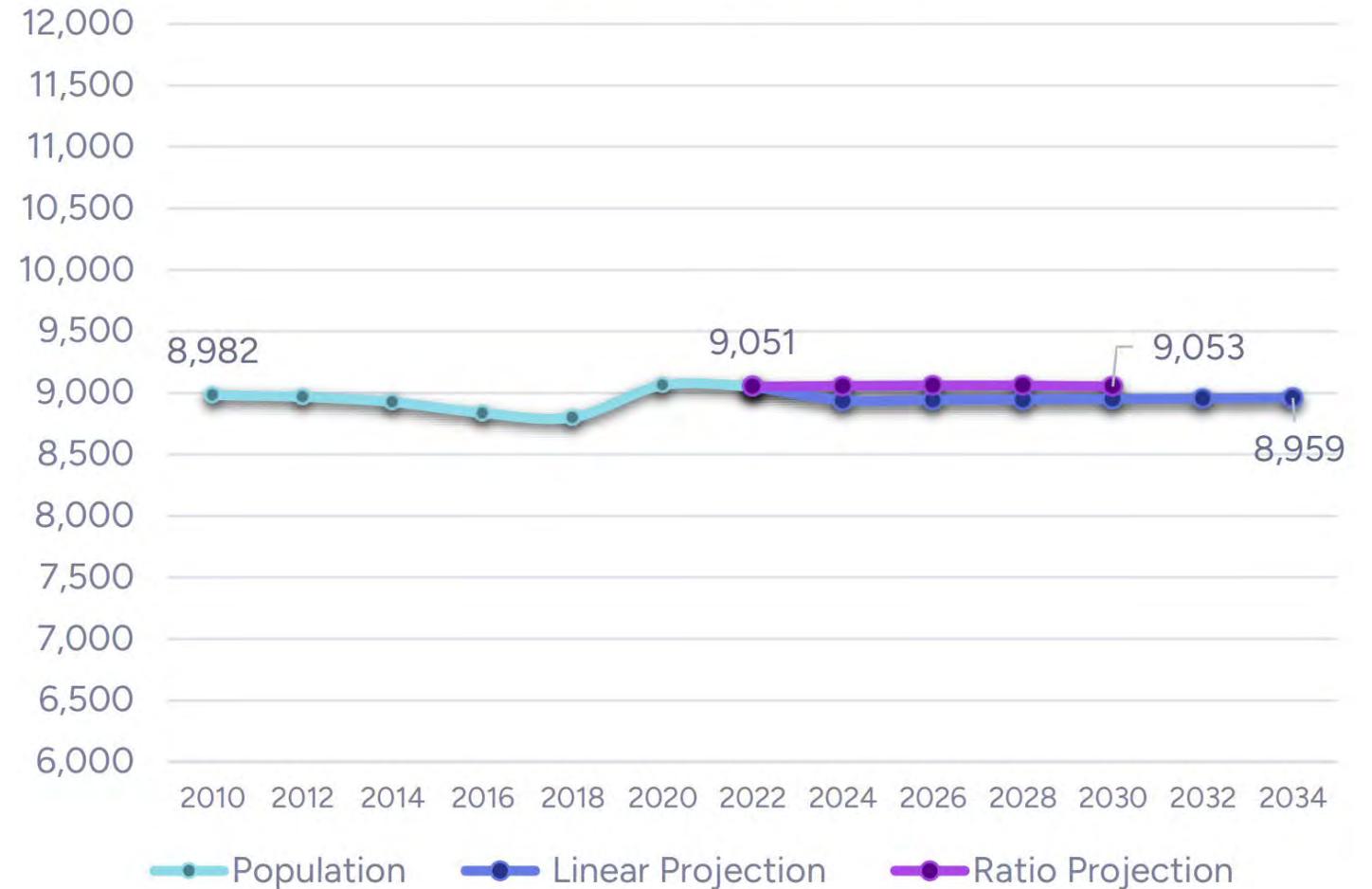


DEMOGRAPHIC AND MARKET CONDITIONS

Demographic Trends

1. Woodbridge's population grew by 1.1% over the last decade to 9,087 (2020), which is slightly greater than that of the State (0.9%) and County (0.3%).
2. Projections suggest a **stable population** for Woodbridge through 2035.

Population Projections

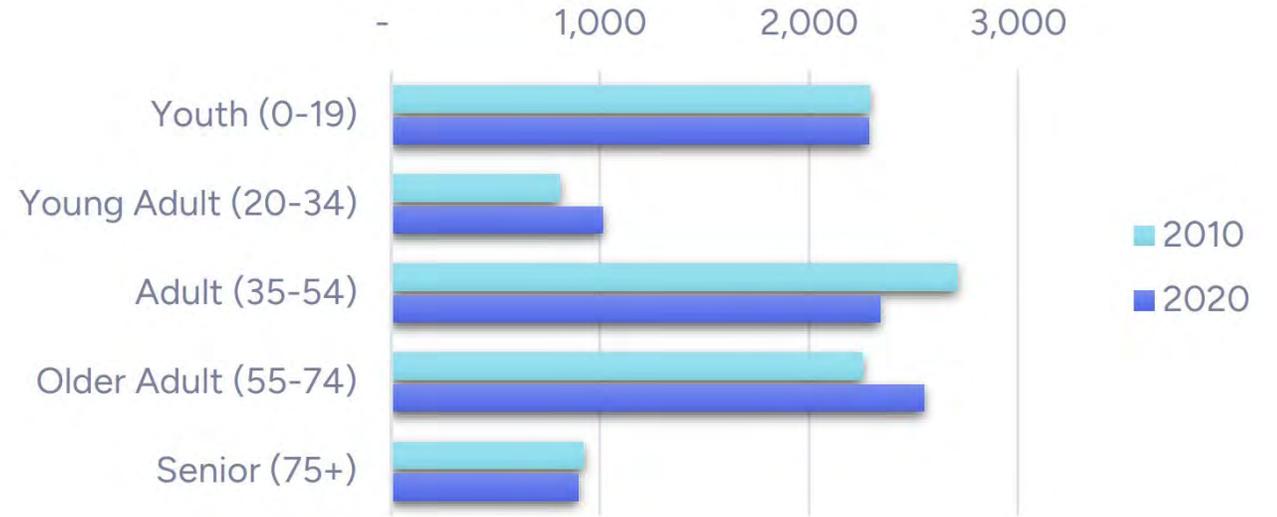


Note: The ratio projection methodology assumes Woodbridge will grow at the same rate as the State, based on State population projections through 2030. SLR used the projected year-over-year growth rates of the State projections from 2022-2030 and applied these annual growth rates to Woodbridge's population to project population to 2030.

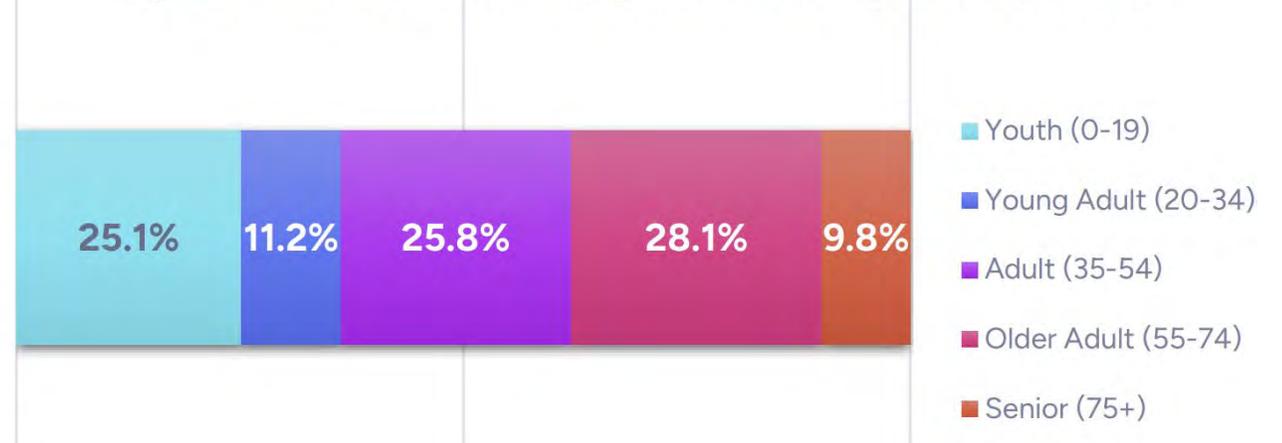
Demographic Trends

1. Woodbridge's median age decreased from **47.6 to 46.2** over the last decade, driven by growth in the young adult cohort.
2. The young adult cohort grew **25.3% [+205]** between 2010 and 2020.
3. This runs counter to the **County and State's increasing median age [40.4 and 41.1, respectively]**.
4. Most of the young adult growth is attributed to those **aged 20-24**.

Population Change Across Cohorts



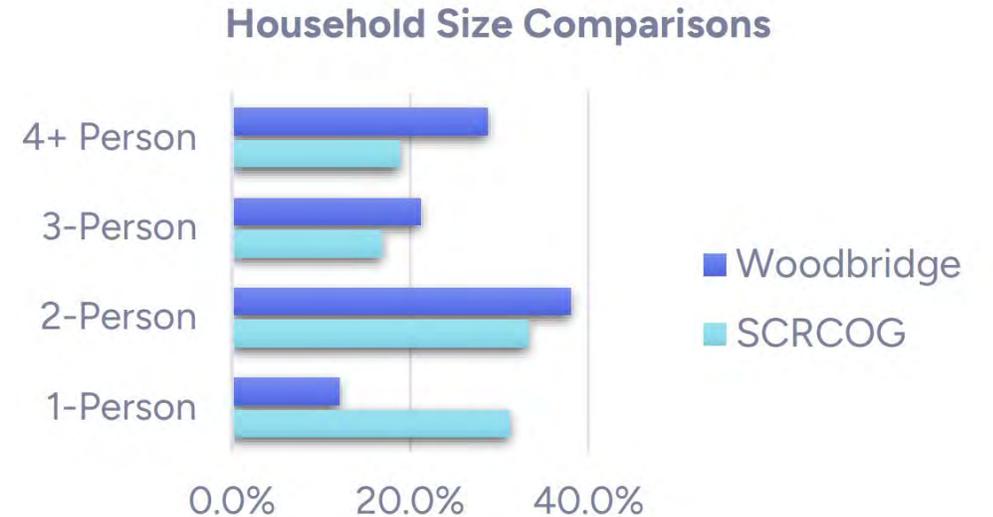
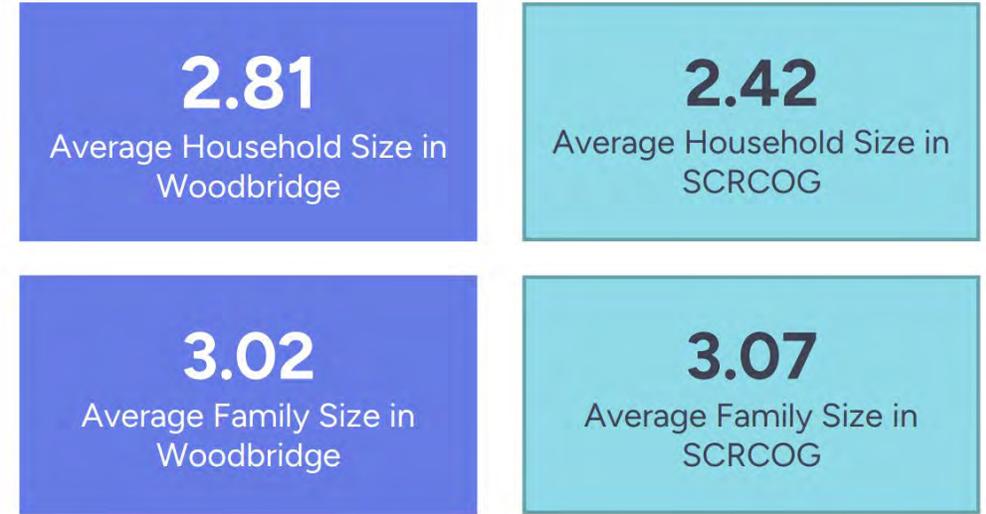
Age Cohorts as a Percentage of Total Population, 2020



Demographic Trends

1. Woodbridge's average household size is **slightly larger than that of SCRCOG** and **comprised of mostly 2-person [38.1%] and 4+ person [28.7%] households.**
2. **1-person households make up a significantly smaller share of households in the Town [12%] compared to SCRCOG [31.1%].**
3. The Town's average family size is nearly the same as SCRCOG, but **Woodbridge has a larger share of family households [85.9%] compared to SCRCOG [61.5%].**

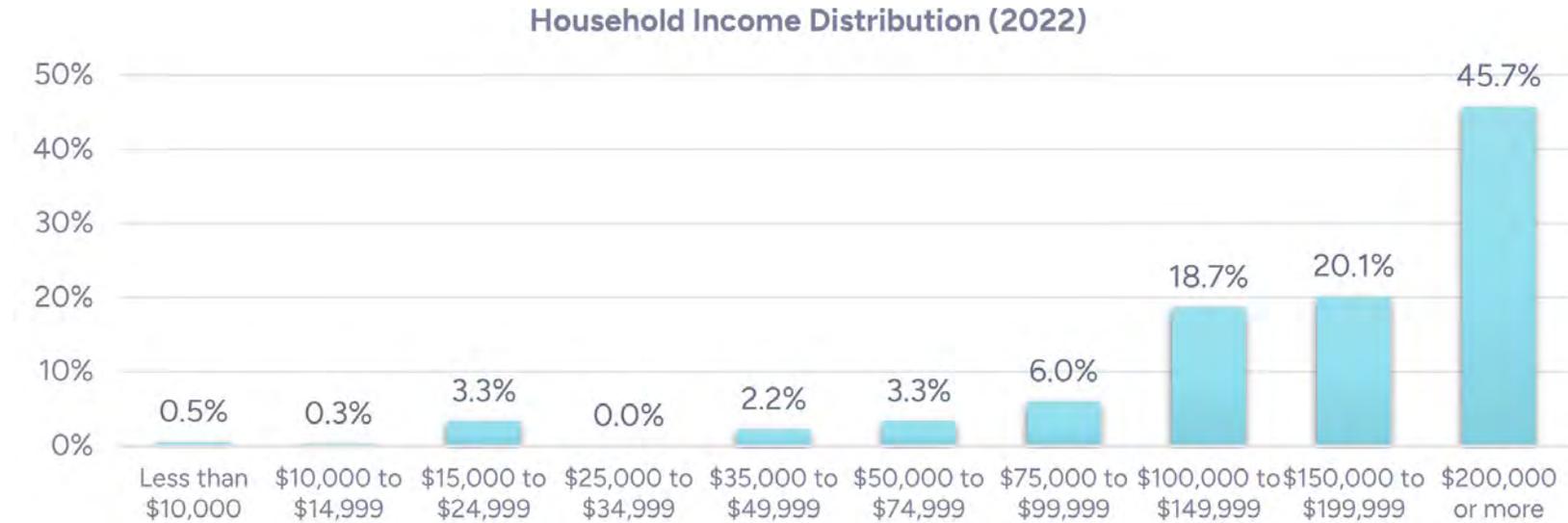
Note: A household includes family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. Meanwhile a family is defined as a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption.



Sources: 2022 ACS 5-Year Estimates; Graphic courtesy of SLR

Demographic Trends

1. The Town's median household income was \$190,536 in 2022, more than **double that of SCRCOG [\$83,617] and the State [\$90,213]**.
2. **84.5% of households in Woodbridge make \$100,000 or more annually, with 45.7% making over \$200,000 annually.**



Sources: 2022 ACS 5-Year Estimates; Graphic courtesy of SLR

Commercial/Retail Context

1. Nationally, retail is a mixed market. Q4 of 2024 accounted for 89% of annual net absorption, which signals a **strengthening market for 2025**. However, retail construction is still limited, with a **record low level of new construction** due to high construction costs and interest rates.
2. Factors like **visibility/foot traffic, placemaking, and destination experiential retail** are driving successful new retail development.
3. Locally, many nearby communities have seen increased vacancy at strip centers [Derby, Ansonia] and **successful retail as part of mixed-use developments [West Hartford]**.



Beak and Skiff (Lafayette, NY) offers experiential retail and special events that make its orchards a destination.



Recent vacancies in the region include Ansonia Shopping Center.

SPACE DEMAND / DELIVERIES

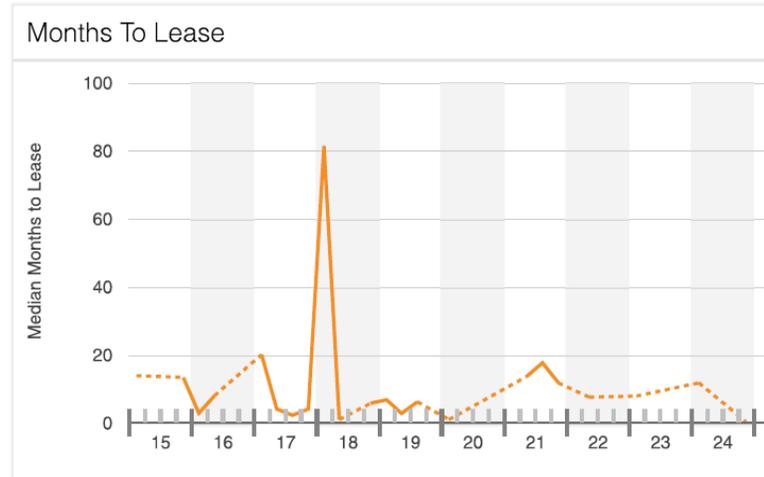
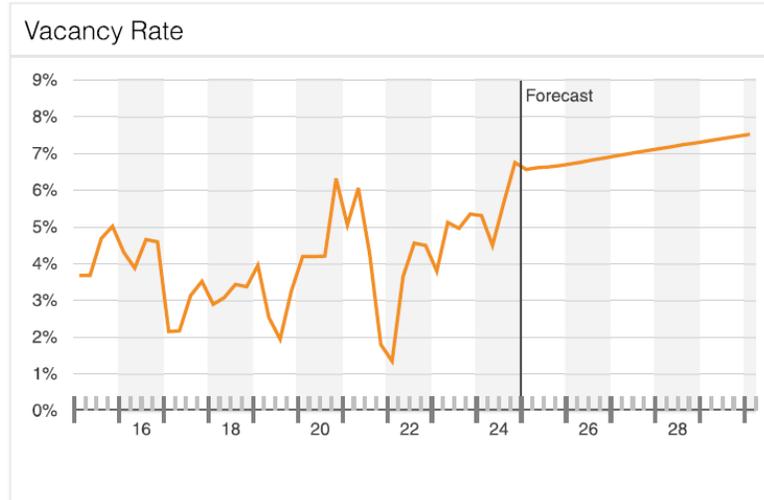


National trends show a strengthening retail sector, but with little new construction.

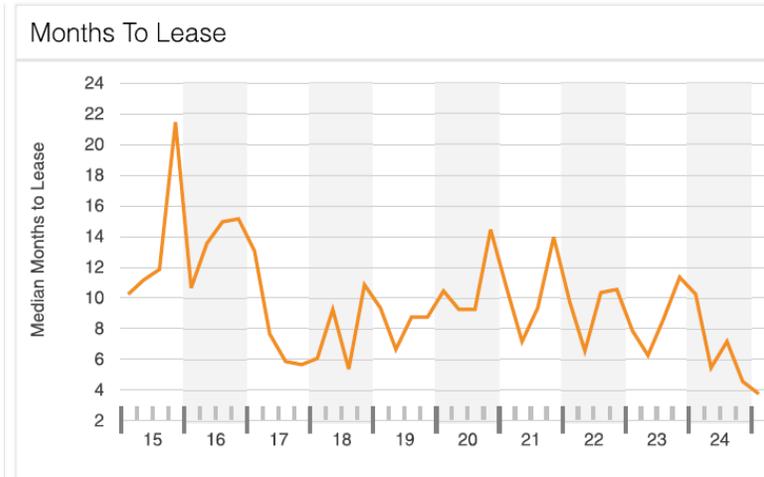
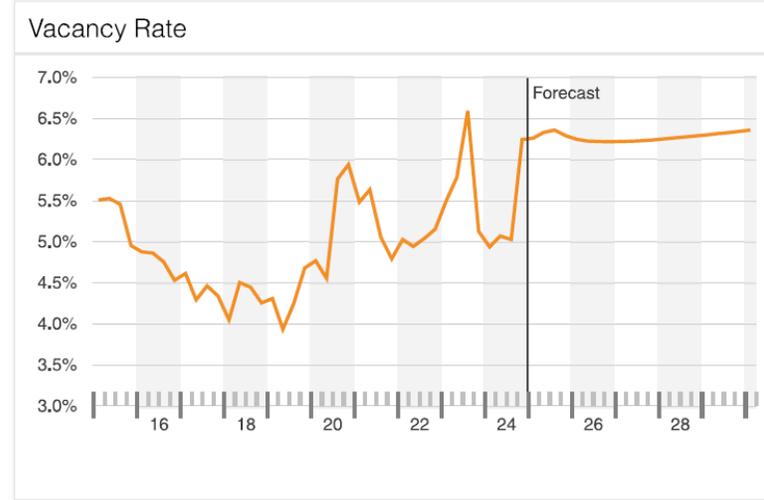
Commercial/Retail Local Trends

1. Retail vacancy is slightly above the 10 year average range [6.46%], although **market asking rent remains above the historical average**. This trend is mirrored for the larger New Haven market.
2. Months to lease has **declined over the last 10 years** for both the Woodbridge and New Haven markets.
3. Taken together, market trends show **limited support** for new retail in Woodbridge. Any new retail construction would likely require a strong differentiator in the region, such as experiential retail or a unique offering.

Woodbridge



New Haven Market



Sources: Costar 2024

Multifamily Context

1. Population growth and rising costs to buy single family homes are continuing to drive **higher multifamily rents**.
2. The average multifamily vacancy rate is expected to end 2025 at **4.9%** and **average annual rent growth at 2.6%**.
3. Specialty housing types like **senior living are increasing in demand**. The Senior Housing resident profile—aged 80 and up—is growing at a rate **four times the average population growth**—a tailwind that will persist for the next two decades.

Average Monthly Multifamily Rent vs New Mortgage Payment



The price premium for single family homes is expected to continue to drive demand for multifamily rentals.

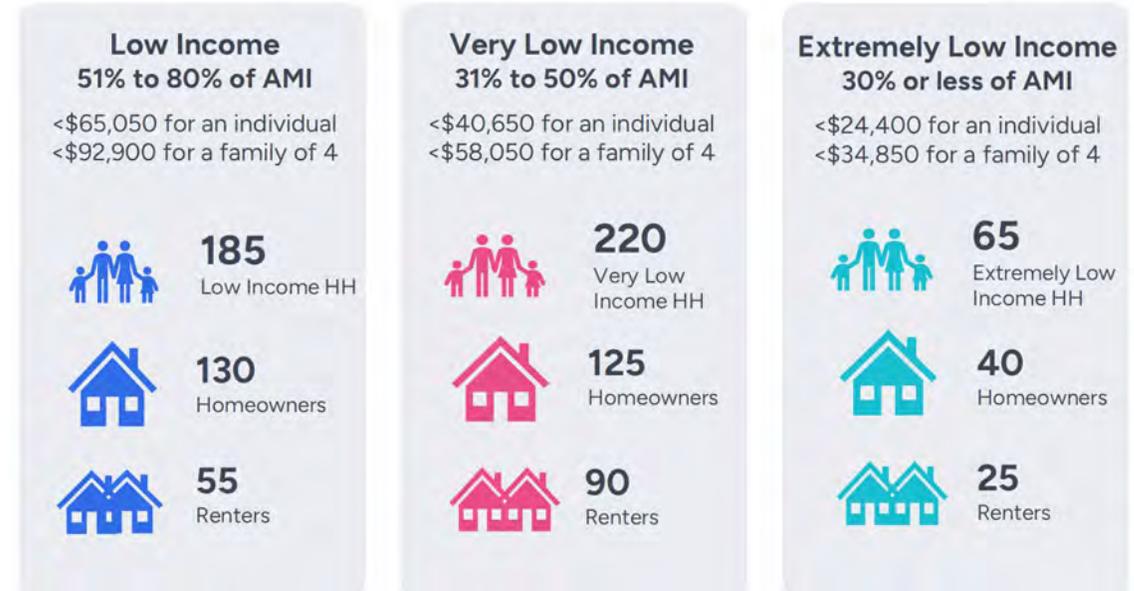


Demand for senior living communities like this one in Darien, CT is expected to grow.

Multifamily Context – Workforce & Affordable Housing

1. The New Haven region has not kept up with the need for more housing. From 2010 to 2020, New Haven’s MSA **added nearly 34,000 jobs but only added 11,000 homes.**
2. An analysis concluded that the New Haven area needs to construct **8,400 homes by 2030** to keep up with demand.
3. Connecticut is among the worst states for renters, in part due its high income-to-rent ratio, which found many residents paying **nearly one-third of their income** in rental costs.
4. One of the main needs for Woodbridge and the New Haven region is **affordable housing and workforce housing, which targets 60-120% AMI.**

Low-income Households in Woodbridge



Note: Area Median Income (AMI) is defined as the midpoint of a specific area's income distribution and is calculated on an annual basis by the Department of Housing and Urban Development (HUD). AMI reflects FY 2024 Income Limits for the New Haven-Meriden, CT HUD Metro FMR Area.

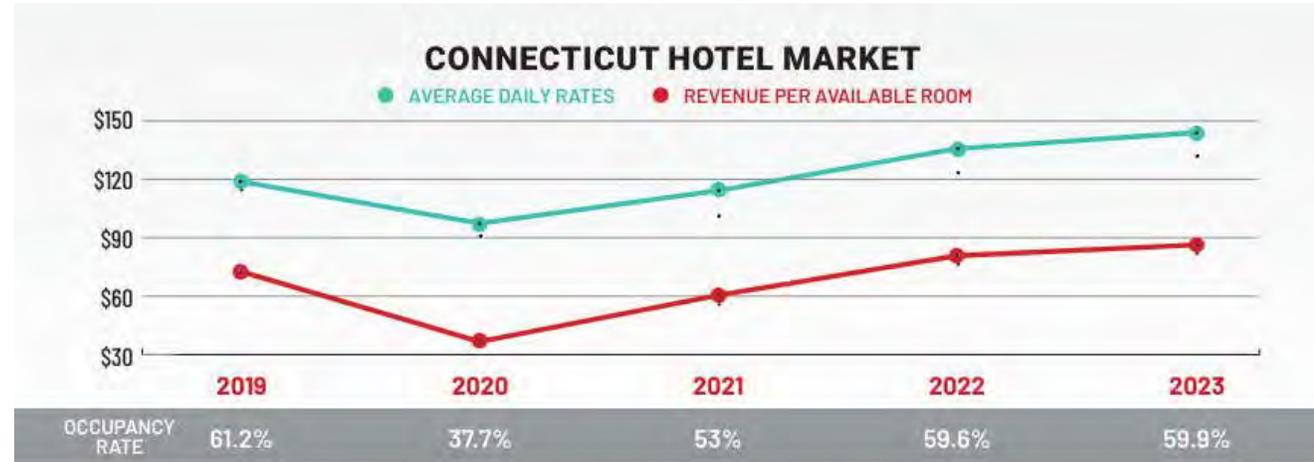


Affordable housing, like this example in Norwalk, can include open space and other community amenities

Hospitality

1. Hospitality has almost fully rebounded from the pandemic. Connecticut's 40,000 hotel rooms were 55% booked at an average rate of \$117.41 as of 2024 [national average: 48%].
2. 30 hotels, ranging in size from six to 550 rooms, are in the development pipeline for Connecticut as of 2024.
3. Hospitality market is shifting away from larger hotels with vast banquet halls in favor of smaller, boutique-style hotels with higher-end finishes and more modern amenities.
4. Taken together, market trends show moderate potential for new hospitality in Woodbridge.

Average Monthly Multifamily Rent vs New Mortgage Payment



Source: CoStar

Hotel rates and revenues have exceeded their pre-pandemic norms.



Boutique hotels such as the Mayflower Inn in Washington, CT are expected to grow in demand.

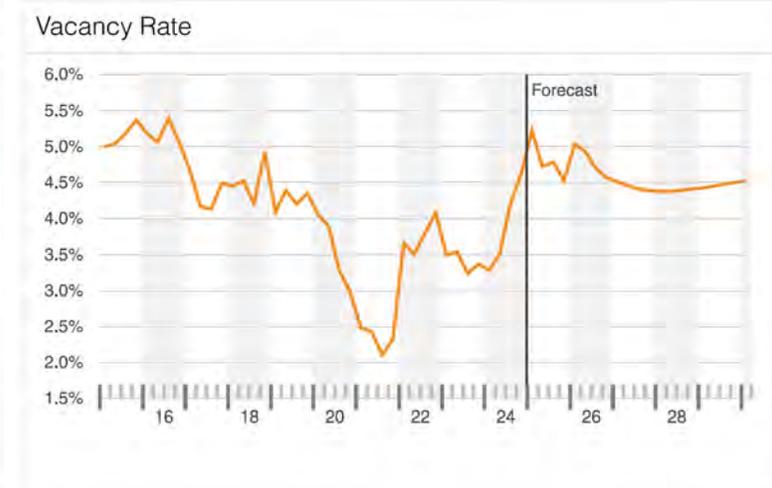


Smaller cabins and cottages with a main house are another form of the growing boutique hotel market.

Source: <https://www.hartfordbusiness.com/article/as-cts-hotel-market-recovers-from-pandemic-new-development-pipeline-grows-aging-properties>

Multifamily Local Trends

1. **The New Haven Metro has a strong multifamily housing market. Over 1200 units were absorbed in the last year, well above the historical average.**
2. **Market rents and cap rates are also above average, at \$1700/month [10 yr avg high: \$1600] and 6.93% [10 yr avg high: 6.8%], respectively.**
3. **Significant multifamily projects have been completed or are permitted in nearby communities, including Hamden, Derby, and West Haven.**
4. **Taken together, market trends show **strong potential** for new multifamily in Woodbridge.**



Increasing rents and decreasing vacancy rates demonstrate a strong market for multifamily in the New Haven metro.



Recent multifamily projects completed or permitted include Town Walk in Hamden (left) and Cedar Village in Derby (right).

Single Family Local Trends

1. Home prices have **steadily increased since 2017**, with a 2024 average sales price of **\$689k**.
2. Although 1-3 bedroom homes offer more affordable options, most homes sold in the last 10 years are **4 bedrooms or larger**.
3. Taken together, market trends show **strong potential** for new single family homes in Woodbridge. Smaller units would offer greater affordability and balance the market offerings.

Average List Price vs Sales Price



The average home has sold above list price since 2020, showing the growing strength of the market.

Sales Price by Year



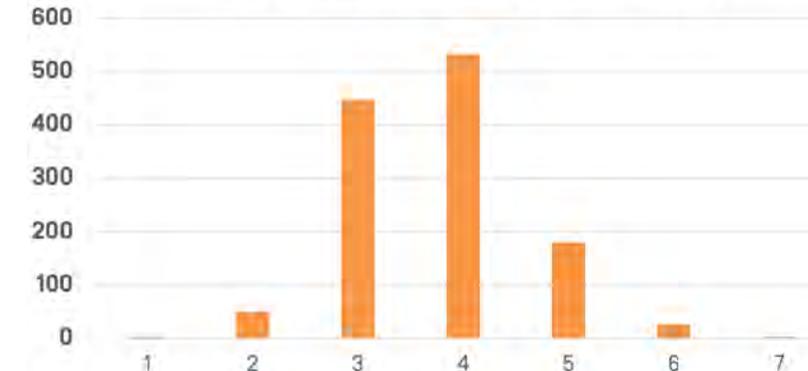
Home prices have steadily increased since 2017.

Sales Price by # of Bedrooms



Smaller homes offer more affordable home options, but are the vast minority of homes sold in the last 10 years.

Distribution of Sales by # of Bedrooms





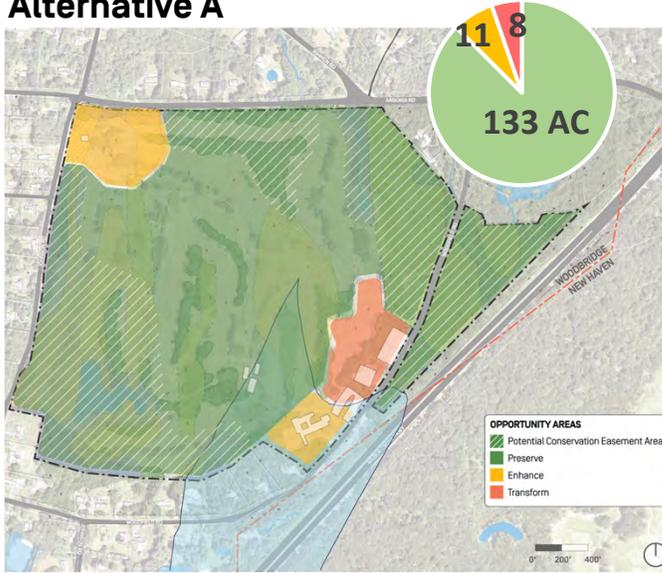
**Community
Collaboration
Woodbridge**

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

Board of Selectmen
Summary of Feedback
on Plan Alternatives

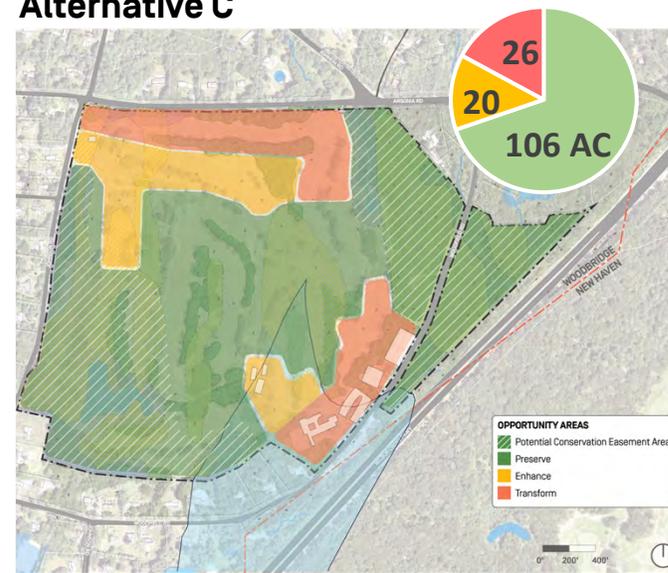
ALTERNATIVES SUMMARY

Alternative A



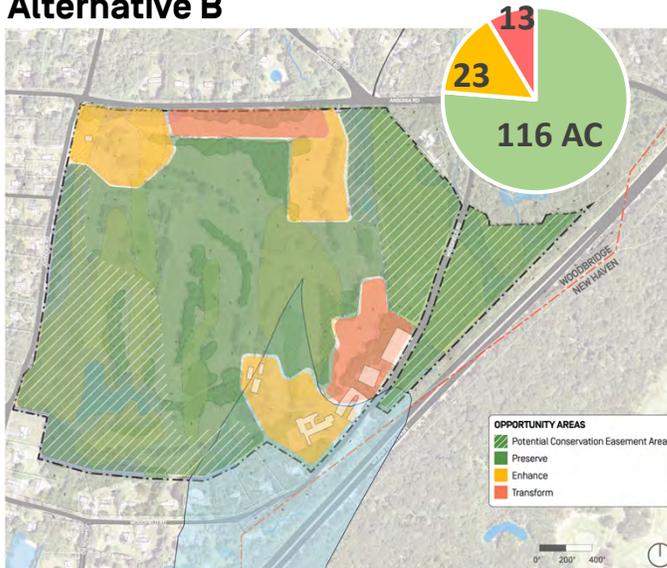
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- Community-serving recreation uses at key neighborhood intersection of Johnson and Ansonia
- Clubhouse area used for a mix of community-serving recreation and development
- 4 potential conservation areas
- Maintains current site access points (Johnson Rd and Woodfield Rd)

Alternative C



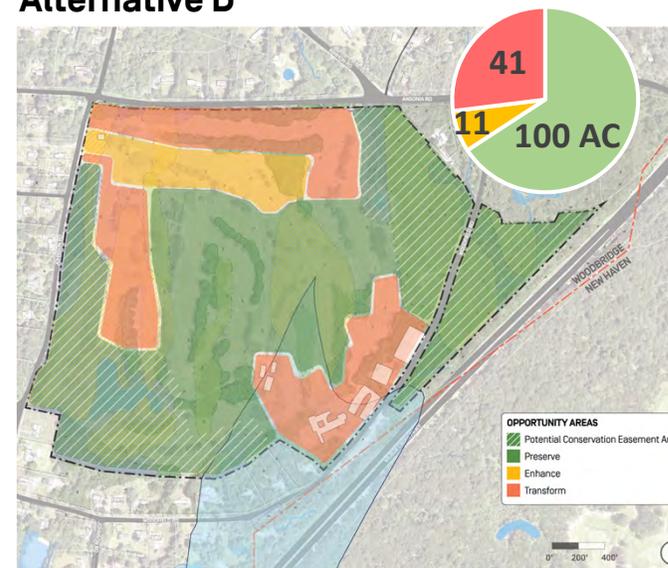
- All sensitive site areas preserved
- Neighborhood-scale development and community-serving recreation uses along Ansonia
- Clubhouse area used for a mix of community-serving recreation and development
- 3 potential conservation areas
- Additional access point on Ansonia likely needed

Alternative B



- All sensitive site areas preserved
- Community-serving recreation uses and neighborhood-scale development along Ansonia frontage
- Clubhouse area used for a mix of community-serving recreation and development, extending to former golf maintenance building area
- 3 potential conservation areas
- Additional access point on Ansonia likely needed

Alternative D



- Low-density development within a portion on Prime Farmland Soil [5 of 35 acres]
- Development that could be setback and screened by landscape on Johnson Rd.
- All previously-developed areas around the clubhouse for future development
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- Additional access point on Ansonia likely needed

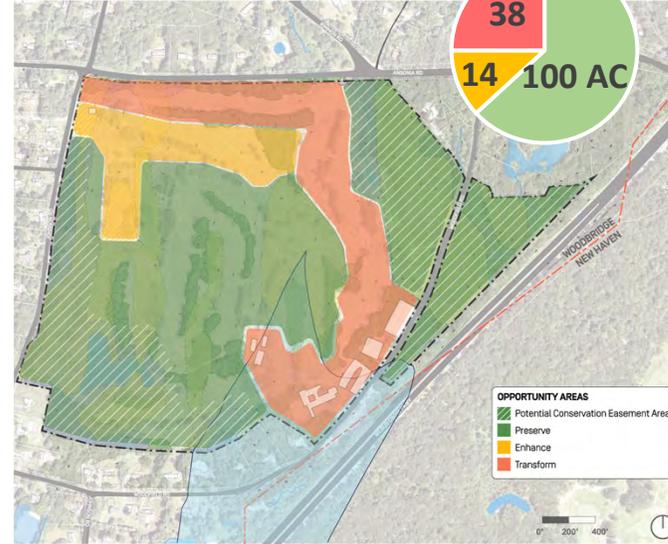
ALTERNATIVES SUMMARY

Alternative A'



- All sensitive site areas preserved
- Clubhouse area used for a mix of community-serving recreation and development
- 4 potential conservation areas
- Maintains current site access points (Johnson Rd and Woodfield Rd)

Alternative D'



- All sensitive site areas preserved
- Neighborhood-scale development and community-serving recreation uses along Ansonia
- Clubhouse area used for a mix of community-serving recreation and development
- Development connecting Ansonia Road and Woodfield Road developments to create one contiguous development parcel
- 3 potential conservation areas
- Additional access point on Ansonia likely needed

BOARD OF SELECTMEN FEEDBACK

While feedback about preferred uses of the site was varied amongst the Selectmen, some points were consistent for most if not all:

All of the Selectmen emphasized **preservation and/ or conservation** as a key focus of the Plan – consistent with all Alternatives presented for consideration.

All of the Selectmen were open to or in favor of development of either **hospitality or housing** along Woodfield Road in the previously developed area of and around the Clubhouse.

Nearly all of the Selectmen were in favor of considering development of **housing along Ansonia Road**, with several suggesting that **senior housing** would be appropriate in this location.

Nearly all of the Selectmen were interested in including some **active recreation opportunities** on the property.

Cost/ Benefit Analysis was identified as a key component of this process, necessary for Woodbridge residents to make informed decisions about future uses of the property.

Several of the Selectmen identified specific programs they would like to see explored:

Agriculture/ agro-tourism

Affordable housing

Affordable senior housing

Trails

Boutique hotel

Restaurant/ taproom

BOARD OF SELECTMEN FEEDBACK

The breakdown of selected alternatives by the Board of Selectman is as follows:

- **1 Selectman chose Option A'**
- **3 Selectmen chose Option A**
- **4 Selectmen chose Option B**
- **3 Selectmen chose Option C**
- **1 Selectman chose Option D/D'**

As a result of this feedback, The consultant team will be conducting site plan tests for opportunity areas as shown in Alternatives A, B, and C.

For each area, a variety of configurations and uses will be tested, and high-level cost-benefit considerations represented. Uses will include passive recreation, active recreation, and building opportunities, as previously presented.

Revisions to the draft Guiding Principles will also be shared for feedback.



**Community
Collaboration
Woodbridge**

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

**Board of Selectmen
Meeting #5**

AGENDA

- Analysis and Engagement Takeaways
(including TAC & Community Open House #2 feedback)
- Guiding Principles
- Site Plan Tests
- Cost-Benefit Analysis
 - Order-of-magnitude cost and revenue analysis for various site plans
- Preferred Plan Direction

ENGAGEMENT BY THE NUMBERS

- **Engagement Activities**

- March
 - Focus Groups #2
 - TAC Meeting #3
 - Stakeholder Interviews
 - Neighbors Interviews
- April
 - Community Open House #2
 - Board of Selectmen Meeting #5

Current Outreach

10,561

TOWN EMAIL INTERACTIONS*

--

1000+

POINTS OF ENGAGEMENT**

--

5

SELECTMEN MEETINGS

2

3

TAC MEETINGS

0

88

STAKEHOLDER INTERVIEWS

TBD

32

NEIGHBOR INTERVIEWS

TBD

2

COMMUNITY OPEN HOUSES

0

705

ROUND 1 SURVEY RESPONSES

--

537

ROUND 2 SURVEY RESPONSES

--

Upcoming

* Number of CCW-related town emails opened by recipients

**Direct meeting / open house attendance, survey responses, stakeholder interviews

GUIDING PRINCIPLES & ALTERNATIVE DEFINITIONS

GUIDING PRINCIPLES

Guiding Principles are a foundational element of the Master Plan.

Assist in evaluation of alternatives.

Ensure the Plan is developed from broad ranging and inclusive values.

Allow for the plan to remain adaptable and relevant over time.

1. Pursue Sustainability at the Highest Level

2. Ensure Thoughtful & Contextual Design

3. Support Community Needs & Well-Being

4. Promote Economic & Fiscal Responsibility

GUIDING PRINCIPLES

Guiding Principles are a foundational element of the Master Plan.

Assist in evaluation of alternatives.

Ensure the Plan is developed from broad ranging and inclusive values.

Allow for the plan to remain adaptable and relevant over time.

1. Pursue Sustainability at the Highest Level

- a. Prioritize environmental stewardship by enhancing the site's most valuable natural areas and sensitive landscapes.
- b. Identify opportunities for sustainable and resilient land management practices to support long-term ecological health and climate mitigation benefits.
- c. Preserve local natural hydrological functions and ensure responsible stewardship of local watersheds.
- d. Incorporate energy-efficient and low-impact design strategies in any potential controlled development.

2. Ensure Thoughtful & Contextual Design

- a. Maintain the distinctive character and charm of Woodbridge.
- b. Reflect Woodbridge's rich agricultural heritage.
- c. Ensure future site uses align with town and state's planning goals.

3. Support Community Needs & Well-Being

- a. Create an environmentally responsible and economically viable balance of green space, recreation, and controlled development (i.e., housing, hospitality, retail) that serve a broad range community needs,
- b. Expand recreational and cultural opportunities through a diversity of multi-use and multi-generational passive and active recreation opportunities and community-serving uses.
- c. Provide diverse, multi-use and multi-generational recreational options that complement local and regional offerings.
- d. Prioritize public access throughout the site and to offsite destinations.

4. Promote Economic & Fiscal Responsibility

- a. Develop a phased plan that can be implemented incrementally on fiscally responsible terms.
- b. Ensure that any potential controlled development generates long-term economic benefits and does not overly burden taxpayers.
- c. Identify opportunities for external funding sources, including grants and partnerships, to support infrastructure and site improvements.

OPPORTUNITY AREAS

PRESERVE*

- Passive recreation
- Low-impact recreation and support buildings / structures
- Potential conservation easements



ENHANCE

- Active recreation
- Community- and recreation-focused uses with supporting building structures



TRANSFORM

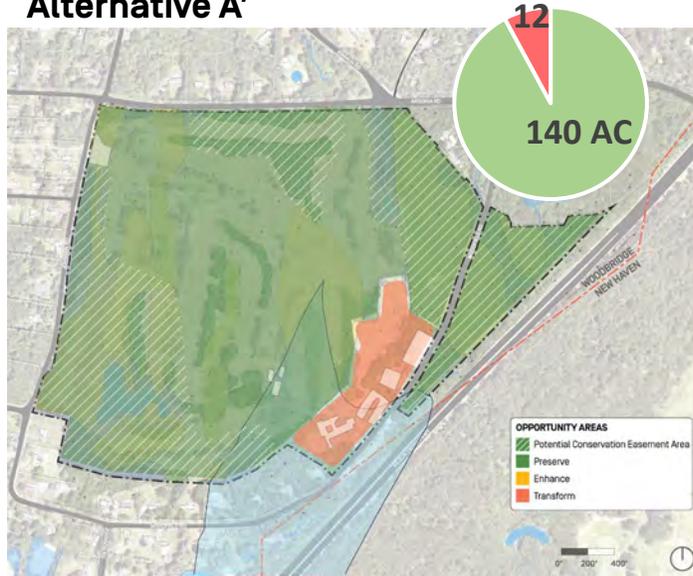
- Clustered building development with supporting public and private open spaces



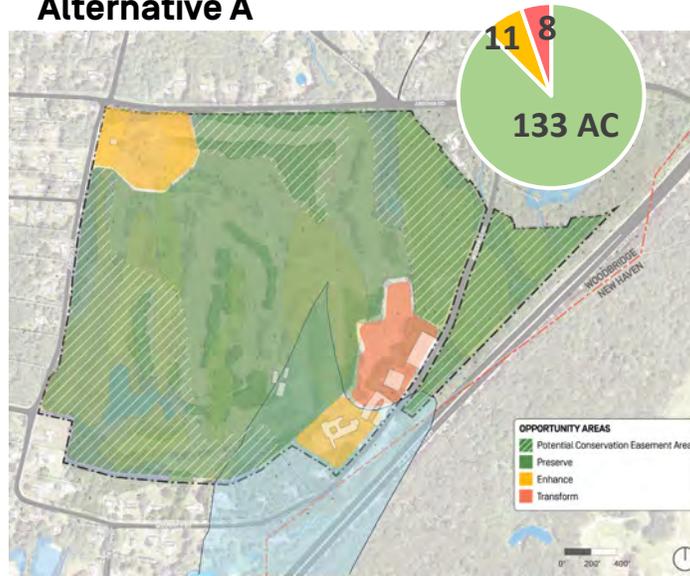
*Not suggestive of a specific easement or legal status, though most envisioned uses would allow for such restrictions, if desired.

PLAN ALTERNATIVES

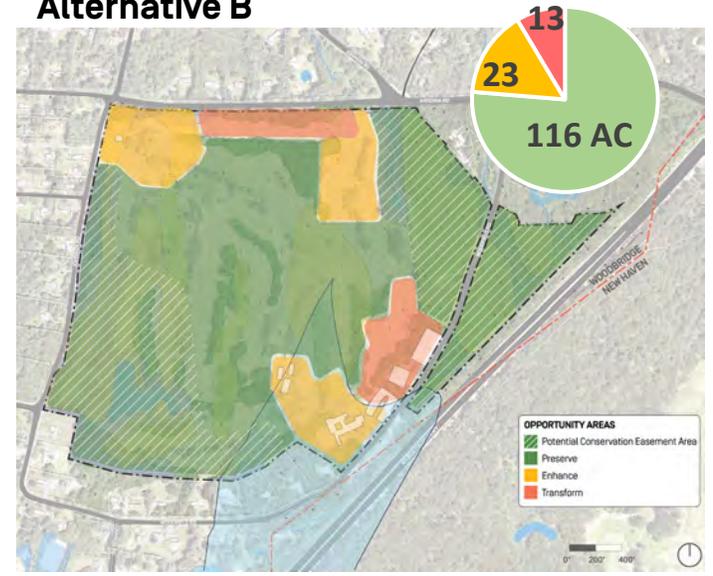
Alternative A'



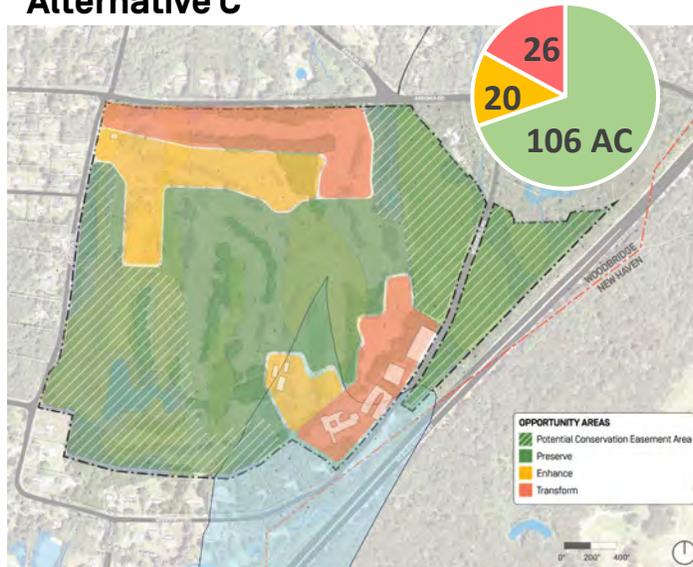
Alternative A



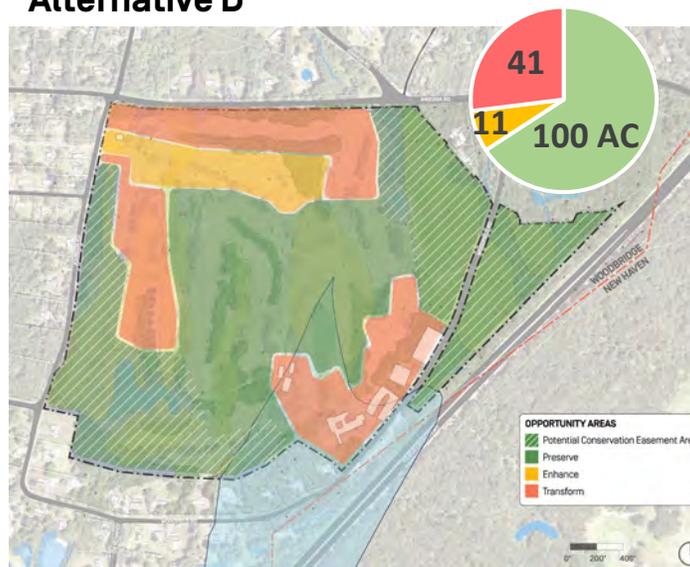
Alternative B



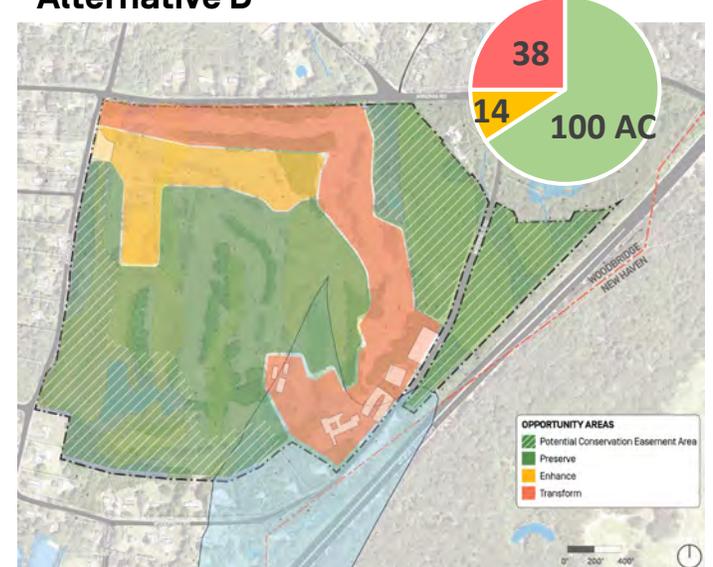
Alternative C



Alternative D



Alternative D'



BOS & TAC FEEDBACK

BOARD OF SELECTMEN FEEDBACK

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Affordable housing

Senior housing

Trails

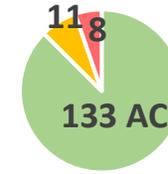
Boutique hotel

Restaurant / taproom

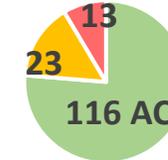
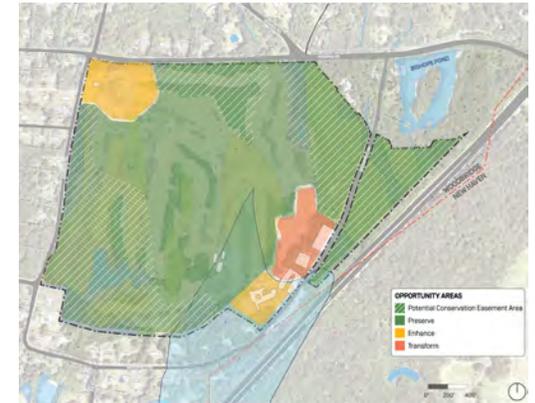
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The breakdown of selected alternatives by the Board of Selectmen is as follows:

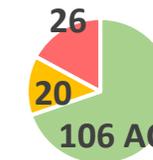
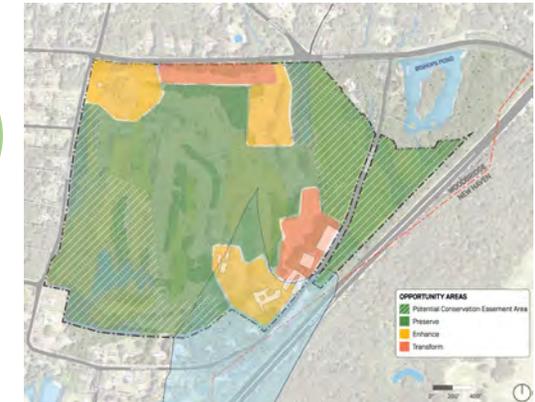
- 1 Selectman chose Option A'
- 3 Selectmen chose Option A
- 4 Selectmen chose Option B
- 3 Selectmen chose Option C
- 1 Selectman chose Option D/D'



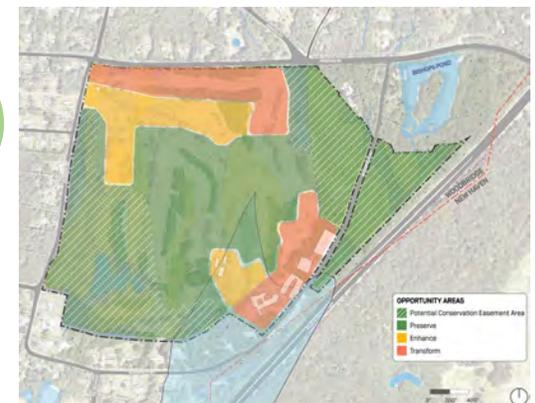
Alternative A



Alternative B



Alternative C



TAC FEEDBACK – ROUND 1

TAC feedback offered technical insights about:

Green Space and Wildlife

- Provided reference information about the state’s definition of “open space.”
- Provided reference information about species that residents have reported inhabiting the site.

Soils and agricultural uses

- Provided the name of a recommended soils expert.
- Identified ideal physical attributes for agricultural areas.
- Proposed looking into an easement for open space and agricultural use of the land.
- Noted opportunities for shared benefits between conservation/ sustainability and agriculture.

Recreation

- Recommended prioritizing recreation, both indoor and outdoor, with potential uses including: indoor regulation ice rink; swimming pool; volleyball, basketball, tennis, and pickleball courts, with an emphasis on multi-use courts; an outdoor multi-use regulation football field that may also be used for soccer, lacrosse, and field hockey.

Housing

- Provided guidance on PA 21-29, regarding housing opportunities, including multifamily for low- and moderate-income families, both for Woodbridge and the region.
- Provided feedback on Guiding Principles, recommending more explicit reference to housing.
- Some TAC members recommended prioritizing high-density opportunity housing “in accordance with state law and regional needs.”
- The need for senior housing was identified.

Human Services

- Recommended upgrades to path system for safety, comfort, and accessibility.
- NW corner: Recommended a multi-purpose field.
- Pond area: Recommended fishing, picnicking, nature studies, and engaging Town scout troops.
- Transportation and safe, accessible pathways were noted to be of importance to seniors.

TAC FEEDBACK – ROUND 1

Commercial Development

- Some TAC members saw potential for a brewery or restaurant, close to other active uses to maximize foot traffic.

General Considerations

- Vehicular site access and traffic impacts should be studied.
- Need for environmental remediation of former clubhouse area should be factored into planning.
- Conservation easement should be considered, potentially put to a vote.
- A comprehensive analysis must include a calculation of costs to be incurred by the Town to support whatever use is ultimately implemented. In addition to costs such as construction and maintenance, there will be impacts on the schools and social services.
- Sale (as opposed to lease) of some or all of the property may require subdivision of the property, particularly if home ownership is a desired component. A comprehensive Development Agreement, deed restrictions, or other similar legal arrangements would be the vehicle to implement whatever plans the Town makes.



SITE PLAN TEST FITS

SITE PLAN TESTS

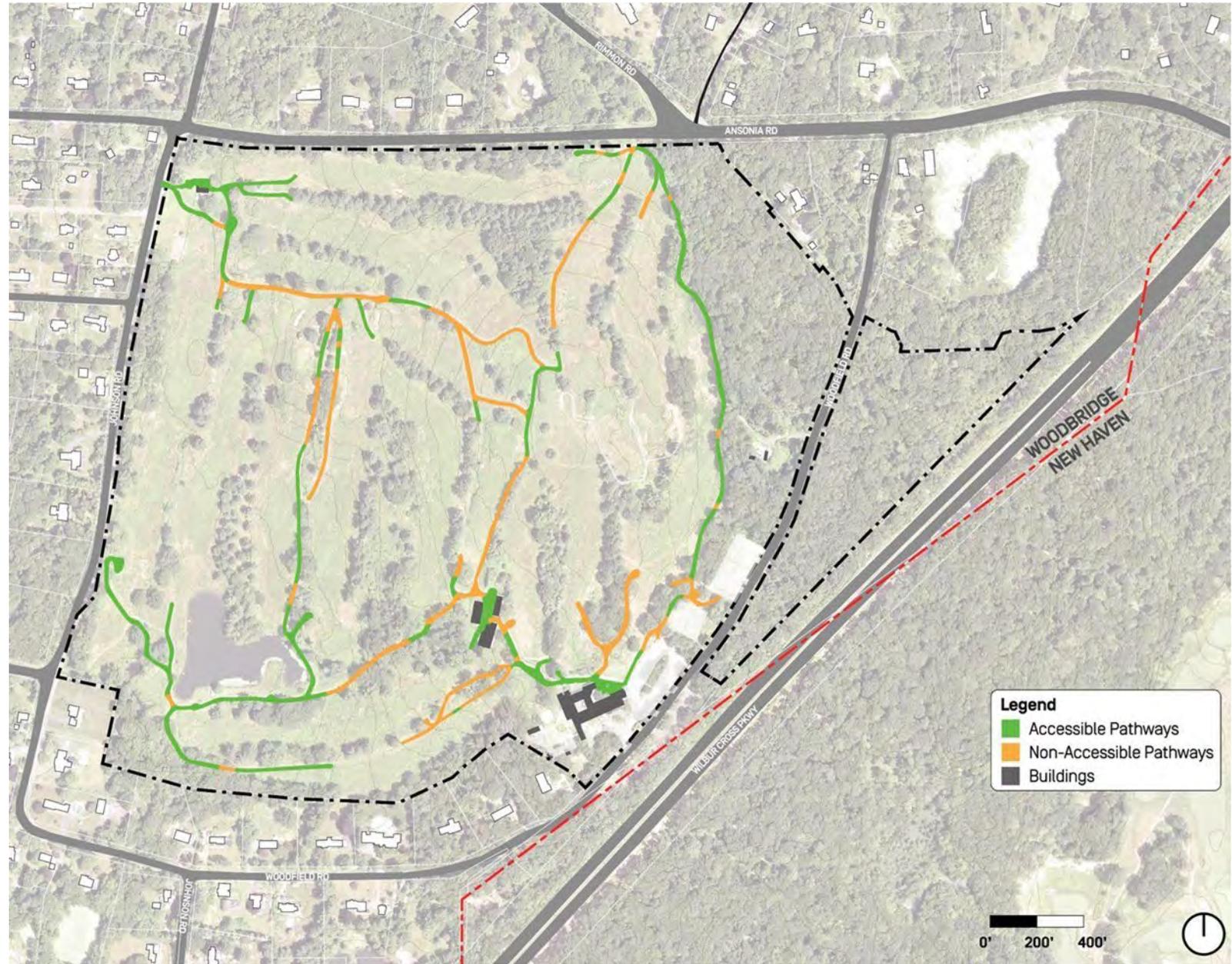
- **What they are:**
 - Explorations, not final decisions
 - Testing fit and program layout
 - Identifying land-use trade-offs
 - Starting point for future cost-benefit analysis
- **What they are not:**
 - Eliminating future choices or alternatives
 - Explicit about potential future costs / revenue
- **Looking forward:**
 - The Master Plan will take a “**Bento Box**” approach to defining preferred uses for various areas of the site, as well as appropriate and viable alternative uses.



RECREATION DESIGN

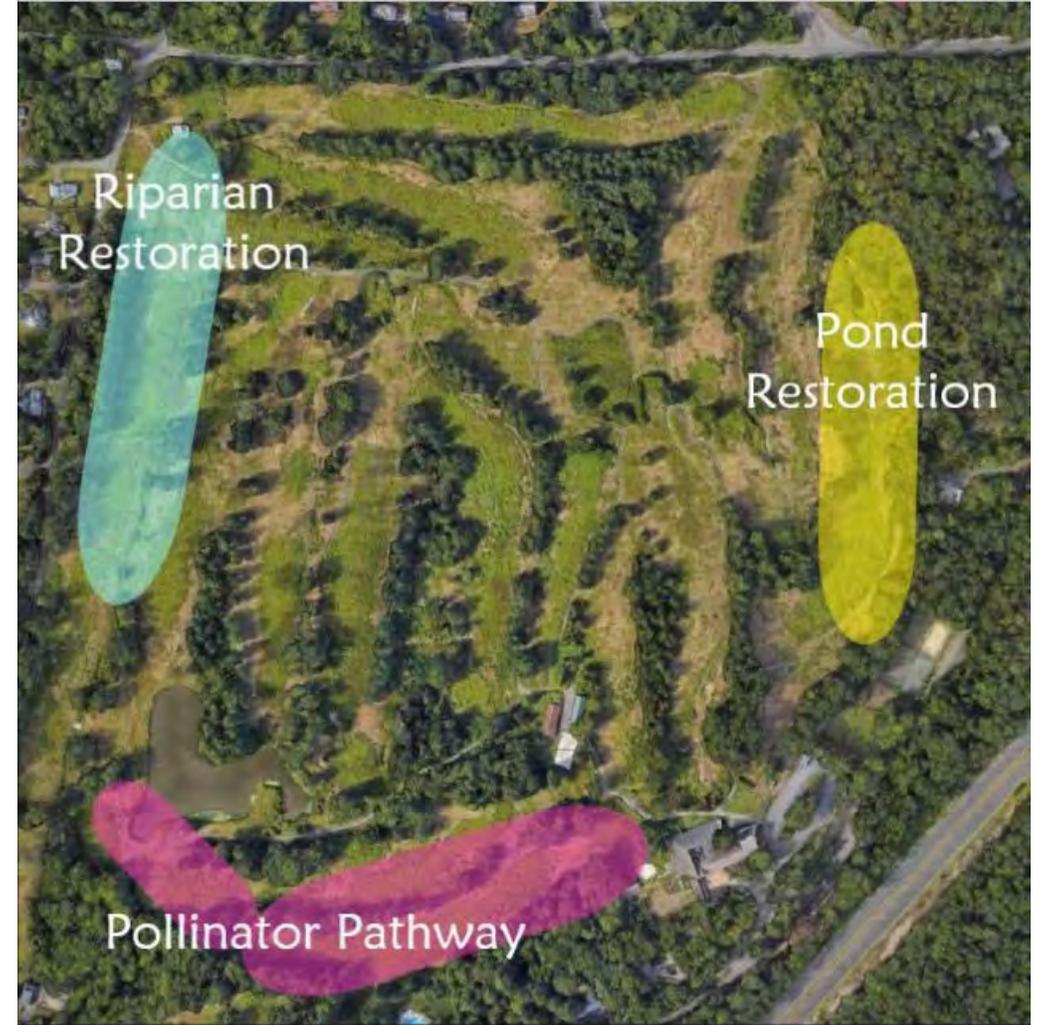
Accessible Trail Network

- Multiple modes of passive recreation
- Pathway surface varies
- Trails in varying levels of disrepair



RECREATION DESIGN

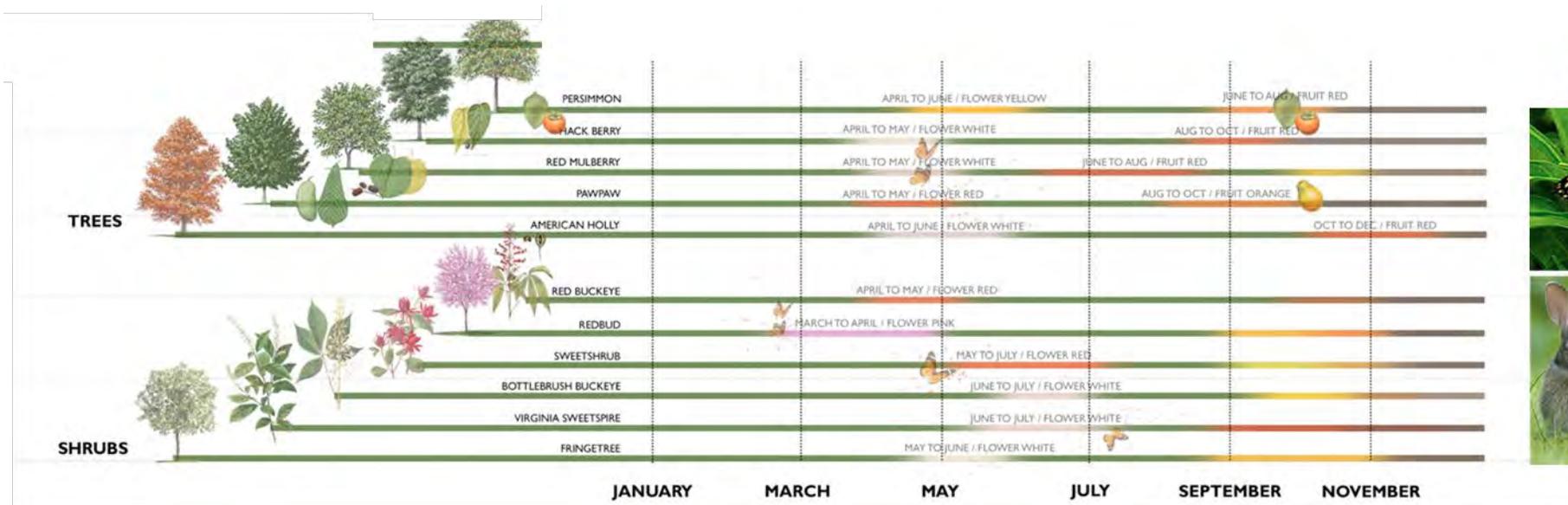
Ecological Restoration Projects



Southwest Conservation District Concepts

RECREATION DESIGN

Pollinator Pathways



CONTEXTUAL HOUSING DESIGN



TOWNHOMES



TOWNHOMES

TOWNHOMES AND MULTIFAMILY



TRIPLEX UNITS



SENIOR APARTMENTS



TRIPLEX UNITS

EXISTING CONDITIONS

WOODFIELD ROAD

- Shuttered Clubhouse
- Abandoned tennis courts
- Abandoned pool
- Concrete pads of former buildings
- Parking lot

JOHNSON ROAD

- New parking lot

THROUGHOUT

- Cart paths as trail system, in varying levels of disrepair
- Landscape returning to natural state
- Invasive species in need of culling
- Wildlife habitat
- Leftover structure, netting at driving range
- Environmental clean-up sites



WOODBRIDGE CCW MASTER PLAN

EXISTING CONDITIONS



ALTERNATIVE A

Includes 8 acres of development; 8 acres of active recreation space; 136 acres of natural green space

WOODFIELD ROAD

- 10 triplex units:
30 units of housing
- Town Pool
- Pool Pavilion: changing rooms and restrooms
- Tennis courts
- Basketball courts
- Pickleball courts

ANSONIA ROAD

- Multipurpose playing field



Uses are based on community feedback and market analysis. Cost-benefit analysis is currently in progress.

WOODBIDGE CCW MASTER PLAN
ALTERNATIVES TEST FITS

0' 200' 400'



ALTERNATIVE B1

Includes 20 acres of development; 8 acres of active recreation space; 124 acres of natural green space

WOODFIELD ROAD

- 10 triplex units:
 - 30 units of housing
- 2-story multifamily building:
 - 50 units of housing
- Town Pool
- Pool Pavilion: changing rooms and restrooms
- Tennis courts
- Basketball courts
- Pickleball courts

ANSONIA ROAD

- Multipurpose playing field
- 9 triplex/ quadplex senior housing units:
 - 31 units of senior housing



Uses are based on community feedback and market analysis. Cost-benefit analysis is currently in progress.

WOODBIDGE CCW MASTER PLAN
ALTERNATIVES TEST FITS

0' 200' 400'



ALTERNATIVE B2

Includes 17 acres of development; 9 acres of active recreation space; 126 acres of natural green space

WOODFIELD ROAD

- 40-key boutique inn
- Destination restaurant or brewery
- Event space, Spa

- Town Pool
- Pool Pavilion: changing rooms and restrooms
- Tennis courts
- Basketball courts
- Pickleball courts

- Orchard

ANSONIA ROAD

- Multipurpose playing field
- 9 triplex/ quadplex senior housing units:
 - 31 units of senior housing



Uses are based on community feedback and market analysis. Cost-benefit analysis is currently in progress.

WOODBIDGE CCW MASTER PLAN
ALTERNATIVES TEST FITS

0' 200' 400'



ALTERNATIVE C1.a

Includes 31 acres of development; 11 acres of active recreation space; 110 acres of natural green space

WOODFIELD ROAD

- 18 duplex + 12 triplex housing units:
 - 72 units of housing
- 2-story multifamily building:
 - 50 units of housing

ANSONIA ROAD

- Town Pool
- Tennis courts
- Basketball court
- Pickleball courts
- Multipurpose playing field
- Recreation Center with indoor gym, locker rooms
- 19 triplex/quadplex senior housing units:
 - 65 units of senior housing



Uses are based on community feedback and market analysis. Cost-benefit analysis is currently in progress.

WOODBIDGE CCW MASTER PLAN
ALTERNATIVES TEST FITS

0' 200' 400'



ALTERNATIVE C1.b

Includes 31 acres of development; 11 acres of active recreation space; 110 acres of natural green space

WOODFIELD ROAD

- 18 duplex + 12 triplex housing units:
 - 72 units of housing
- 2-story multifamily building:
 - 50 units of housing

ANSONIA ROAD

- Town Pool
- Tennis courts
- Basketball courts
- Pickleball courts
- Multipurpose playing field
- Recreation Center with indoor gym, locker rooms
- 21 triplex/quadplex senior housing units:
 - 70 units of senior housing



Uses are based on community feedback and market analysis. Cost-benefit analysis is currently in progress.

WOODBIDGE CCW MASTER PLAN
ALTERNATIVES TEST FITS

0' 200' 400'



ALTERNATIVE C2

Includes 46 acres of development; 6 acres of active recreation space; 100 acres of natural green space

WOODFIELD ROAD

- 21 duplex + 5 triplex housing units:
57 units of housing
- 2-story multifamily building:
50 units of housing

EASTERN CONNECTION

- 12 triplex housing units:
36 units of housing

ANSONIA ROAD

- Indoor & Indoor Ice Rinks
- Support Building
- Cafe
- 27 triplex/ quadplex senior housing units:
91 units of senior housing



Uses are based on community feedback and market analysis. Cost-benefit analysis is currently in progress.

WOODBIDGE CCW MASTER PLAN
ALTERNATIVES TEST FITS

0' 200' 400'



ALTERNATIVE C3

Includes 45 acres of development; 6 acres of active recreation space; 101 acres of natural green space

WOODFIELD ROAD

- 5 triplex housing units:
15 units of housing
- 2-story multifamily building:
50 units of housing
- 40-key boutique inn
- Destination restaurant or brewery
- Event space, Spa

EASTERN CONNECTION

- 12 triplex housing units:
36 units of housing

ANSONIA ROAD

- Indoor & Indoor Ice Rinks
- Support Building
- Cafe
- 27 triplex/ quadplex senior housing units:
91 units of senior housing



Uses are based on community feedback and market analysis. Cost-benefit analysis is currently in progress.

WOODBIDGE CCW MASTER PLAN
ALTERNATIVES TEST FITS

0' 200' 400'



ALTERNATIVE C4

Includes 30 acres of development; 8 acres of active recreation space; 114 acres of natural green space

WOODFIELD ROAD

- 2 duplex + 8 triplex housing units:
 - 28 units of housing
- 2-story multifamily building:
 - 50 units of housing
- 40-key boutique inn
- Destination restaurant or brewery
- Event space, Spa

ANSONIA ROAD

- Town Pool
- Tennis courts
- Basketball courts
- Pickleball courts
- Recreation Center with indoor gym, locker rooms
- 20 triplex/quadplex senior housing units:
 - 68 units of senior housing



Uses are based on community feedback and market analysis. Cost-benefit analysis is currently in progress.

WOODBIDGE CCW MASTER PLAN
ALTERNATIVES TEST FITS

0' 200' 400'



COMPILED ALTERNATIVES



TAC FEEDBACK – ROUND 2

“This property is something for the entire town to increase its sustainability goals: financial sustainability, environmental stability, town wellness and diversity. If we want it to be an asset and not a mistake, we need to think about how the resource can be used for ALL, not just a single demographic.”

General Considerations

- CUPOP provided a Property History Report identifying "Town sells all or part of the property for controlled development" as a potential future option at 2009 Annual Town Meeting.
- The Town Charter requires a referendum for the sale or lease [with a term exceeding 1 year] of Town property.
- Town residents who have contacted Al Smith are strongly opposed to significant development of the property- those closest to it are most strongly opposed.
- Whether the final proposal involves a sale or a lease, care must be taken to craft an enforceable agreement obligating the developer(s) to utilize the property strictly in conformance with the Town's plan.
- Options should be evaluated based on the broad range of financial impacts, including construction, on-going maintenance and impact on social services, especially the schools.
- Recommendation: Don't limit the conversation about the Town's needs to only this piece of property. Some programs and uses (i.e. hockey rink or pool) might be better located elsewhere in town.

Convivial Conservation as Lens for Planning

Recommendation to consider this planning framework:

1. The promotion of nature for, to and by humans
2. The movement away from the concept of conservation as saving only nonhuman nature
3. Emphasis on the long-term democratic engagement with nature rather than elite access and tourism,
4. The movement away from the spectacle of nature and instead focusing on the mundane 'everyday nature'
5. The democratic management of nature, with nature as commons and in context

Housing

- Overall "livability" should be the lens for this plan. Think of this project as one creating a neighborhood rather than just locating some disparate elements.
- Consider housing, including senior housing, that is not isolated from other uses.
- Consider some cottage-style single-family housing as opposed to all two-story residences.

Human Services

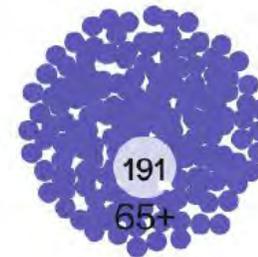
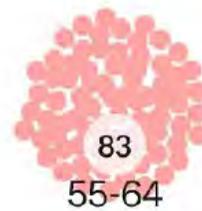
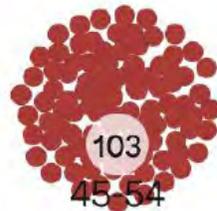
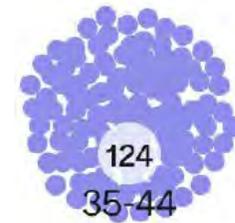
- Focus on access and accessibility.
- Human Services considers transportation within the community a key element of its latest iteration of its Plan of Conservation and Development. The plan should consider the location of transportation stations or parking - how this area of town will be connected to the rest of the Resources in Town.

Recreation

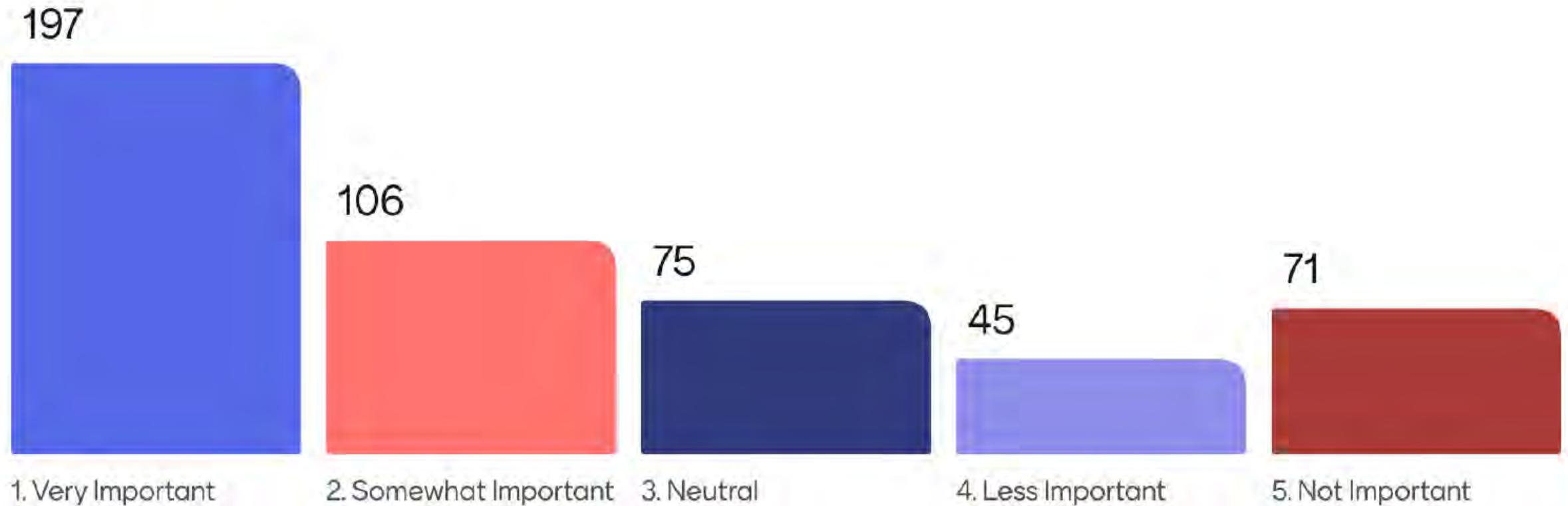
- Noted reiteration of previous statement that the public voiced interest in recreation, active as well as passive.
- Recommendation: Pool, tennis and pickleball courts on Woodfield, with a boutique hotel and spa, in addition to a restaurant/brewery, alongside the Orchard- in essence a destination "spot" (reference: Norwich Day Spa). The indoor ice rink and recreational center could remain in the current area along Johnson and Ansonia area, along with the multi-use field. Include a small snack stand or coffee house, either stand-alone or housed within one of the indoor facilities. Having both indoor facilities may cause a need for more parking and that would need to be evaluated.
- Recommendation: Seriously consider an indoor pool- similar to what existed in town before- for full year-round usage by all ages. In general, the site should be fully thought out "with how all parts of our population can have use of it-- not just a single group."

OPEN HOUSE #2 SURVEY: PROGRESS SNAPSHOT

What is your age?



How important is it that town investment in maintenance, restoration, or amenities be offset by revenue-generating uses, i.e. housing or hospitality?





How important is it that town investment in maintenance, restoration, or amenities be offset by revenue-generating uses, i.e. housing or hospitality?

494



1. Very Important



2. Somewhat Important



3. Neutral



4. Less Important



5. Not Important



20%

40%

60%

80%

100%

Segmentation



What is your age?



Under 18

18-24

25-34

35-44

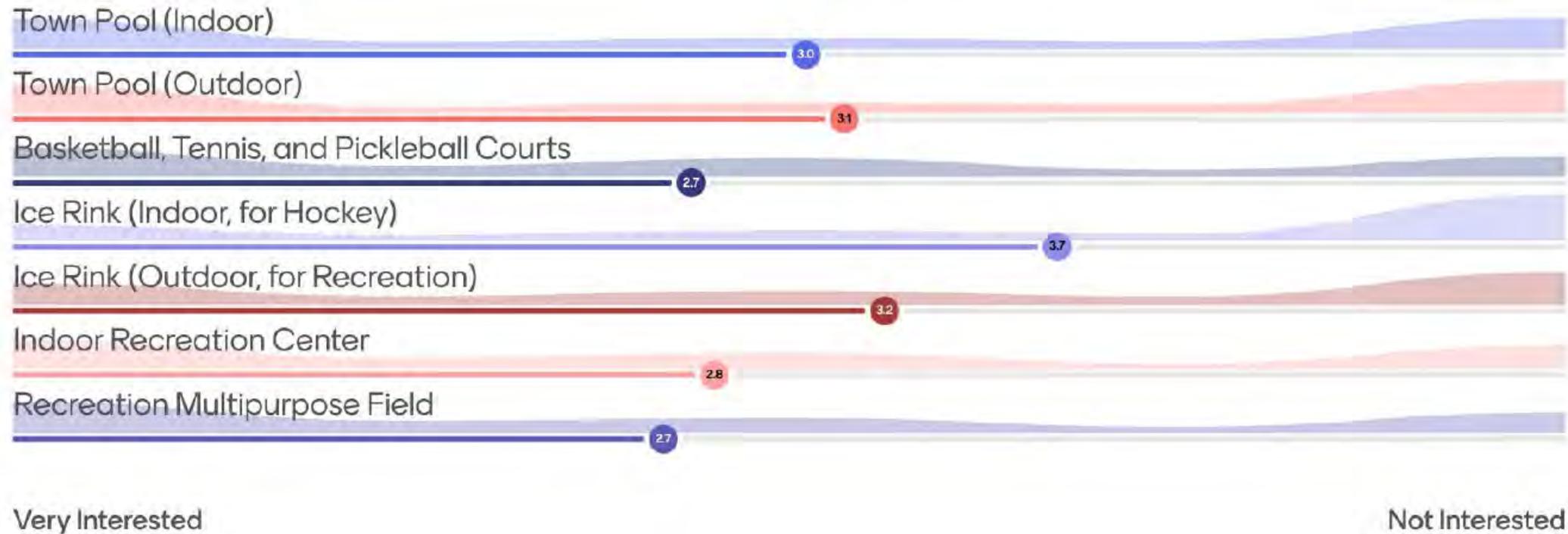
45-54

55-64

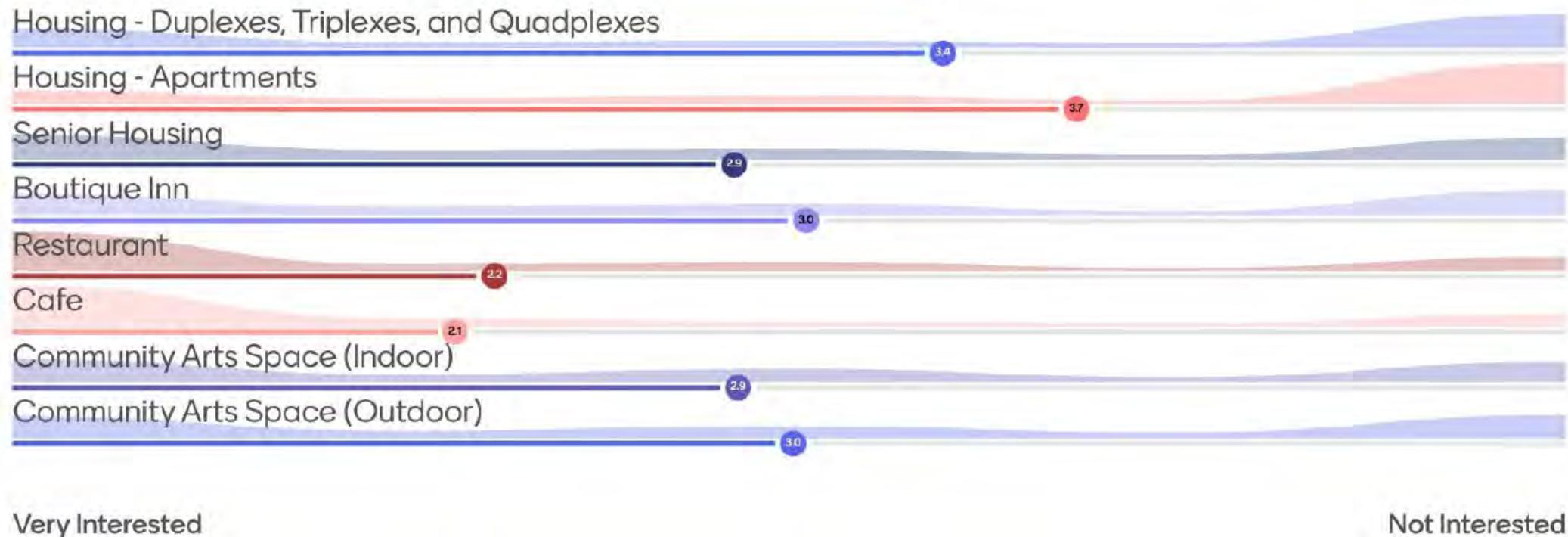
65+

Clear

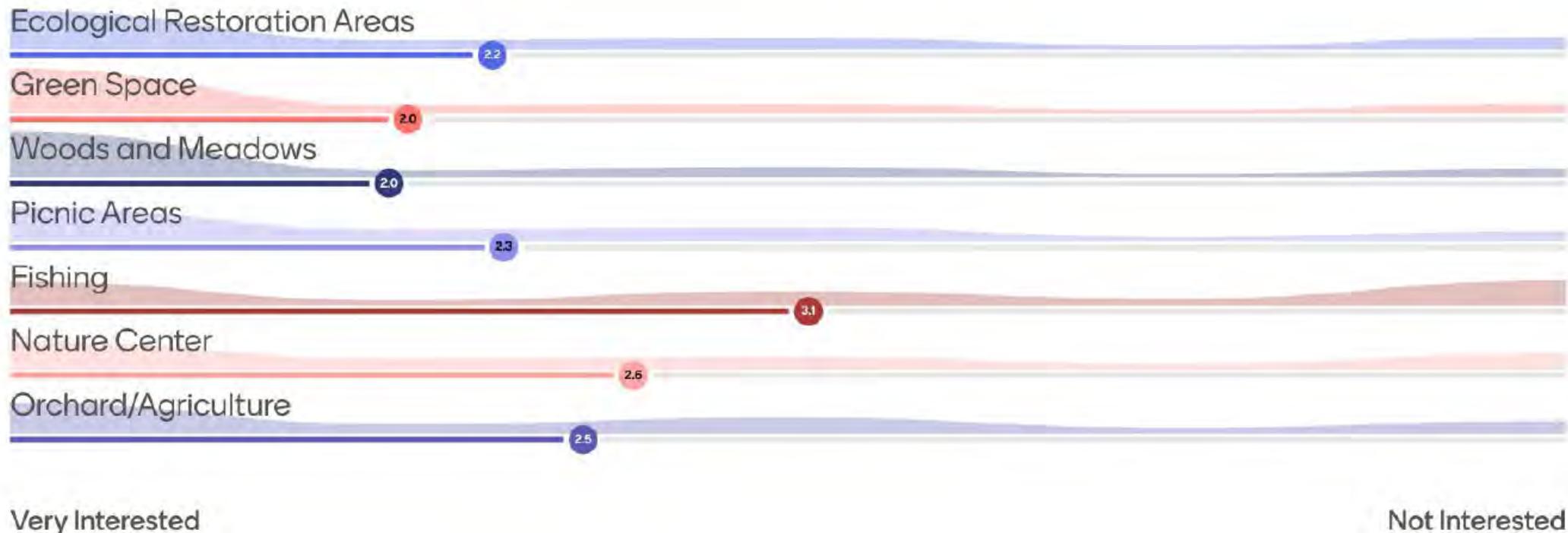
Rate your interest in each of the following uses from 1 to 5. 1: Very interested, 5: Not interested



Rate your interest in each of the following uses from 1 to 5. 1: Very interested, 5: Not interested



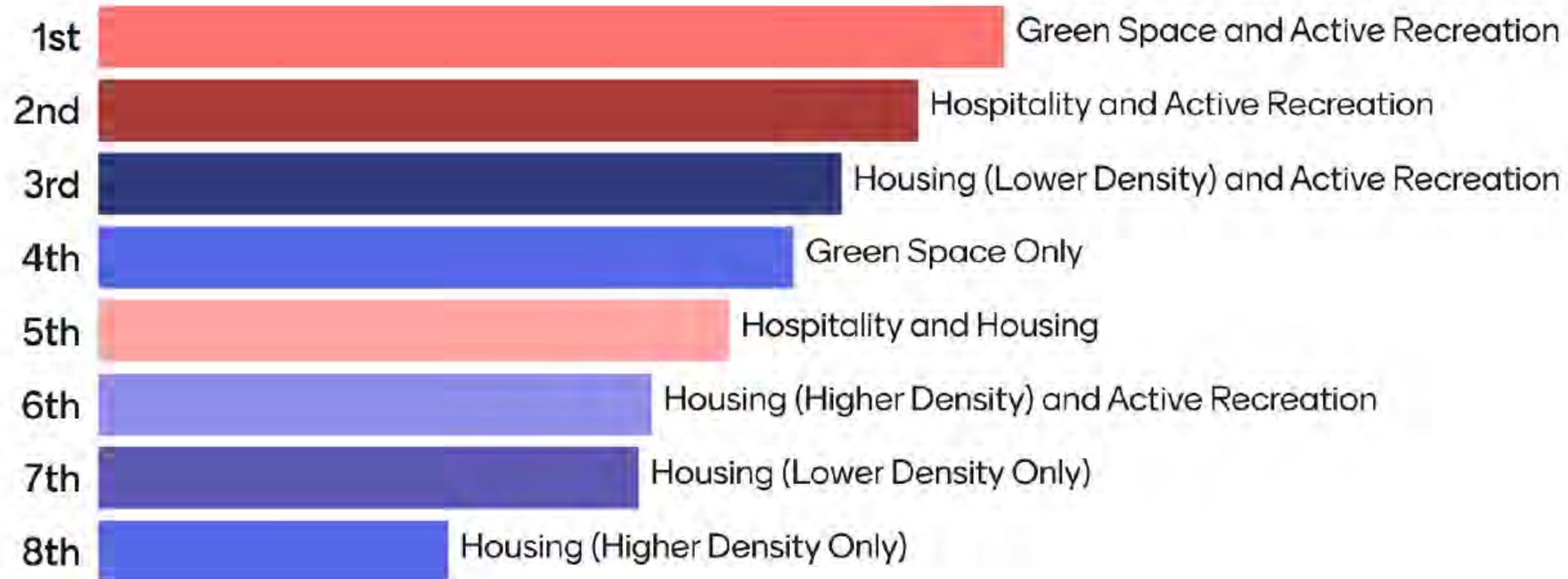
Rate your interest in each of the following uses from 1 to 5. 1: Very interested, 5: Not interested



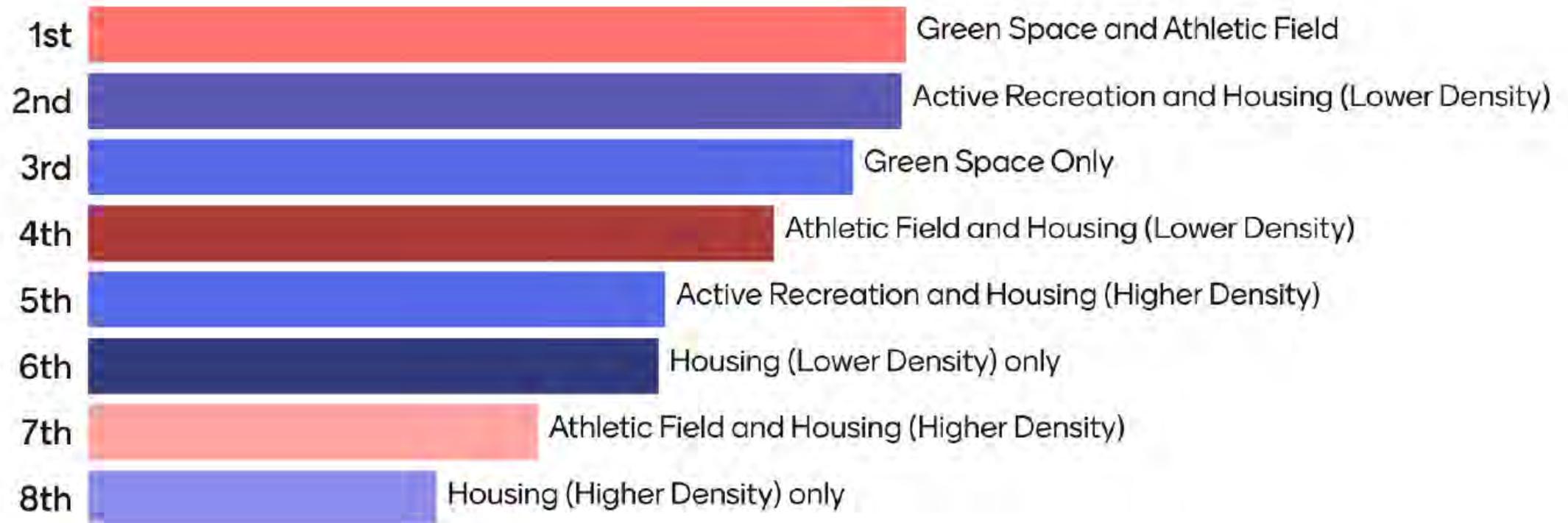
Very Interested

Not Interested

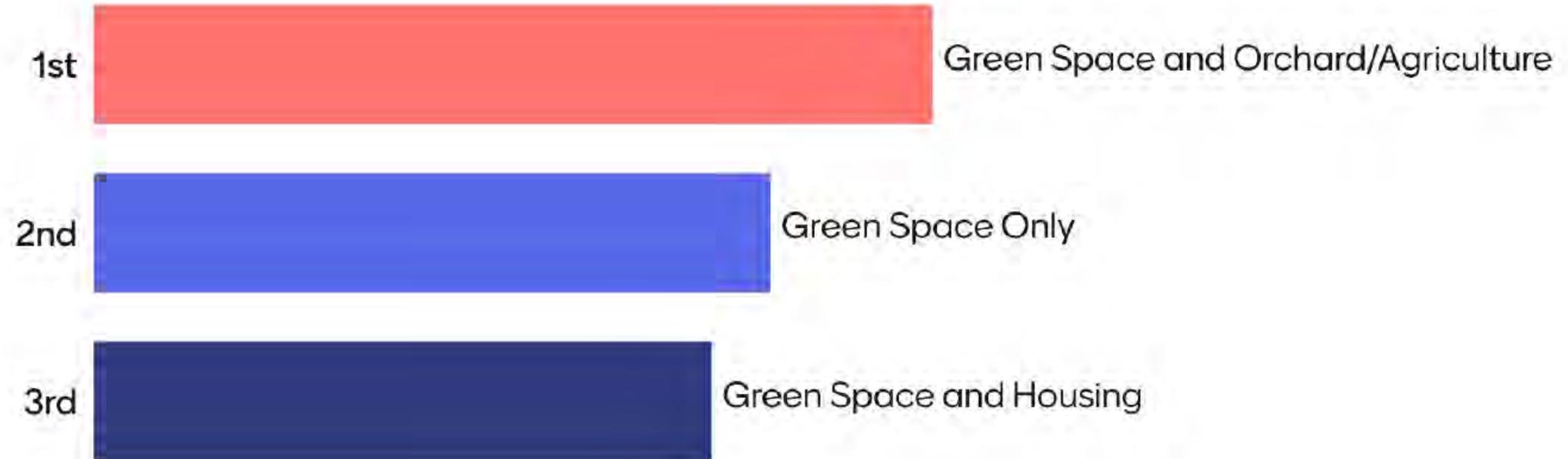
After reviewing the site plan options, rank your preferences for the Woodfield Road (Former Clubhouse) Site. 1st: most desired, 8th: least desired



After reviewing the site plan options, rank your preferences for the Ansonia Road Site. 1st: most desired, 8th: least desired

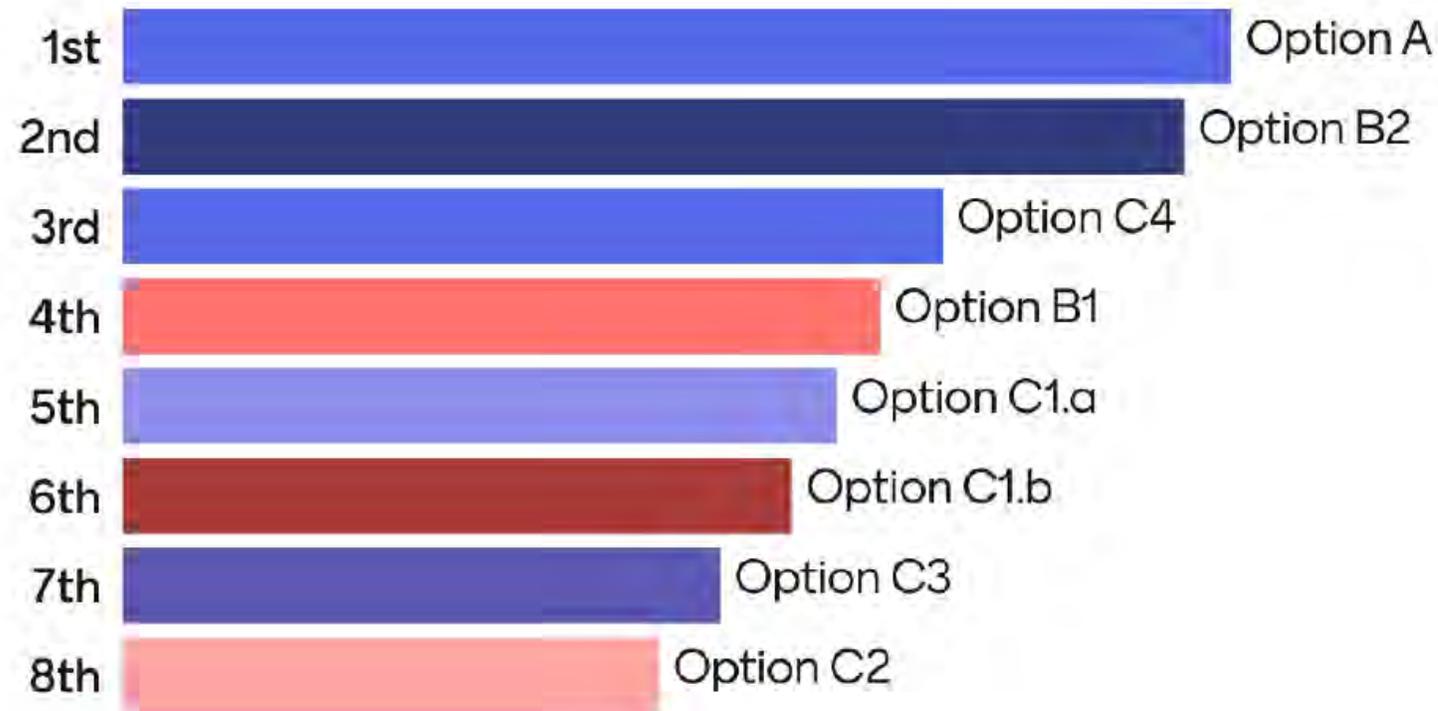


After reviewing the site plan options, rank your preferences for the Eastern Connection Site. 1st: most desired, 3rd: least desired



Rank the 8 site plan options overall. Choose as many or as few as you like.

1st: most desired, 8th: least desired.



COST / BENEFIT ANALYSIS

COST-BENEFIT ASSUMPTIONS

- Inputs from Town of Woodbridge, project consultant team, and Town planning consultants
- Order-of-magnitude estimates in 2025 dollars with proposed mill rate (32.68)
- 10-year planning horizon
- Key cost data points:
 - o Annual cost for basic green space maintenance: \$923 / acre
 - o Annual cost for enhanced green space habitat restoration* maintenance: \$4,700 / acre
 - o Annual cost for pond, riparian and pollinator restoration projects: \$5,350 / acre
 - o Potential conservation easement revenue may be included in future cost estimates
 - o Town active recreation uses vary greatly in capital cost, from \$1M athletic field to \$7-10M pool or recreation center
 - o Development land sale price: \$33,362 / acre (land lease not determined viable in current market)
 - o Assumed average sales price:
 - o Senior Homes \$600,000
 - o Townhomes \$700,000

Green Space refers to land primarily covered with vegetation—such as grass, trees, or planting—that supports passive recreation, habitat, and ecological function. It may include wooded areas, open landscapes, walking or biking trails, informal open spaces, and limited / low-impact accessory structures. While these areas offer environmental and recreational benefits, they may or may not be protected by conservation easements.

Enhanced green space habitat restoration includes invasive treatment, planting and seeding and an intensive 2-year establishment period. Annual cost decreases after 10-years.

COST PROFILES BY SITE AREA [10-YR ESTIMATES]

WOODFIELD ROAD AREA

Green Space* Only	<i>[\$203,185]</i>
Green Space & Town Recreation Courts	<i>[\$1,114,940]</i>
Hospitality & Town Courts	<i>\$3,673,939</i>
Low-Density Housing & Town Recreation Courts	<i>\$4,074,269</i>
High-Density Housing & Hospitality	<i>\$13,229,396</i>

ANSONIA ROAD AREA

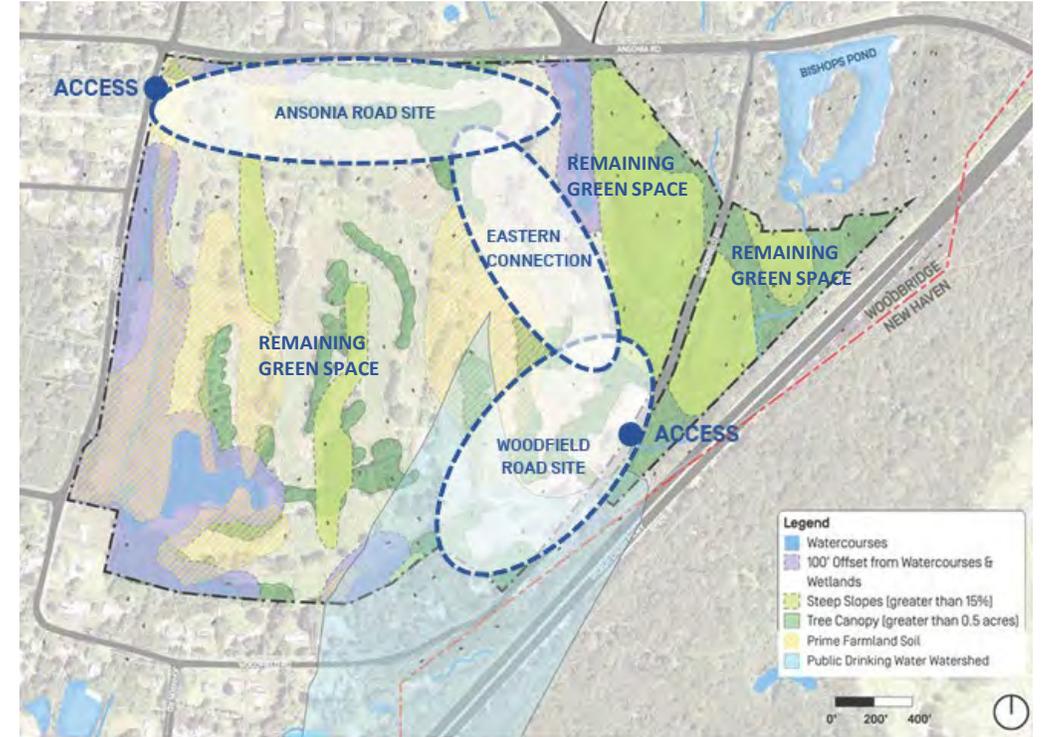
Green Space Only	<i>[\$289,270]</i>
Green Space and Athletic Field	<i>[\$1,399,135]</i>
Lowest-Density Housing & Town Recreation Courts + Field	<i>\$2,646,336</i>
Low-Density Housing & Town Recreation Courts, Field, Outdoor Pool	<i>[\$1,354,186]</i>

EASTERN CONNECTION

Green Space Only	<i>[\$393,222]</i>
Green Space and Orchard	<i>[\$347,039]</i>

REMAINING GREEN SPACE

3 Areas of Restoration [17 acres]+ Basic Green Space Maintenance	<i>[\$3,589,360]</i>
Above + 33 Acres of Additional Enhanced Green Space	<i>[\$6,395,887]</i>



“WHAT IF” SCENARIOS

- *Scenarios 2-4 require rezoning*
- *Number of homes reflects test-fit studies. Maximum number / type would be subject to future zoning regulations.*
- *Further plan refinements can be made in preferred plan phase of the project.*

1) RESTORATION & REMEDIATION ONLY

- *Remediate contaminated areas*
- *17 acres of ecological restoration (pond, riparian, pollinator meadow)*
- *Basic landscape improvements and passive recreation areas*
- *New trails, interpretive signage, and nature center*
- *Town retains 152 acres of green space*
- **\$ 2,864,787 net cost**



2) WOODFIELD ROAD DEVELOPMENT

- **All of Scenario 1, plus**
- *10 additional acres of enhanced habitat restoration (total 27 ac)*
- *Optional 5-acre long-term lease for orchard/agriculture use*
- *Town sells 12 acres at the former Clubhouse area for 30 townhomes*
- *Town retains 140 acres of green space*
- **\$ 548,342 net revenue**

3) WOODFIELD & ANSONIA DEVELOPMENT + TOWN REC COURTS / FIELD

- **All of Scenario 1, plus**
- *20 add'l acres of enhanced habitat restoration (total 37 ac)*
- *Optional 5-acre long-term lease for orchard/ agriculture*
- *Town sells 8 acres at the former Clubhouse area for hospitality / restaurant*
- *Town sells 10 acres along Ansonia Road for 31 senior homes*
- *Town builds 4 acres of recreation courts area at the former Clubhouse*
- *Town builds an athletic field [4 ac] at corner of Johnson & Ansonia Road*
- *Town retains 126 acres of green space*
- **\$ 2,305,219 net revenue**



4) WOODFIELD & ANSONIA DEVELOPMENT + TOWN REC COURTS / POOL

- **All of Scenario 1, plus**
- *33 additional acres of enhanced habitat restoration (total 50 ac)*
- *Optional 5-acre long-term lease for orchard/ agriculture*
- *Town sells 16 acres at the former Clubhouse area for 28 townhomes, 50 apartment units, and hospitality / restaurant*
- *Town sells 12 acres along Ansonia Road for 68 senior homes*
- *Town builds 4 acres of recreation courts and town pool on the corner of Johnson and Ansonia Road*
- *Town retains 120 acres of green space*
- **\$ 6,742,534 net revenue**



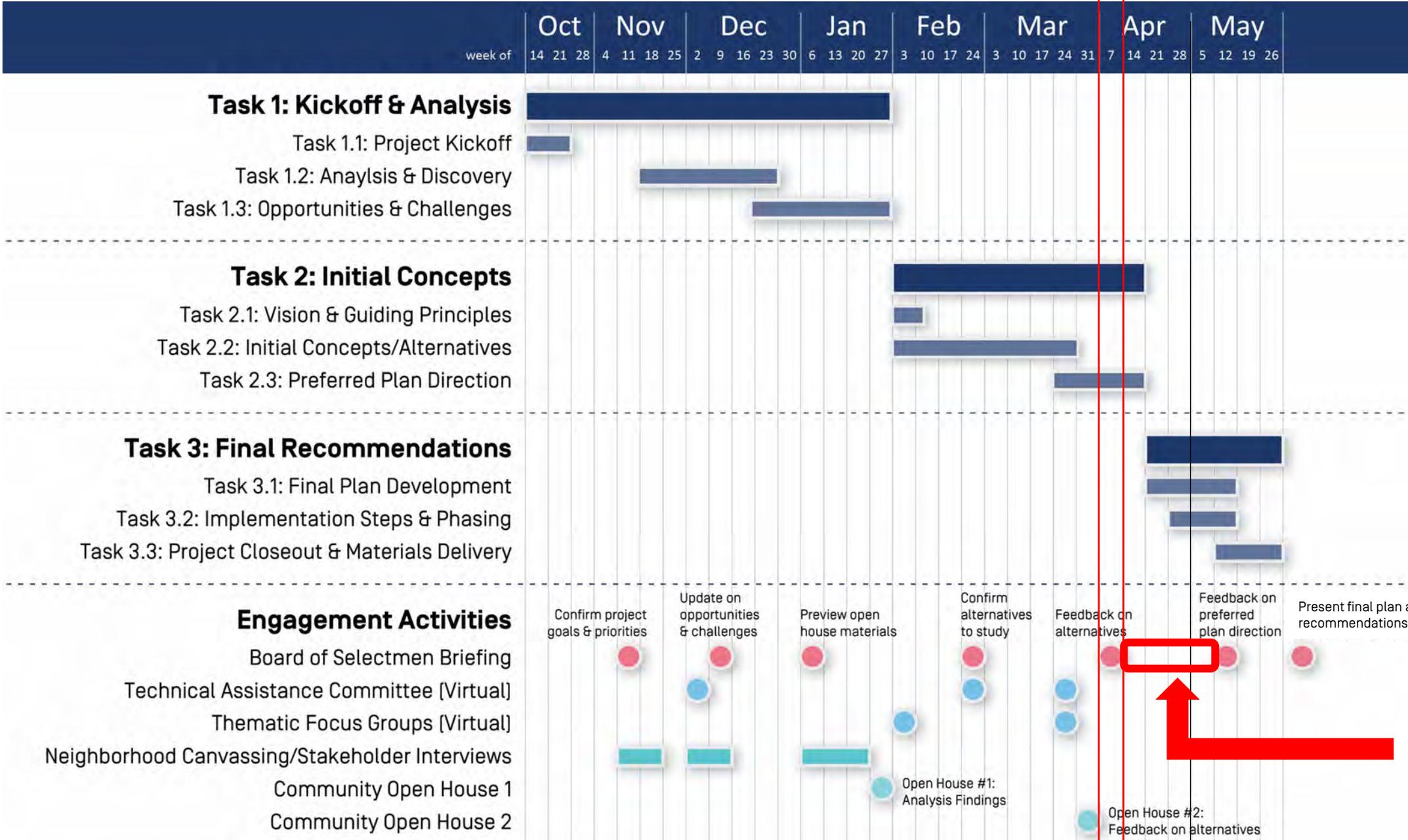
**Net cost / revenue over 10-year period*

Next Steps

- 1) Board provides Cooper Robertson with direction on which "What If Scenario" to pursue by 4/16
- 2) Preparation of May 14 Meeting Materials
 - 1) Survey Update
 - 2) Detailed Cost Estimate
 - 3) Refined Site Plan
 - 4) Phasing Plan
 - 5) Implementation Considerations [potential land use controls, regulatory actions, remediation actions, grant opportunities, etc.]
- 3) Final Plan Presentation June 11
 - 1) Refined Cost Estimate
 - 2) Final Site Plan
 - 3) Final Phasing Plan
 - 4) Final Implementation Roadmap
 - 5) Supporting Illustrative Graphics
- 4) Master Plan Document delivered post-June 11

NEXT STEPS

WE ARE HERE



Develop Single Preferred Plan and Cost Estimate



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

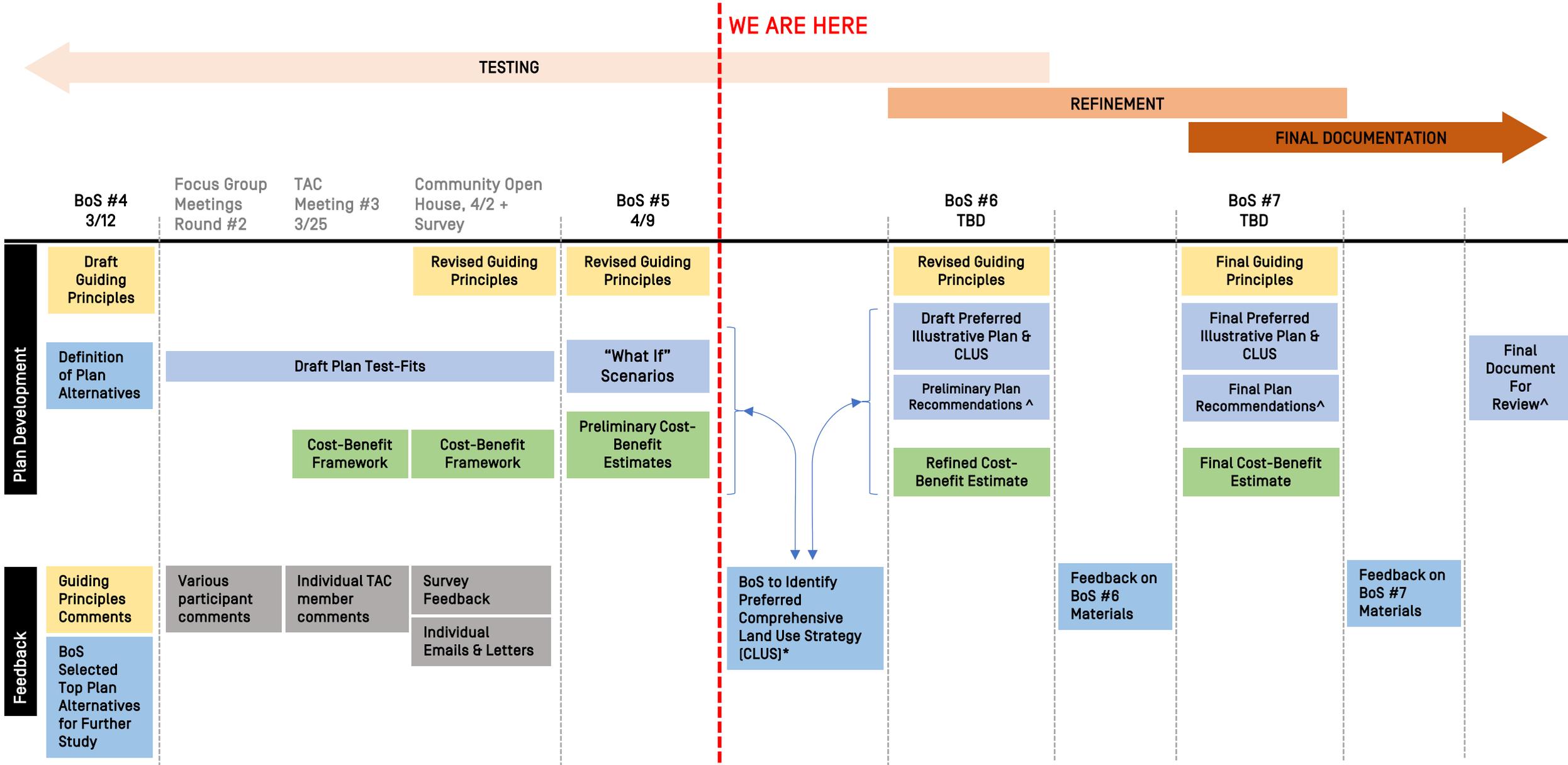
**Board of Selectmen
Decision-Making Guide**

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



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 9th “What If” Scenarios or include new combinations of land use (see page 44 of April 9th 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.]

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
- Phasing strategies
- Implementation roadmap (high-level description and timeline of actions, including “quick wins”)
- 10-year conceptual cost estimate.
- 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

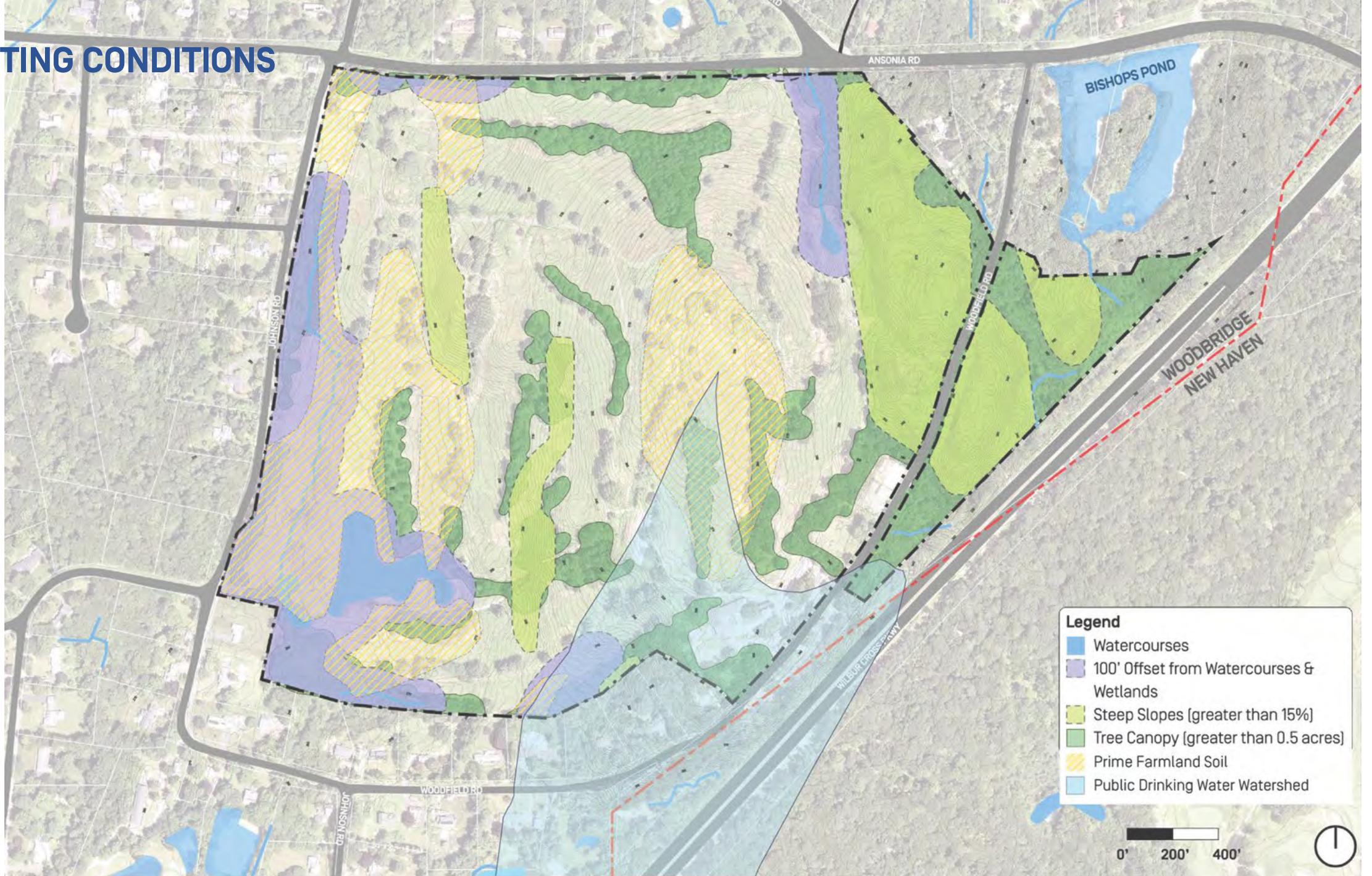


POTENTIAL FUTURE ACTIONS INFORMED BY THE FINAL PLAN

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





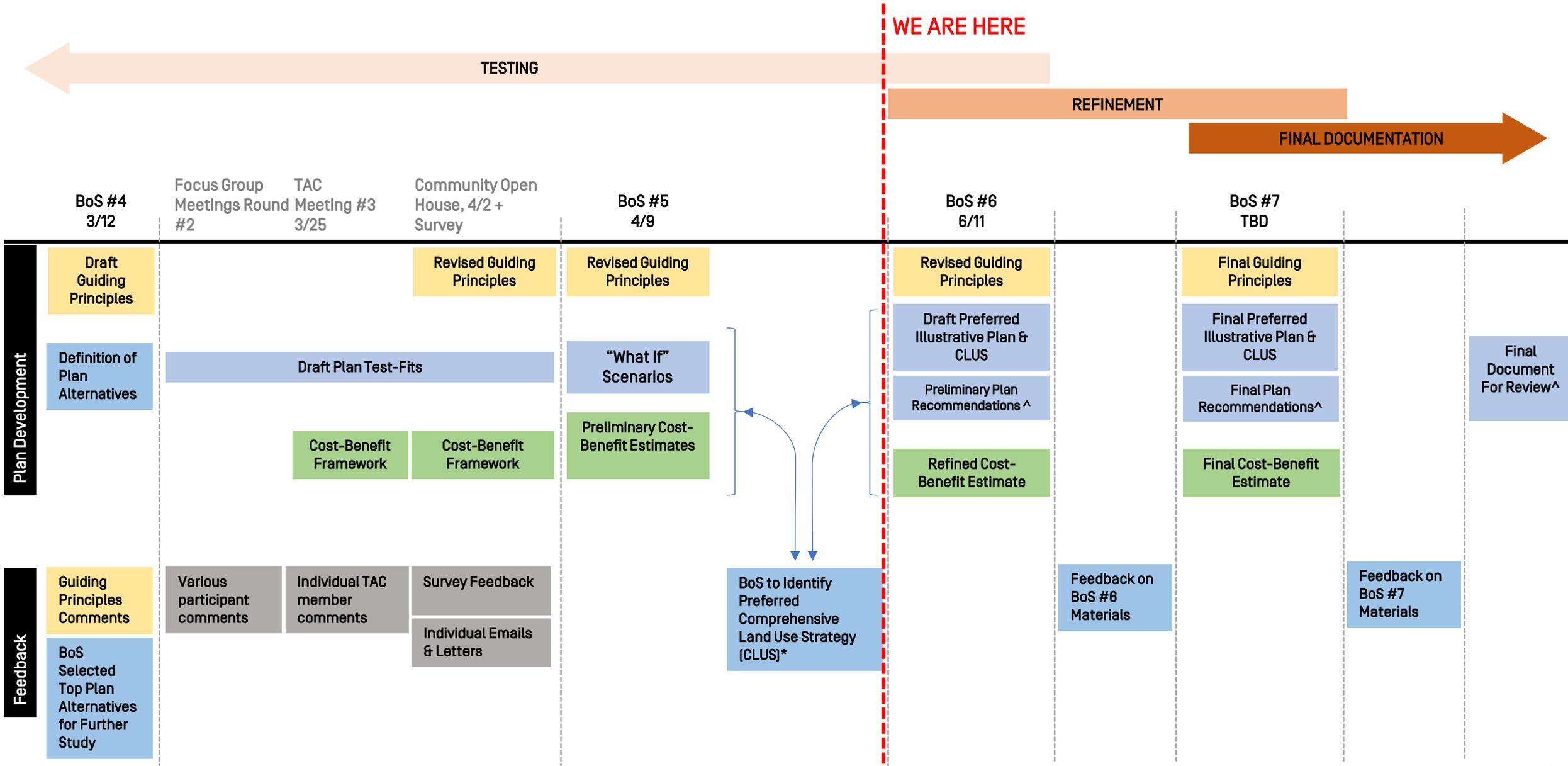
**Community
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Woodbridge**

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

**Board of Selectmen
Interim Check-In**

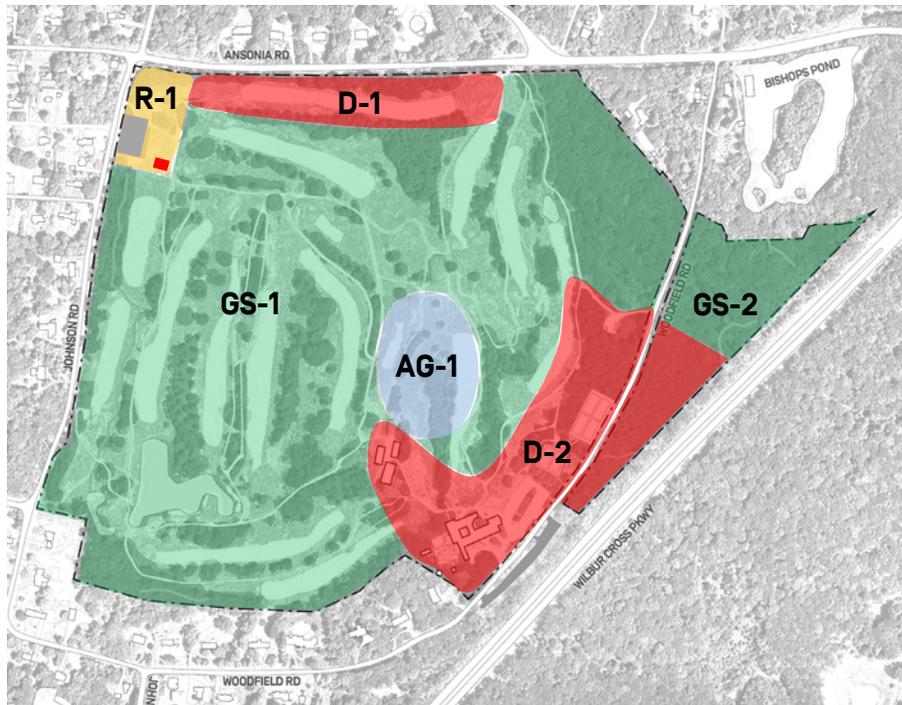
OVERVIEW OF RECENT MEETINGS AND PROJECT COMPLETION

*Instructions on page 4
 ^Draft outline on page 5



BOARD OF SELECTMEN'S SELECTED LAND USES

AREA	PRIMARY USE	TOP PREFERRED	ALTERNATE PREFERRED	NOTES
Ansonia Road West-AR1	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)
- AGRICULTURE (AG)
- INTERPRETATION
- DEVELOPMENT (D)



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

ENVIRONMENTAL BENEFITS

UPDATE ON PROCESS

CALCULATION OF CARBON SEQUESTRATION AT 89 MT / acre of woodland/ forest [per EPA]

OPTIONAL ADDITIONAL SERVICE TO DERIVE A MORE PRECISE ESTIMATE BASED ON THE FOLLOWING ANALYSIS:

- SCOPE OUTLINE:
- Langan will visit the site in order to calculate estimated carbon dioxide sequestration provided by existing vegetation. All final calculations will be delivered in pounds.

- APPROACH:
 - Langan will measure one 10,000 SF (approximately 100' x 100') study area within the existing woodlands, to be used as a representative sample for all wooded areas on-site. The proposed study area location will be verified with the town prior to commencing work. Once the location is agreed to with the town, we will visit the site and inventory all trees in the selected area; this includes obtaining quantities and sizes of existing vegetation. Factors such as age will not be accounted for as part of this inventory, as this information cannot be calculated with exact certainty without using invasive measures. Based upon the information gathered on-site, we will be able to obtain the approximate biomass, carbon weight, and amount of carbon dioxide sequestered by the existing vegetation. This representative area will then be applied to all wooded areas throughout the site. We anticipate on-site inventory will take up to 16 hours, with an additional 16 hours required to organize information and provide calculations. We have also included two 1-hour meetings within the proposed fee. Should additional study areas or additional meetings be requested, we will provide additional scope and fee for each request.

- FEE: \$8,000

STORMWATER BENEFITS NOT INCLUDED IN ANALYSIS – NO KNOWN METHODOLOGY



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of Woodbridge Master Plan**

**Board of Selectmen
Supplemental Packet**

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.

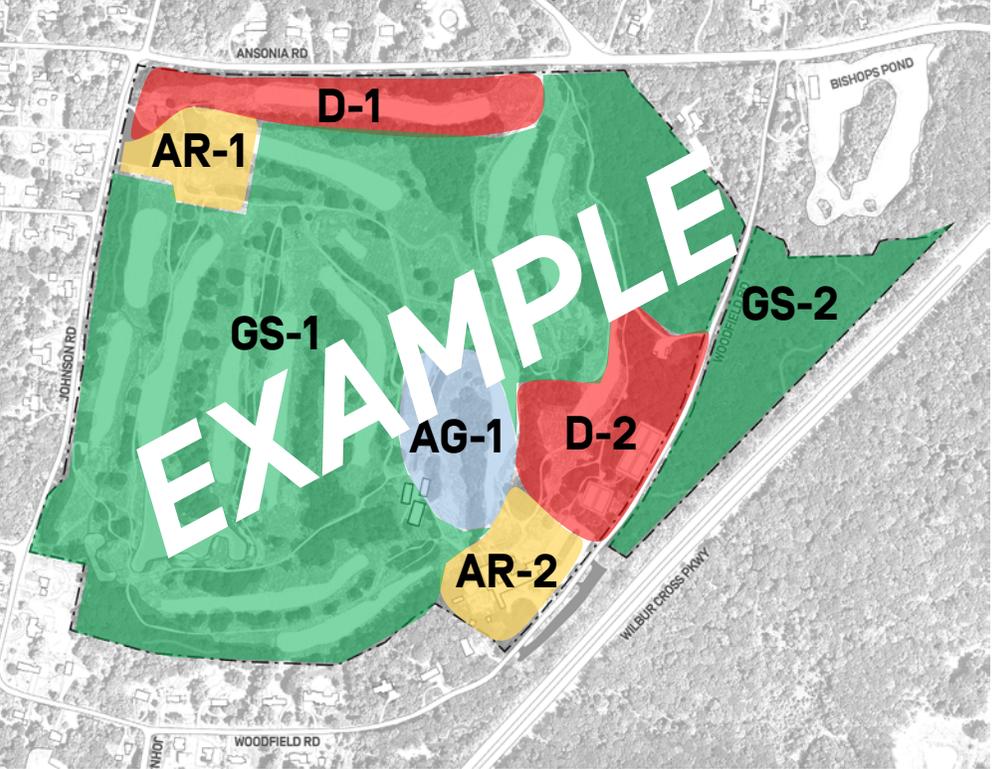
PLAN OVERVIEW / OVERALL SITE RECOMMENDATIONS

- 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.]

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
- Phasing strategies
- Implementation roadmap (high-level description and timeline of actions, including “quick wins”)
- 10-year conceptual cost estimate.
- 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



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]

TOWN SERVICES: POTENTIAL IMPACTS

UPDATE ON PROCESS

Town Services: Potential Impacts			
Staffing or Infrastructure Need	Source	Unit	Cost
EMS	Tony/ Town Staff		
Fire Department	Tony/ Town Staff		
Police Department	Tony/ Town Staff		
Human Services	Tony/ Town Staff		
Park Maintenance Staff	Tony/ Town Staff		
Park Maintenance Equipment	Tony/ Town Staff		
Hydrants	Tony/ Town Staff (DPW)		
Schools	Tony/ Goman and York		

ANALYSIS FRAMEWORK – AS PRESENTED ON DECEMBER 12

CATEGORY	ITEM	MEASUREMENT APPROACH
Environment	Acres of connected habitat	Acreeage and percentage change
Environment	Acres of disturbed endangered species habitat	Acreeage and percentage change
Environment	Acres of disturbed ponds and water bodies	Acreeage and percentage change
Environment	Acres of meadows/grasslands	Acreeage and percentage change
Environment	Acres of woodlands/forest	Acreeage and percentage change
Environment	Earthwork and retaining walls required	High/Med/Low Earthwork and retaining walls
Environment	Impervious Cover	Acreeage and percentage change
Environment	Invasive species removal	High/Med/Low Impact
Environment	Development within Floodplain	Yes/No
Environment	Wetlands	Impacts – Yes/No, Significant – Yes/No, Sq Ft of Impacts
Recreation	Connections to Adjacent Pathways/Trails	High/Med/Low connectivity score
Recreation	Length of Walking Pathways	Linear units
Recreation	Outdoor Amenities	High/Med/Low amenity score, Number of amenities
Recreation	Path Accessibility	Linear units of accessible routes as percent of total routes
Transportation/Infrastructure	Traffic Impacts	Total parking spaces, High/Med/Low Traffic Impact
Transportation/Infrastructure	Utility availability / capacity	Yes/No
Land use and Development	Acres of developed land	Acreeage and percentage change
Land use and Development	Acres of open space	Acreeage and percentage change
Land use and Development	Development feasibility	High/Med/Low Feasibility for development
Land use and Development	Land use mix	Acreeage and GSF (as appropriate)
Land use and Development	Number of Housing Units	Total Housing Units and Type (as appropriate)
Land use and Development	Total project costs	Total capital costs and estimated O&M costs
Land use and Development	Total project tax revenues	Total project municipal tax revenues from development
Land use and Development	Zoning Compliance	Yes/No

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 9th “What If” Scenarios or include new combinations of land use [see page 44 of April 9th 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 [note: any of these land use options could include passive recreation as well]:
 - 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 secondary preference for how to address Green Space throughout the site:
 - 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

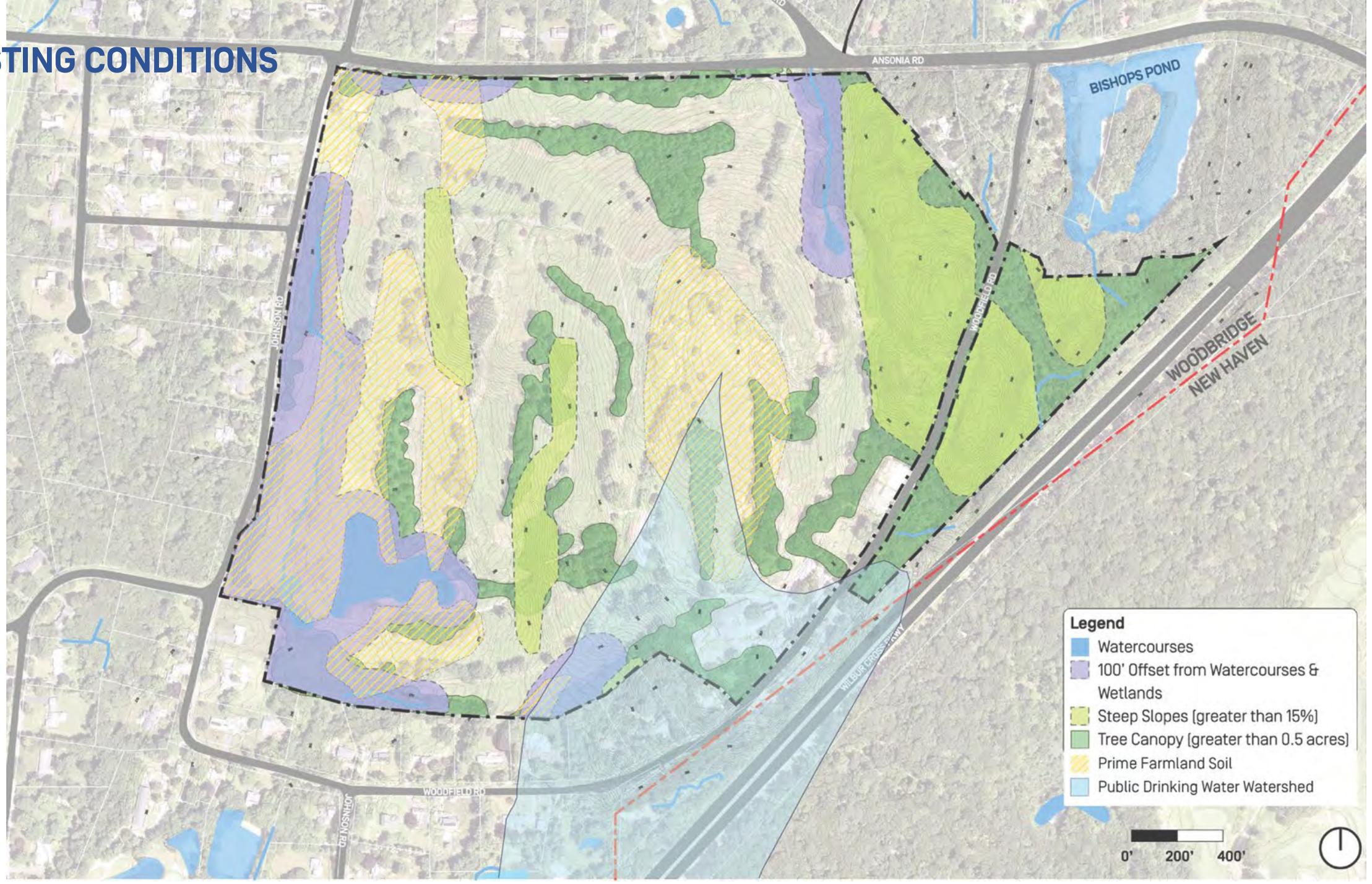
[See last slide for enlarged base map]



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			

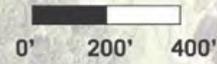
Table for responses to Question 1 only

EXISTING CONDITIONS



Legend

- Watercourses
- 100' Offset from Watercourses & Wetlands
- Steep Slopes (greater than 15%)
- Tree Canopy (greater than 0.5 acres)
- Prime Farmland Soil
- Public Drinking Water Watershed



EAST OF WOODFIELD SITE CONSIDERATIONS

- Rock ledge
- Steep slopes
- Existing streams
- Mature tree canopy
- Proximity to highway

The highest concentrations of roadway pollutants occur on or just downwind of a roadway. With greater distance from a roadway, concentrations generally decrease to background levels within 500-600 feet. Pollutant concentrations tend to be higher when winds blow from the road and wind speeds are low.

Are some people at greater risk from being close to major roadways or high traffic areas?

Children, older adults, people with preexisting cardiopulmonary disease, and people of low socioeconomic status are among those at higher risk for health impacts from air pollution near roadways.

- *"Near Roadway Air Pollution and Health: Frequently Asked Questions",
EPA Office of Transportation and Air Quality*





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Woodbridge**

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

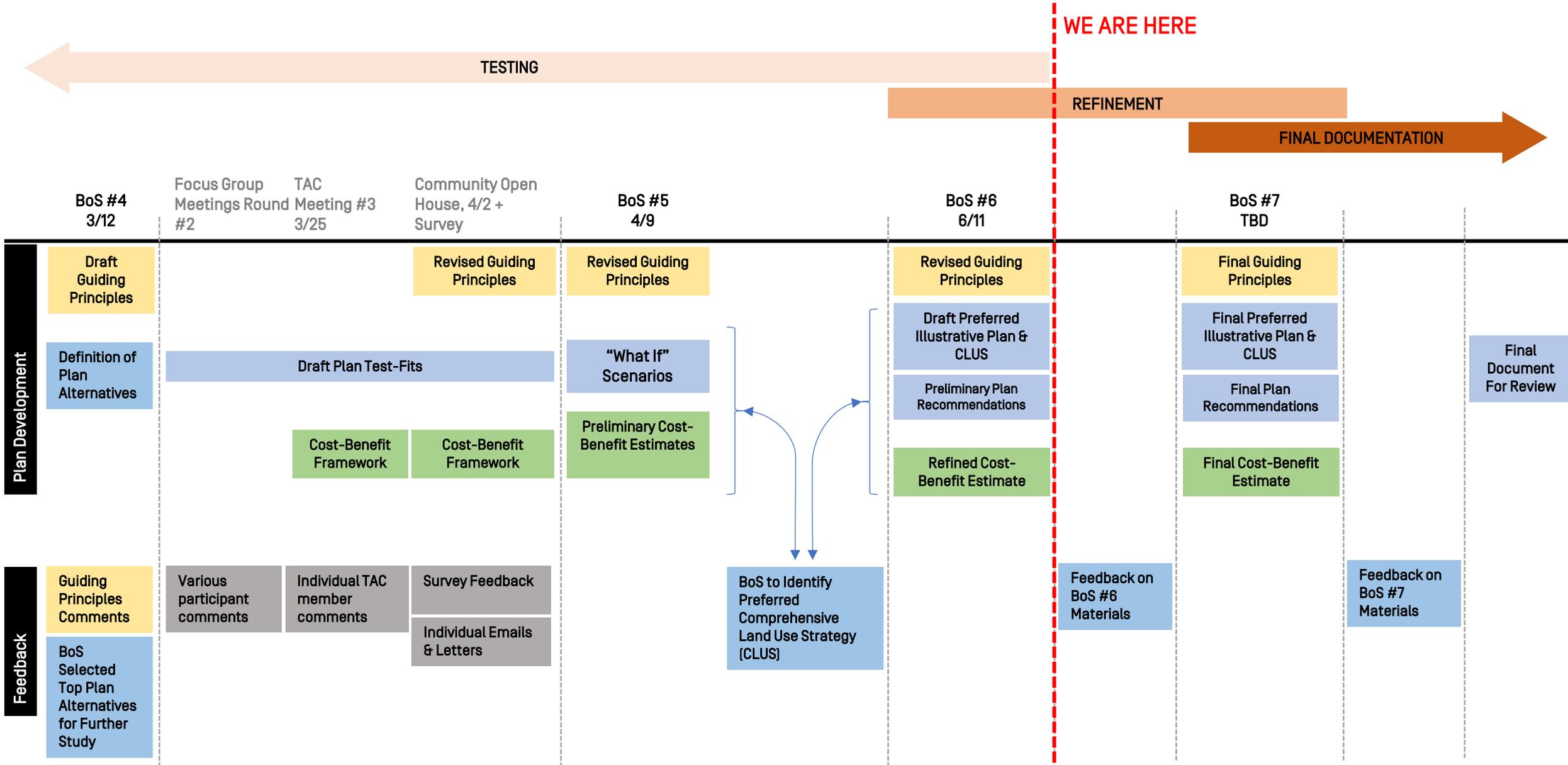
**Board of Selectmen
Meeting #6, June 11th**

AGENDA

Review and Discuss:

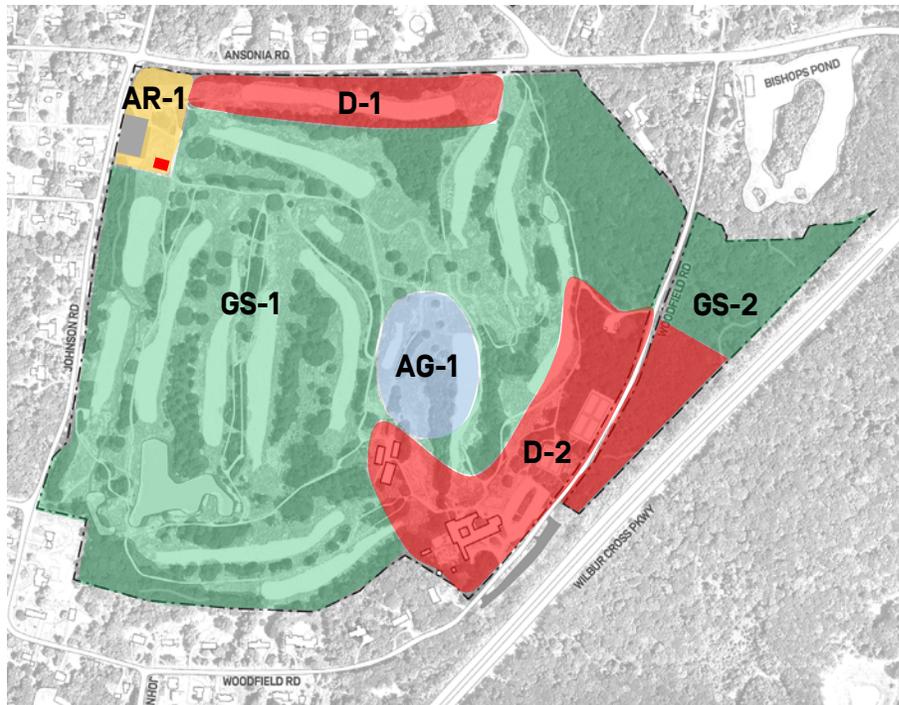
- 1. Plan Recommendations**
- 2. Illustrative Plan**
- 3. Cost-Benefit Estimates**

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
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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.

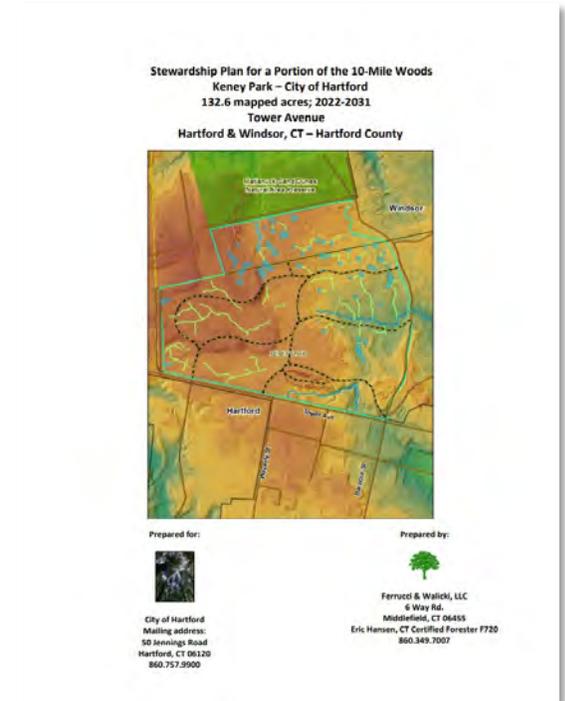
SITE-WIDE RECOMMENDATIONS

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 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

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.

Page 1 of 2

**\$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:

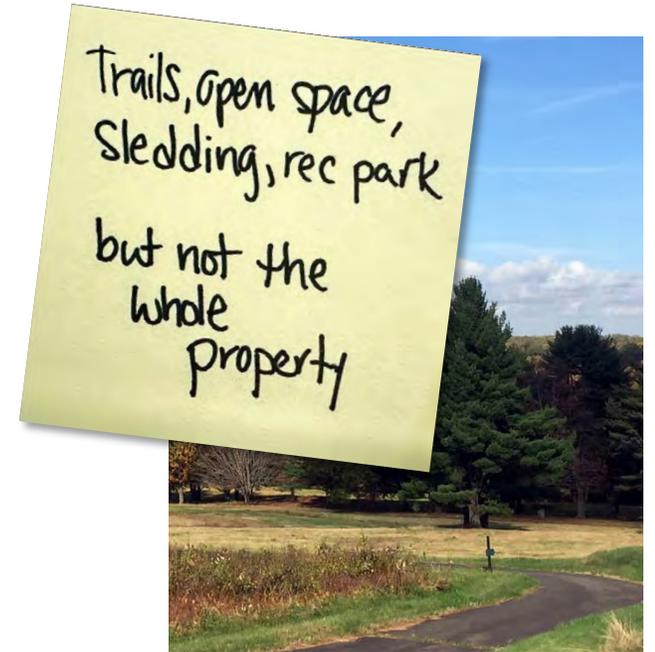
- Multi-use trails, walking paths and natural areas
- Passive recreation (i.e. picnicking, walking, sledding, birdwatching)
- Habitat restoration
- Natural water features and stormwater management facilities

Prohibited Uses:

- Structures unrelated to passive recreation; vehicular access except 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

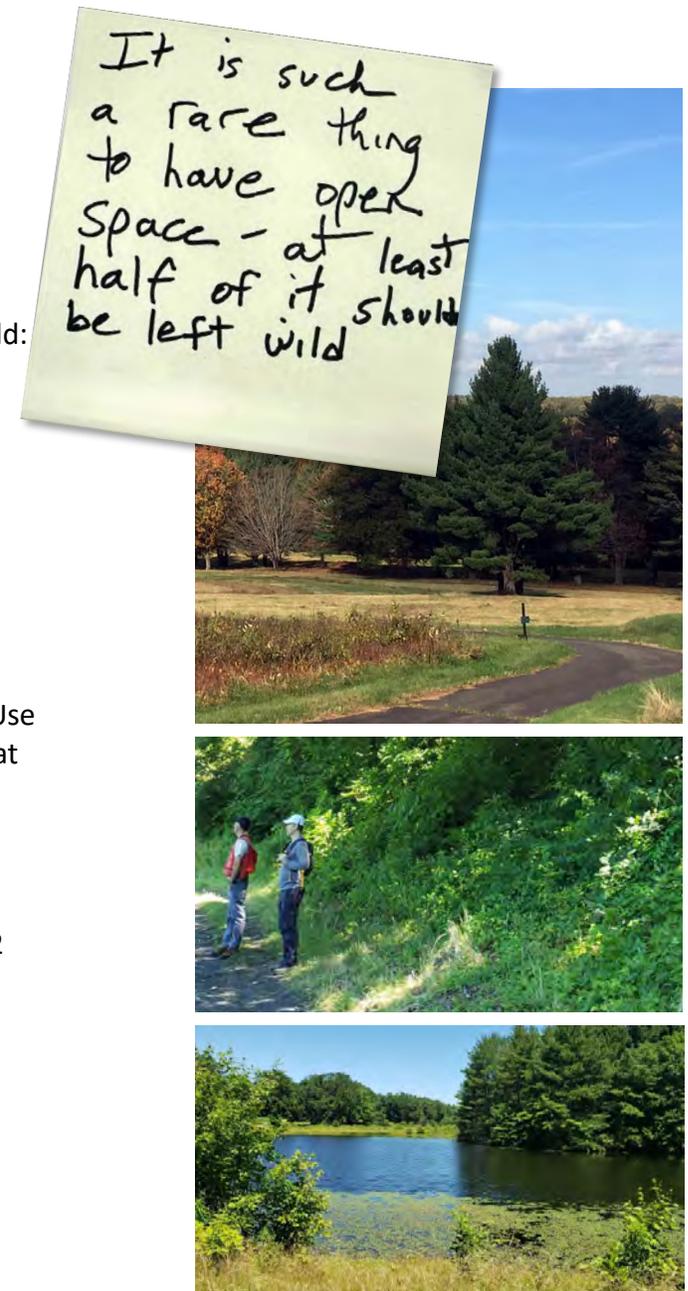
Green Space Area 1 (GS-1) Subdistrict

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.

Although there are many wooded trails in town, the CCW site is strikingly different w/ views and nature. Hoping to preserve most of it.



SUBDISTRICT RECOMMENDATIONS

Green Space Area 2 (GS-2) Subdistrict

Permitted Uses:

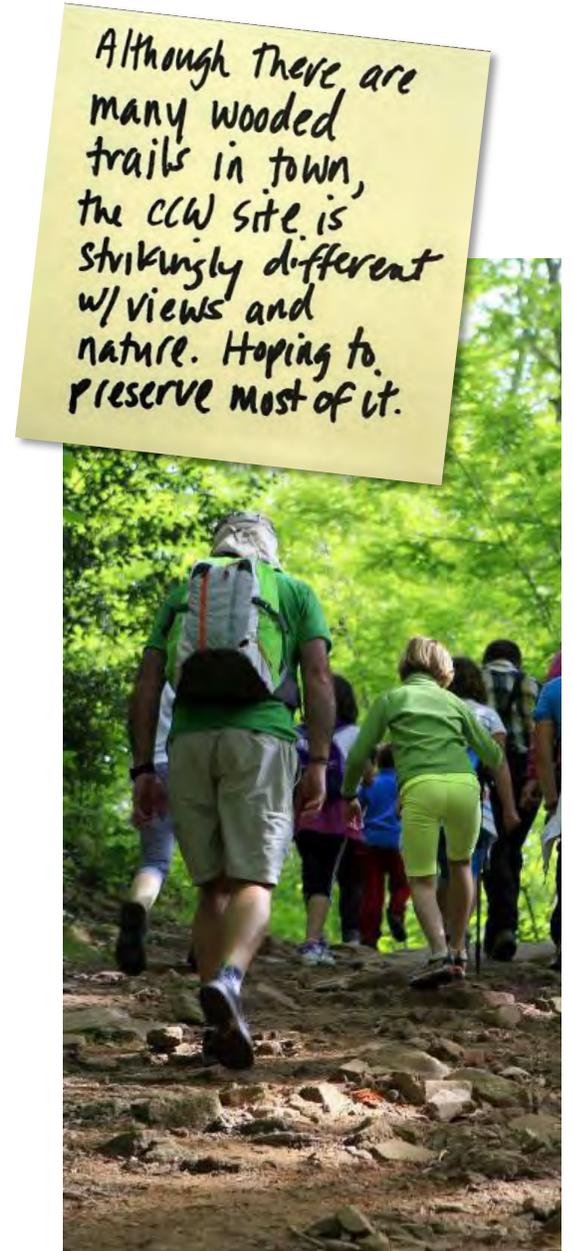
- **Passive Recreation**
 - Foot trails for walking, birdwatching, and nature appreciation
 - Interpretive signage (natural materials, unobtrusive placement)
- **Stewardship Activities**
 - Invasive species control
 - Selective thinning or habitat enhancement with native understory
 - Ecological monitoring 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. Secondly, 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 to 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

Woodbridge & the region desperately need housing & this parcel represents one of the few sites where higher density housing can be built. It can be incorporated with beautiful open space.



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

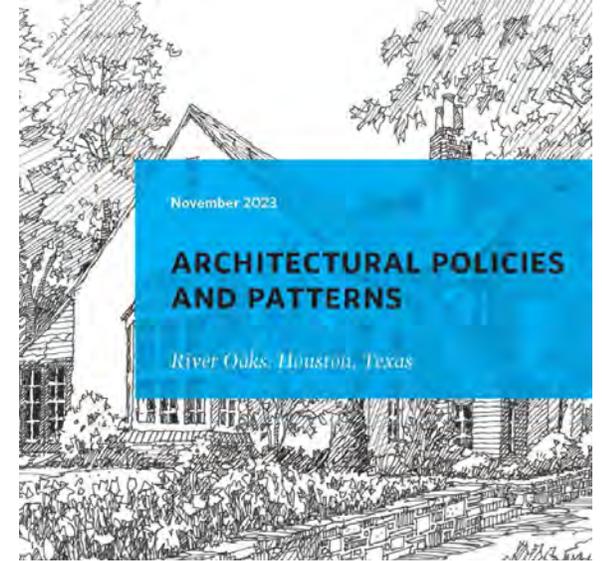
Private Development

- 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
Recreation, Education, and Interpretation	
D-1	7.24 acres
<u>Residential Development</u>	
Senior Cottages	7.24 acres 24 units 880 SF on avg
D-2	18.39 acres
<u>Residential Development</u>	
Townhomes [Senior or Market Rate]	10 acres 24 units 2,200 SF on avg
Assisted Living Apt. Building [95 units]	99,105 SF
<u>Hospitality Development</u>	
Inn [40 rooms]	8 acres 24,250 SF
Banquet Space	2,500 SF
Spa	2,500 SF
Restaurant/ Brewery	3,750 SF
AG-1	5.84 acres
Agriculture [Lease to Farmer]	
GS-1	93.24 acres
Passive Recreation	
GS-2	12 acres
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	\$2,017,766
Municipal Service Costs	-\$213,927
Education Costs	\$0*
TOTAL Annual Municipal Costs	-\$213,927
ANNUAL NET FISCAL IMPACT	\$1,803,839

**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

COST-BENEFIT SUMMARY (ALTERNATE PLAN)

AR-1	4.39 acres
Recreation, Education, Interpretation and Agriculture	
D-1	7.24 acres
<u>Residential Development</u>	
Workforce Rental Housing [Cottages]	7.24 acres 24 units 880 SF on avg
D-2	18.39 acres
<u>Residential Development</u>	
Townhomes Senior or Market Rate]	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
AG-1	5.84 acres
Passive Recreation	
GS-1	93.24 acres
Passive Recreation	76.24 acres
Ecological Restoration	17 acres
GS-2	12 acres
Passive Recreation	

<u>One-Time Fiscal Impacts</u>	
Sale Revenue	\$855,068
Capital Improvements	- \$4,626,683
ONE-TIME NET FISCAL IMPACT	- \$3,771,615
<u>Annual Fiscal Impacts</u>	
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 4.39 acres

Recreation, Education, Interpretation

D-1 7.24 acres

Trails improvements only

D-2 18.39 acres

Remediation, Select Demolition, Trails improvements

AG-1 5.84 acres

Passive Recreation

GS-1 93.24 acres

Passive Recreation

GS-2 12 acres

Passive Recreation

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 Speceis 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.

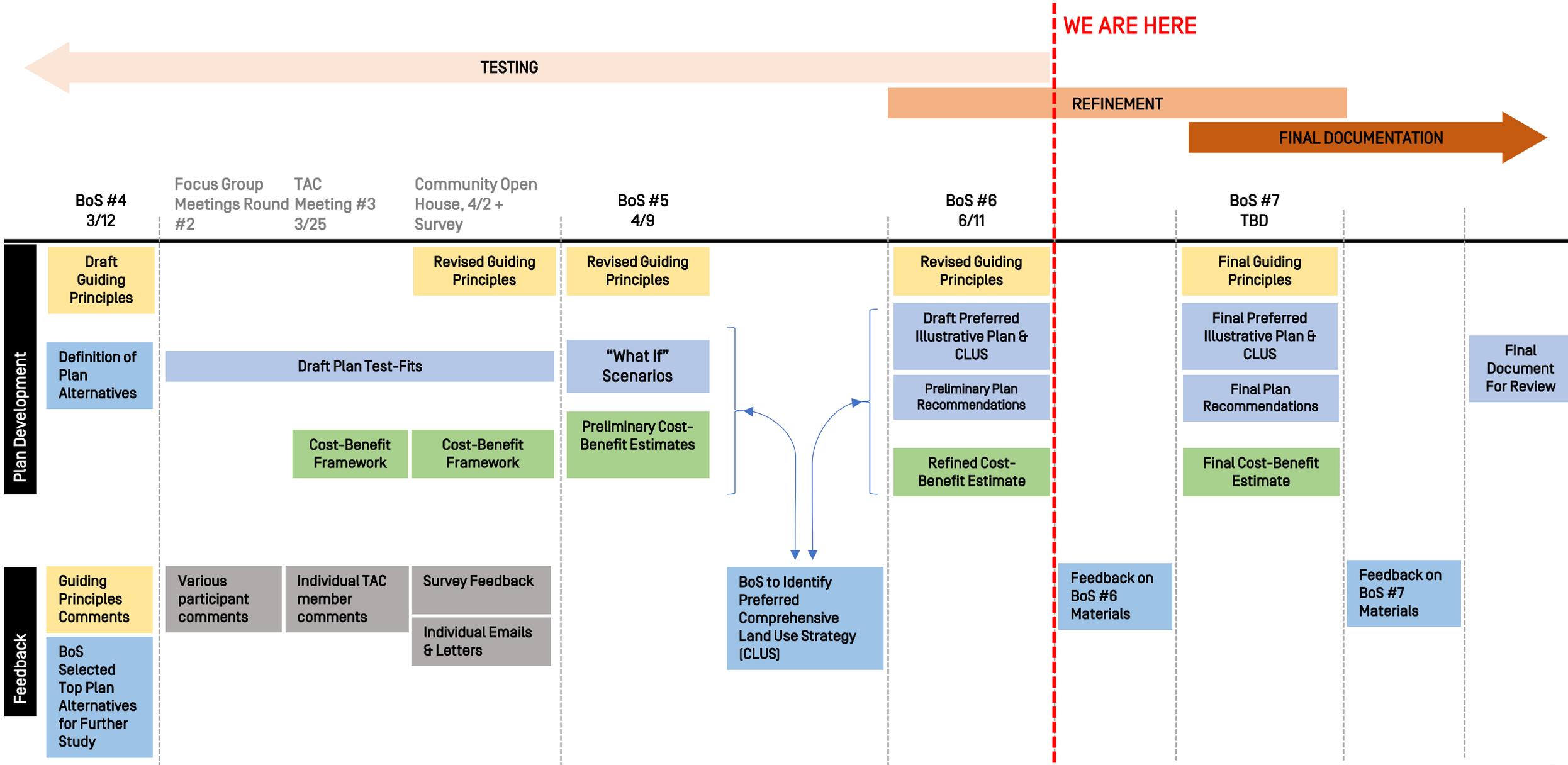
Impervious coverage is proposed to increase if the site is developed per the master plan. The existing condition has a total of about 8.4 acres of impervious ($\pm 5.6\%$ site coverage). The proposed condition would be about 12.4 acres of impervious ($\pm 8.3\%$). To offset this increase in impervious 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





Community Collaboration Woodbridge

The Former Country Club
of Woodbridge Master Plan

Board of Selectmen Meeting #6, June 11th APPENDIX

- Guiding Principles
- Cost estimate report
- Municipal services estimates
- i-Tree baseline and illustrative plan reports

GUIDING PRINCIPLES

Guiding Principles are a foundational element of the Master Plan.

Assist in evaluation of alternatives.

Ensure the Plan is developed from broad ranging and inclusive values.

Allow for the plan to remain adaptable and relevant over time.

1. Pursue Sustainability at the Highest Level

- a. Prioritize environmental stewardship by enhancing the site's most valuable natural areas and sensitive landscapes.
- b. Identify opportunities for sustainable and resilient land management practices to support long-term ecological health and climate mitigation benefits.
- c. Preserve local natural hydrological functions and ensure responsible stewardship of local watersheds.
- d. Incorporate energy-efficient and low-impact design strategies in any potential controlled development.

2. Ensure Thoughtful & Contextual Design

- a. Maintain the distinctive character and charm of Woodbridge.
- b. Reflect Woodbridge's rich agricultural heritage.
- c. Ensure future site uses align with town and state's planning goals.

3. Support Community Needs & Well-Being

- a. Create an environmentally responsible and economically viable balance of green space, recreation, and controlled development (i.e., housing, hospitality, retail) that serve a broad range community needs,
- b. Expand recreational and cultural opportunities through a diversity of multi-use and multi-generational passive and active recreation opportunities and community-serving uses.
- c. Provide diverse, multi-use and multi-generational recreational options that complement local and regional offerings.
- d. Prioritize public access throughout the site and to offsite destinations.

4. Promote Economic & Fiscal Responsibility

- a. Develop a phased plan that can be implemented incrementally on fiscally responsible terms.
- b. Ensure that any potential controlled development generates long-term economic benefits and does not overly burden taxpayers.
- c. Identify opportunities for external funding sources, including grants and partnerships, to support infrastructure and site improvements.

WOODBIDGE CCW MASTER PLAN

CONSTRUCTION COST ESTIMATE
ROM/CONCEPTUAL ESTIMATE

June 9, 2025 REV01

WOODBIDGE CCW
WOODFIELD ROAD
WOODBIDGE, CT 06525

Cost Estimate Prepared By Construction Cost Solutions, LLC
Ken Woodward, 860-748-0718, KW.CCSolutions@gmail.com
PO Box 544, Portland, CT 06480



WOODBIDGE CCW MASTER PLAN
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE
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June 9, 2025

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WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

OVERALL PRICING SUMMARY



WOODBIDGE CCW MASTER PLAN
 ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE
 Overall Pricing Summary
 6/9/2025

SUMMARY BY PROJECT						
#	Description	Town Capital Project	Development Project	Total	Alternate	Total w/Alternate
1	Project D2 - Woodfield Road West	\$ 2,591,008	\$ 79,801,601	\$ 82,392,608	\$ 4,016,616	\$ 86,409,225
2	Project AR1 - Ansonia Road West	\$ 651,892	\$ -	\$ 651,892	\$ 31,922	\$ 683,814
3	Project D1 - Ansonia Road East	\$ 14,830	\$ 12,033,121	\$ 12,047,951	\$ -	\$ 12,047,951
4	Project AG1	\$ 271,728	\$ -	\$ 271,728	\$ 124,785	\$ -
5	Project GS1	\$ 862,404	\$ -	\$ 862,404	\$ 1,147,315	\$ 2,009,719
6	Project GS2	\$ 107,323	\$ -	\$ 107,323	\$ -	\$ 107,323
7	Totals	\$ 4,499,185	\$ 91,834,721	\$ 96,333,906	\$ 5,320,639	\$ 101,258,031

BREAKDOWN BY PROJECT							Premium Cost with Passive House Design
PROJECT D2 - WOODFIELD ROAD WEST (18.39acres)							
Preferred: Experiential Hospitality, Low-Density Senior Housing, Assisted Living							
#	Description	Quantity	Unit	Unit Cost	Total Line Item Cost	Total Cost	
1	Town Capital Projects (including removing pavement, new trails, sewer and water services, environmental remediation, invasive species treatment, demolition of foundations, demolition of pool, and surround areas, public parking).				\$ 2,591,008	\$ 2,591,008	\$ 2,591,008
2							
3	Development Projects						
4	New Town Homes (24ea, 2,200sf/ea, 3br/2ba, including garage) (no basements)	52,800	sf	\$ 215	\$ 11,336,306		\$ 13,036,751
5							
6	Assisted Living Apartment Building (100 units) including built into hill/below building parking, commercial kitchen, dining room, great room, media room, arts and crafts, salon, laundry, tenant storage, secure parking	99,105	sf	\$ 435	\$ 43,100,751		\$ 49,565,863
7							
8	Sitework for Town Homes and Assisted Living	14.24	acres	\$ 795,384	\$ 11,326,016		\$ 13,024,918
9							
10	Hospitality (boutique hotel, 40-key, 2-story)	24,250	sf	\$ 323	\$ 7,834,976		\$ 9,010,222
11							
12	Restaurant/Brewery - shell space	3,750	sf	\$ 205	\$ 770,617		\$ 886,210
13							
14	Outdoor Event Space	3,750	sf	\$ 61	\$ 227,505		\$ 261,630
15							
16	Banquet Hall Building with Catering Kitchen	2,500	sf	\$ 288	\$ 718,884		\$ 826,717
17							
18	Spa Building	2,500	sf	\$ 289	\$ 722,524		\$ 830,903
19							
20	Sitework for Hospitality, Banquet Hall, Spa				\$ 3,764,023		\$ 3,764,023
21							
22	TOTAL DEVELOPMENT PROJECTS				\$ 79,801,601	\$ 79,801,601	\$ 91,207,237
23							
24	TOTAL D2 PROJECTS					\$ 82,392,608	\$ 93,798,245
25							
26	Alternate #1 - Low Density Senior Housing, Workforce Housing, Assisted Living						
27	Town Capital Projects						
28	No Change						
29							
30	Development Projects - Added Work (see detailed backup for calculations)				\$ 4,016,616		
31	Alternate includes 30 town homes in lieu of 24 - add of 6ea @ 2,200sf/ea				included		
32	Alternate includes 28ea additional Town Homes in lieu of 40-key Boutique Hotel				included		
33	Town Homes are 1,500sf/ea 3br/2,5ba						
34							
35	Total ADD Alternate #1			ADD	\$ 4,016,616	\$ 4,016,616	\$ 9,512,071
36							
37							
38	TOTAL D2 PROJECT WITH ALTERNATE					\$ 86,409,225	\$ 103,310,316

PROJECT AR1 - ANSONIA ROAD WEST (4.39 acres)							Premium Cost with Passive House Design
Preferred: Passive Recreation, Education, Interpretation							
#	Description	Quantity	Unit	Unit Cost	Total Line Item Cost	Total Cost	
1	Town Capital Projects (including removing paved trails, new trails, new landscaped areas, low impact storm drainage systems, building with composting toilets & handwash, interpretive center (open air pavilion), site lighting, interpretive signage, environmental remediation, parking)	4.39	acres	\$ 148,495	\$ 651,892	\$ 651,892	\$ 651,892
2							
3	TOTAL R1 PROJECT					\$ 651,892	
4							
5							
6	Alternate - Agriculture, Education Interpretation (reduce landscape areas from 3 acres to 1 acre, add 2 acres of agricultural areas and add a water source, add 5,000sf of parking)			ADD	\$ 31,922	\$ 31,922	\$ 31,922
7	Town Capital Projects						
8							
9	TOTAL R1 WITH ALTERNATE					\$ 683,814	\$ 683,814

PROJECT D1 - ANSONIA ROAD EAST (7.24acres)							Premium Cost with Passive House Design
Preferred: Low-Density - Housing - Senior - Land for Sale							
#	Description	Quantity	Unit	Unit Cost	Total Line Item Cost	Total Cost	
1	Town Capital Projects (including removing trails, new trails, environmental remediation, invasive species treatment)	7.24	acres	\$ 2,048	\$ 14,830	\$ 14,830	\$ 14,830
2							
3	TOTAL CAPITAL PROJECT					\$ 14,830	
4							
5	Development Projects (including sitework, new cottages, parking, access roads, and paths)				\$ 12,033,121	\$ 12,033,121	\$ 13,838,089
6							
7							
8	TOTAL D1 PROJECTS					\$ 12,047,951	
9							
10	Alternate - Low-Density - Housing - Workforce - Rental				No Change		
11	Town Capital Projects						
12	Leave existing trails				included		
13	Eliminate new trails - paved				included		
14	Eliminate new trails - natural				included		
15							
16	Development Projects						
17	No change				No Change		
18							
19	TOTAL D1 WITH ALTERNATE					\$ 12,047,951	\$ 13,852,919

PROJECT AG1 - (5.84 acres)							Premium Cost with Passive House Design
Preferred: Passive Recreation, Education, Interpretation							
#	Description	Quantity	Unit	Unit Cost	Total Line Item Cost	Total Cost	
1	Town Capital Projects (including removing paved trails, new trails, agricultural areas, open space, irrigation, environmental remediation)	5.84	acres	\$ 46,529	\$ 271,728	\$ 271,728	\$ 271,728
2							
3	TOTAL AG1 CAPITAL PROJECTS					\$ 271,728	
4							\$ 124,785
5	Alternate - More GS-1 Space						
6	Town Capital Projects						
7	The intention is to provide more GS-1 type space, not farmed space			ADD	\$ 124,785	\$ 124,785	
8							
9							

PROJECT GS1 - (93.24 acres)							Premium Cost with Passive House Design
Preferred: Green Space with Low Cost Ecological Improvements							
#	Description	Quantity	Unit	Unit Cost	Total Line Item Cost	Total Cost	
1	Town Capital Projects (including removing paved trails, new trails, new multiuse trails, new natural trails, environmental remediation, open space habitat restoration)	93.24	acres	\$ 9,249	\$ 862,404	\$ 862,404	\$ 862,404
2							
3							
4							
5	TOTAL AG1 CAPITAL PROJECTS					\$ 862,404	
6							\$ 1,147,315
7	Alternate - Meadow Space				\$ 1,147,314.94	\$ 1,147,315	
8	Town Capital Projects						
9	Pollinator Meadow				included		
10	Riparian Restoration				included		
11	Pond Restoration				included		
12							
13							
14	TOTAL GS1 WITH ALTERNATE	93.24	acres	\$ 21,554		\$ 2,009,719	\$ 2,009,719

PROJECT GS2 - (22.92 acres)							Premium Cost with Passive House Design
#	Description	Quantity	Unit	Unit Cost	Total Line Item Cost	Total Cost	
1	Town Capital Projects						\$ 107,323
2	Open Space with Low Cost Habitat Restoration (misc mowing, misc tree removals)	22.92	acres	\$ 4,682.49	\$ 107,323	\$ 107,323	
3							
4	TOTAL GS2 CAPITAL PROJECTS	22.92	acres	\$ 4,682.49		\$ 107,323	\$ 107,323
5							

Primary Clarifications	
1	Costs do not reflect winter conditions; align commencement with favorable seasonal conditions.
2	Development costs are based on open shop competitive bidding. Town capital projects are based on prevailing wages.
3	A geotech report was not available for review for this schematic estimate.
4	All other clarifications/exclusions listed on the "basis of estimate" page at the end of the estimate.

WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT D2 - WOODFIELD ROAD WEST (18.39acres)



WOODBIDGE CCW - PROJECT D2 - WOODFIELD ROAD WEST (18.39acres)
WOODFIELD ROAD, WOODBRIDGE, CT 06525
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE
June 9, 2025

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	ROM/Conceptual Estimate 6/9/2025	Cost Per Total Bldg Sq. Ft.
1	D-2 WOODFIELD ROAD WEST						
2	TOWN CAPITAL PROJECTS						
3	Sitework (Disturbed Area)	14.24	acres	\$ -	\$ -		
4	Mobilize/Engineering/Etc	14.24	acres	\$ 3,511.32	\$ 50,000.00		
5	E&S	14.24	acres	\$ 1,755.66	\$ 25,000.00		
6	Site & Building/Structure Demo			\$ -	\$ -		
7	Remove pavement	82,900.00	sf	\$ 0.83	\$ 68,807.00		
8	Demo maintenance building foundations	10,750.00	sf	\$ 7.25	\$ 77,937.50		
9	Demo swimming pool & surrounding area	20,000.00	sf	\$ 3.75	\$ 75,000.00		
10	Demo existing clubhouse	21,950.00	sf	\$ 18.60	\$ 408,270.00		
11	Remediation			\$ -	\$ -		
12	Soil	7.12	acres	\$ 20,000.00	\$ 142,396.79		
13	Invasive plants		n/a	\$ -	\$ -		
14	Mass Excavation		w/development	\$ -	\$ -		
15	Utilities			\$ -	\$ -		
16	Replace sanitary sewer service	2,885	lf	\$ 175.00	\$ 504,875.00		
17	Replace water service	2,660	lf	\$ 275.00	\$ 731,500.00		
18	Paving & Curbs			\$ -	\$ -		
19	New Trails - Paved: 12'wide, 2"bit, 6" process base	175	lf	\$ 66.00	\$ 11,550.00		
20	New Trails - Paved: 6'wide, 2"bit, 6" process base	1,250	lf	\$ 33.00	\$ 41,250.00		
21	Public Parking		n/a	\$ -	\$ -		
22	TOWN CAPITAL PROJECTS - Subtotal					\$ 2,136,586.29	
23	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)					\$ 454,421.62	
24	TOWN CAPITAL PROJECTS - TOTAL					\$ 2,591,007.90	
25				\$ -	\$ -		
26	DEVELOPMENT PROJECTS						
27	New Town Homes (24ea, 2,200sf/ea, 3br/2ba, including garage)	24.00	ea	\$ -	\$ -		
28	Temporary Protection & Project Labor	52,800.00	sf	\$ 3.36	\$ 177,408.00		
29	Concrete: Foundations and Slabs	52,800.00	sf	\$ 10.00	\$ 528,000.00		
30	Masonry	52,800.00	sf	\$ -	\$ -		
31	Steel	52,800.00	sf	\$ 0.77	\$ 40,656.00		
32	R-Carp	52,800.00	sf	\$ 26.25	\$ 1,386,000.00		
33	Int Fin Carp	52,800.00	sf	\$ 2.88	\$ 152,064.00		
34	Ext Fin Carp	52,800.00	sf	\$ 7.63	\$ 402,864.00		
35	Millwork		n/a	\$ -	\$ -		
36	Wood Stairs	52,800.00	sf	\$ 5.46	\$ 288,288.00		
37	Damproofing	52,800.00	sf	\$ 0.69	\$ 36,432.00		
38	Insulation	52,800.00	sf	\$ 13.50	\$ 712,800.00		
39	Roofing & Gutters	52,800.00	sf	\$ 11.58	\$ 611,424.00		
40	Siding	52,800.00	sf	\$ 14.88	\$ 785,664.00		
41	Caulking	52,800.00	sf	\$ 0.65	\$ 34,320.00		
42	Doors/Frames/Hardware	52,800.00	sf	\$ 2.95	\$ 156,000.00		
43	OH Doors	52,800.00	sf	\$ 1.31	\$ 69,168.00		

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	ROM/Conceptual Estimate 6/9/2025	Cost Per Total Bldg Sq. Ft.
44	Windows	52,800.00	sf	\$ 2.73	\$ 144,000.00		
45	Glass and Glazing	52,800.00	sf	\$ -	\$ -		
46	Drywall	52,800.00	sf	\$ 8.81	\$ 465,168.00		
47	Tile	52,800.00	sf	\$ 3.63	\$ 191,664.00		
48	Flooring	52,800.00	sf	\$ 4.20	\$ 221,760.00		
49	Painting	52,800.00	sf	\$ 2.30	\$ 121,440.00		
50	Toilet Accessories	52,800.00	sf	\$ 1.40	\$ 73,920.00		
51	Appliances	52,800.00	sf	\$ 2.11	\$ 111,408.00		
52	Kitchen and Bath Cabinets and Counters	52,800.00	sf	\$ 3.50	\$ 184,800.00		
53	Window Treatment	52,800.00	sf	\$ 0.55	\$ 29,040.00		
54	Elevator		n/a	\$ -	\$ -		
55	Fire Protection		n/a	\$ -	\$ -		
56	Plumbing	52,800.00	sf	\$ 10.54	\$ 556,512.00		
57	HVAC	52,800.00	sf	\$ 17.50	\$ 924,000.00		
58	Electrical - Service to Buildings	52,800.00	sf	\$ 3.41	\$ 180,000.00		
59	Electrical - Lghtng, Pwr, Wire, Devices, Low Volt, F/A, Sec	52,800.00	sf	\$ 11.41	\$ 602,400.00		
60	Electrical - Roof Mounted PV (based on 12KW)		n/a	\$ -	\$ -		
61	New Town Homes (24ea, 2,200sf/ea, 3br/2ba, including garage - Subtotal					\$ 9,187,200.00	\$ 174.00
62	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)					\$ 2,149,105.51	\$ 40.70
63	NEW TOWN HOMES - TOTAL					\$ 11,336,305.51	\$ 214.70
64				\$ -	\$ -		
65	Assisted Living Apartment Building (100 units)	100.00	ea	\$ -	\$ -		
66	Temporary Protection & Project Labor	99,105.00	sf	\$ 0.75	\$ 74,328.75		
67	Concrete: Foundations and Slabs (Parking under CIP Podium)	99,105.00	sf	\$ 23.36	\$ 2,315,092.80		
68	Masonry	99,105.00	sf	\$ 6.36	\$ 630,307.80		
69	Steel	99,105.00	sf	\$ 4.37	\$ 433,088.85		
70	R-Carp	99,105.00	sf	\$ 26.25	\$ 2,601,506.25		
71	Int Fin Carp	99,105.00	sf	\$ 3.45	\$ 341,912.25		
72	Ext Fin Carp	99,105.00	sf	\$ 1.95	\$ 193,254.75		
73	Millwork	99,105.00	sf	\$ 0.61	\$ 60,454.05		
74	Damproofing	99,105.00	sf	\$ 3.50	\$ 346,867.50		
75	Insulation	99,105.00	sf	\$ 4.03	\$ 399,393.15		
76	Roofing	99,105.00	sf	\$ 5.80	\$ 574,809.00		
77	Siding	99,105.00	sf	\$ 16.27	\$ 1,612,438.35		
78	Fireproofing		n/a	\$ -	\$ -		
79	Caulking	99,105.00	sf	\$ 0.65	\$ 64,418.25		
80	Doors/Frames/Hardware	99,105.00	sf	\$ 5.81	\$ 575,800.05		
81	Entry Access	99,105.00	sf	\$ 0.45	\$ 44,597.25		
82	Access Doors	99,105.00	sf	\$ 0.60	\$ 59,463.00		
83	Windows & Patio Doors	99,105.00	sf	\$ 1.51	\$ 150,000.00		
84	Glass and Glazing	99,105.00	sf	\$ 2.64	\$ 261,637.20		
85	Shower Doors	99,105.00	sf	\$ 1.50	\$ 148,657.50		
86	Architectural Canopies	99,105.00	sf	\$ 0.30	\$ 29,731.50		
87	Drywall	99,105.00	sf	\$ 9.66	\$ 957,354.30		
88	FRP	99,105.00	sf	\$ 0.10	\$ 9,910.50		
89	ACT	99,105.00	sf	\$ 0.45	\$ 44,597.25		
90	Floring and Base	99,105.00	sf	\$ 8.80	\$ 872,124.00		
91	Rubber Flooring at Stairs	99,105.00	sf	\$ 0.50	\$ 49,552.50		
92	Painting	99,105.00	sf	\$ 2.21	\$ 219,022.05		
93	Signage	99,105.00	sf	\$ 0.15	\$ 14,865.75		
94	Fire Protection Specialties	99,105.00	sf	\$ 0.10	\$ 9,910.50		

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	ROM/Conceptual Estimate 6/9/2025	Cost Per Total Bldg Sq. Ft.
95	Postal Specialties	99,105.00	sf	\$ 0.10	\$ 9,910.50		
96	Toilet Accessories	99,105.00	sf	\$ 0.83	\$ 82,257.15		
97	Appliances	99,105.00	sf	\$ 5.18	\$ 513,363.90		
98	Commercial Kitchen	99,105.00	sf	\$ 4.04	\$ 400,000.00		
99	Salon	785.00	sf	\$ 201.00	\$ 157,785.00		
100	Laundry	99,105.00	sf	\$ 1.00	\$ 99,105.00		
101	Tenant Storage	100.00	ea	\$ 2,500.00	\$ 250,000.00		
102	Kitchen and Bath Cabinets and Counters	99,105.00	sf	\$ 6.50	\$ 644,182.50		
103	Window Treatment	99,105.00	sf	\$ 0.70	\$ 69,373.50		
104	Elevator	99,105.00	sf	\$ 3.33	\$ 330,000.00		
105	Trash Chutes	99,105.00	sf	\$ 0.80	\$ 79,284.00		
106	Fire Protection	99,105.00	sf	\$ 4.50	\$ 445,972.50		
107	Plumbing	99,105.00	sf	\$ 26.35	\$ 2,611,416.75		
108	HVAC	99,105.00	sf	\$ 54.70	\$ 5,421,043.50		
109	Electrical - Service	99,105.00	sf	\$ 3.34	\$ 331,500.00		
110	Electrical - Lghtng, Pwr, Wire, Devices, Low Volt, F/A, Sec	99,105.00	sf	\$ 17.23	\$ 1,708,000.00		
111	Assisted Living Apartment Building (100 units) - Subtotal					\$ 33,250,494.77	\$ 335.51
112	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)					\$ 9,850,255.74	\$ 99.39
113	ASSISTED LIVING - TOTAL					\$ 43,100,750.52	\$ 434.90
114				\$ -	\$ -		
115	Sitework for Town Homes and Assisted Living			\$ -	\$ -		
116	Sitework (Disturbed Area)	14.24	acres	\$ -	\$ -		
117	Sitework/Cuts & Fills/Site Improvements/Landscaping, etc including sewer and water, over and above parking and access roads, etc)	14.24	acres	\$ 450,000.00	\$ 6,407,855.37		
118	Sitework for Town Homes	26,400.00	sf	\$ 10.00	\$ 264,000.00		
119	Sitework for Assisted Living Building	33,035.00	sf	\$ 10.00	\$ 330,350.00		
120	Rock removal allowance	1.00	ls	\$ 1,000,000.00	\$ 1,000,000.00		
121	Parking		w/bldg	\$ -	\$ -		
122	Access roads - site lighting and fire hydrants	2,298.00	lf	\$ 225.00	\$ 517,050.00		
123	Paths/Sidewalks (5'wide)	22,980.00	sf	\$ 9.50	\$ 218,310.00		
124	Tennis Courts (each court 2,808sf)		ea	\$ -	\$ -		
125	Pickleball Courts (each court 880sf)		ea	\$ -	\$ -		
126	Site Electrical - Parking Area Lighting		ea	\$ -	\$ -		
127	Site Electrical - Access Road Lighting		ea	\$ -	\$ -		
128	Site Electrical - Court Lighting		ea	\$ -	\$ -		
129	Relocate cell tower		ls	\$ -	\$ -		
130	Sitework for Town Homes and Assisted Living - Subtotal					\$ 8,737,565.37	
131	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)					\$ 2,588,450.31	
132	SITWORK FOR ASSISTED LIVING & TOWN HOMES - TOTAL					\$ 11,326,015.68	
133				\$ -	\$ -		
134	Hospitality (boutique hotel, 40-key, 2-story)	40.00	key	\$ -	\$ -		
135	Temporary Protection & Project Labor	24,250.00	sf	\$ 0.75	\$ 18,187.50		
136	Concrete: Foundations and Slabs	24,250.00	sf	\$ 10.00	\$ 242,500.00		
137	Masonry	24,250.00	sf	\$ 6.36	\$ 154,230.00		
138	Steel	24,250.00	sf	\$ 4.37	\$ 105,972.50		
139	R-Carp	24,250.00	sf	\$ 33.65	\$ 816,012.50		
140	Int Fin Carp	24,250.00	sf	\$ 3.45	\$ 83,662.50		
141	Ext Fin Carp	24,250.00	sf	\$ 1.95	\$ 47,287.50		
142	Millwork	24,250.00	sf	\$ 0.61	\$ 14,792.50		
143	Damproofing	24,250.00	sf	\$ 3.50	\$ 84,875.00		

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	ROM/Conceptual Estimate 6/9/2025	Cost Per Total Bldg Sq. Ft.
144	Insulation	24,250.00	sf	\$ 4.03	\$ 97,727.50		
145	Roofing	24,250.00	sf	\$ 5.80	\$ 140,650.00		
146	Siding	24,250.00	sf	\$ 16.27	\$ 394,547.50		
147	Fireproofing		n/a	\$ -	\$ -		
148	Caulking	24,250.00	sf	\$ 0.65	\$ 15,762.50		
149	Doors/Frames/Hardware	24,250.00	sf	\$ 5.81	\$ 140,892.50		
150	Entry Access	24,250.00	sf	\$ 0.45	\$ 10,912.50		
151	Access Doors	24,250.00	sf	\$ 0.60	\$ 14,550.00		
152	Windows	24,250.00	sf	\$ 8.95	\$ 217,037.50		
153	Glass and Glazing	24,250.00	sf	\$ 2.64	\$ 64,020.00		
154	Shower Doors	40.00	key	\$ 1,450.00	\$ 58,000.00		
155	Drywall	24,250.00	sf	\$ 9.66	\$ 234,255.00		
156	FRP	24,250.00	sf	\$ 0.10	\$ 2,425.00		
157	ACT	24,250.00	sf	\$ 0.45	\$ 10,912.50		
158	Floring and Base	24,250.00	sf	\$ 8.80	\$ 213,400.00		
159	Rubber Flooring at Stairs	24,250.00	sf	\$ 0.50	\$ 12,125.00		
160	Painting	24,250.00	sf	\$ 2.21	\$ 53,592.50		
161	Signage	24,250.00	sf	\$ 0.15	\$ 3,637.50		
162	Fire Protection Specialties	24,250.00	sf	\$ 0.10	\$ 2,425.00		
163	Postal Specialties	24,250.00	sf	\$ 0.10	\$ 2,425.00		
164	Toilet Accessories	24,250.00	sf	\$ 0.83	\$ 20,127.50		
165	Appliances	40.00	key	\$ 990.00	\$ 39,600.00		
166	Café	24,250.00	sf	\$ 10.31	\$ 250,000.00		
167	Bar	24,250.00	sf	\$ 6.19	\$ 150,000.00		
168	Laundry	24,250.00	sf	\$ 2.00	\$ 48,500.00		
169	Commercial Kitchen	24,250.00	sf	\$ 8.25	\$ 200,000.00		
170	Kitchen and Bath Cabinets and Counters	40.00	key	\$ 1,500.00	\$ 60,000.00		
171	Window Treatment	24,250.00	sf	\$ 0.70	\$ 16,975.00		
172	Elevator	24,250.00	sf	\$ 4.54	\$ 110,000.00		
173	Fire Protection	24,250.00	sf	\$ 4.50	\$ 109,125.00		
174	Plumbing	24,250.00	sf	\$ 13.63	\$ 330,527.50		
175	HVAC	24,250.00	sf	\$ 39.80	\$ 965,150.00		
176	Electrical - service	24,250.00	sf	\$ 1.83	\$ 44,378.00		
177	Electrical - Lghtng, Pwr, Wire, Devices, Low Volt, F/A, Sec	24,250.00	sf	\$ 18.27	\$ 443,168.00		
178	Hospitality (boutique hotel, 40-key, 2-story) - Subtotal					\$ 6,044,368.50	\$ 249.25
179	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)					\$ 1,790,607.21	\$ 73.84
180	HOSPITALITY - TOTAL					\$ 7,834,975.71	\$ 323.09
181				\$ -	\$ -		
182	Restaurant/Brewery - shell space	3,750.00	sf	\$ -	\$ -		
183	Concrete	3,750.00	sf	\$ 10.00	\$ 37,500.00		
184	Masonry	3,750.00	sf	\$ -	\$ -		
185	Steel	3,750.00	sf	\$ -	\$ -		
186	Woods and plastics	3,750.00	sf	\$ 35.00	\$ 131,250.00		
187	Thermal and Moisture Protection	3,750.00	sf	\$ 30.25	\$ 113,437.50		
188	Openings	3,750.00	sf	\$ 18.45	\$ 69,187.50		
189	Finishes	3,750.00	sf	\$ 15.00	\$ 56,250.00		
190	Specialties	3,750.00	sf	\$ 2.50	\$ 9,375.00		
191	Equipment	3,750.00	sf	\$ -	\$ -		
192	Furniture Fixtures & Accessories	3,750.00	sf	\$ -	\$ -		
193	Fire Protection	3,750.00	sf	\$ 4.50	\$ 16,875.00		
194	Plumbing	3,750.00	sf	\$ 8.50	\$ 31,875.00		
195	HVAC	3,750.00	sf	\$ 25.00	\$ 93,750.00		

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	ROM/Conceptual Estimate 6/9/2025	Cost Per Total Bldg Sq. Ft.
196	Electrical	3,750.00	sf	\$ 9.33	\$ 35,000.00		
197	Restaurant/Brewery - shell space - Subtotal					\$ 594,500.00	\$ 158.53
198	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)					\$ 176,116.99	\$ 46.96
199	RESTAURANT - TOTAL					\$ 770,616.99	\$ 205.50
200				\$ -	\$ -		
201	Outdoor Event Space	3,750.00	sf	\$ -	\$ -		
202	Concrete	3,750.00	sf	\$ 15.00	\$ 56,250.00		
203	Metals	3,750.00	sf	\$ 3.50	\$ 13,125.00		
204	Woods and plastics	3,750.00	sf	\$ 10.00	\$ 37,500.00		
205	Equipment	3,750.00	sf	\$ 2.00	\$ 7,500.00		
206	Furniture Fixtures & Accessories	3,750.00	sf	\$ 2.00	\$ 7,500.00		
207	Plumbing	3,750.00	sf	\$ 10.00	\$ 37,500.00		
208	Electrical	3,750.00	sf	\$ 6.67	\$ 25,000.00		
209	Outdoor Event Space - Subtotal					\$ 184,375.00	\$ 49.17
210	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)					\$ 43,129.72	\$ 11.50
211	OUTDOOR EVENT SPACE - TOTAL					\$ 227,504.72	\$ 60.67
212				\$ -	\$ -		
213	Banquet Building	2,500.00	sf	\$ -	\$ -		
214	Concrete	2,500.00	sf	\$ 15.00	\$ 37,500.00		
215	Masonry	2,500.00	sf	\$ -	\$ -		
216	Steel	2,500.00	sf	\$ -	\$ -		
217	Woods and plastics	2,500.00	sf	\$ 45.00	\$ 112,500.00		
218	Thermal and Moisture Protection	2,500.00	sf	\$ 30.25	\$ 75,625.00		
219	Openings	2,500.00	sf	\$ 18.45	\$ 46,125.00		
220	Finishes	2,500.00	sf	\$ 15.00	\$ 37,500.00		
221	Specialties	2,500.00	sf	\$ 2.50	\$ 6,250.00		
222	Equipment	2,500.00	sf	\$ -	\$ -		
223	Catering Kitchen	2,500.00	sf	\$ 15.00	\$ 37,500.00		
224	Fire Protection	2,500.00	sf	\$ 4.50	\$ 11,250.00		
225	Plumbing	2,500.00	sf	\$ 12.54	\$ 31,350.00		
226	HVAC	2,500.00	sf	\$ 39.80	\$ 99,500.00		
227	Electrical	2,500.00	sf	\$ 35.00	\$ 87,500.00		
228	Banquet Building - Subtotal					\$ 582,600.00	\$ 233.04
229	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)					\$ 136,284.06	\$ 54.51
230	BANQUET BUILDING - TOTAL					\$ 718,884.06	\$ 287.55
231				\$ -	\$ -		
232	Spa Building	2,500.00	sf	\$ -	\$ -		
233	Concrete	2,500.00	sf	\$ 15.00	\$ 37,500.00		
234	Masonry	2,500.00	sf	\$ -	\$ -		
235	Steel	2,500.00	sf	\$ -	\$ -		
236	Woods and plastics	2,500.00	sf	\$ 45.00	\$ 112,500.00		
237	Thermal and Moisture Protection	2,500.00	sf	\$ 30.25	\$ 75,625.00		
238	Openings	2,500.00	sf	\$ 18.45	\$ 46,125.00		
239	Finishes	2,500.00	sf	\$ 15.00	\$ 37,500.00		
240	Specialties	2,500.00	sf	\$ 2.50	\$ 6,250.00		
241	Equipment (Sauna/Spa)	2,500.00	sf	\$ 20.00	\$ 50,000.00		
242	Furniture Fixtures & Accessories	2,500.00	sf	\$ -	\$ -		
243	Fire Protection	2,500.00	sf	\$ 4.50	\$ 11,250.00		
244	Plumbing	2,500.00	sf	\$ 18.72	\$ 46,800.00		
245	HVAC	2,500.00	sf	\$ 39.80	\$ 99,500.00		

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	ROM/Conceptual Estimate 6/9/2025	Cost Per Total Bldg Sq. Ft.
246	Electrical	2,500.00	sf	\$ 25.00	\$ 62,500.00		
247	Spa Building - Subtotal					\$ 585,550.00	\$ 234.22
248	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)					\$ 136,974.13	\$ 54.79
249	SPA BUILDING - TOTAL					\$ 722,524.13	\$ 289.01
250				\$ -	\$ -		
251	Sitework for Hospitality, Banquet Hall, and Spa			\$ -	\$ -		
252	Rock removal allowance	1.00	ls	\$ 1,000,000.00	\$ 1,000,000.00		
253	Sitework for Spa - Building Only	2,500.00	sf	\$ 10.00	\$ 25,000.00		
254	Sitework for Banquet - Building Area	2,500.00	sf	\$ 10.00	\$ 25,000.00		
255	Sitework for Outdoor Event Space	3,750.00	sf	\$ 10.00	\$ 37,500.00		
256	Sitework for Restaurant - Building Only	3,750.00	sf	\$ 10.00	\$ 37,500.00		
257	Sitework for Hospitality - Building Only	12,125.00	sf	\$ 10.00	\$ 121,250.00		
258	Parking for Restaurant	34.00	ea	\$ 4,000.00	\$ 136,000.00		
259	Parking (staff/event)	100.00	ea	\$ 4,000.00	\$ 400,000.00		
260	Parking for Hospitality	48.00	ea	\$ 4,000.00	\$ 192,000.00		
261	Access roads - site lighting and fire hydrants	1,360.00	lf	\$ 225.00	\$ 306,000.00		
262	Paths/Sidewalks (5'wide)	4,215.00	sf	\$ 9.50	\$ 40,042.50		
263	Swimming Pool	1.00	ea	\$ 250,000.00	\$ 250,000.00		
264	Landscaping	1.00	ls	\$ 125,000.00	\$ 125,000.00		
265	Site Electrical - Parking & Access Road Lighting	12	ea	\$ 6,000.00	\$ 72,000.00		
266	Site Electrical - Pathway & Sidewalk Lighting	25	ea	\$ 4,500.00	\$ 112,500.00		
267	Site Electrical - Restaurant Parking Lighting	4	ea	\$ 6,000.00	\$ 24,000.00		
268	Sitework for Hospitality, Banquet Hall, and Spa - Subtotal					\$ 2,903,792.50	
269	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)					\$ 860,230.77	
270	SITWORK FOR ASSISTED LIVING & TOWN HOMES - TOTAL					\$ 3,764,023.27	
271				\$ -	\$ -		
272	DEVELOPMENT PROJECTS - Subtotal					\$ 79,801,600.58	
273	D-2 WOODFIELD ROAD WEST					\$ 82,392,608.49	

1	ALTERNATES						
2	Alternate #1 - Low Density Senior Housing, Workforce Housing, Assisted Living			\$ -	\$ -		
3	Eliminated work						
4	Eliminate Boutique Hotel	(1.00)	ls	\$ 7,834,975.71	\$ (7,834,975.71)		
5	Added Work						
6	30 town homes in lieu of 6 - ADD 6	6.00	ea	\$ 472,346.06	\$ 2,834,076.38		
7	28 town homes (1500sf/ea)	42,000.00	sf	\$ 214.70	\$ 9,017,515.75		
8	- Total Alternate (including markup)					\$ 4,016,616.42	

WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT AR1 - ANSONIA ROAD WEST (4.39 acres)



WOODBIDGE CCW - PROJECT AR1 - ANSONIA ROAD WEST (4.39 acres)
WOODFIELD ROAD, WOODBRIDGE, CT 06525
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE
June 9, 2025

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	ROM/Conceptual Estimate 6/9/2025	Cost Per Total Bldg Sq. Ft.
1	PROJECT AR1 - ANSONIA ROAD WEST						
2	TOWN CAPITAL PROJECTS						
3	Sitework	4.39	acres	\$ -	\$ -		
4	Mobilize	4.39	acres	\$ 5,437.74	\$ 23,871.67		
5	E&S	4.39	acres	\$ 2,718.87	\$ 11,935.83		
6	Site Demo			\$ -	\$ -		
7	Remove trails	3,600.00	sf	\$ 0.83	\$ 2,988.00		
8	Remediation			\$ -	\$ -		
9	Soil		n/a	\$ -	\$ -		
10	Invasive plants	4.39	acres	\$ 10,000.00	\$ 43,900.00		
11	Utilities			\$ -	\$ -		
12	Low impact stormwater design (bioswales, rain gardens, basins)	5,333	sf	\$ 15.00	\$ 79,995.00		
13	Paving & Curbs			\$ -	\$ -		
14	New Trails - Paved: 12'wide, 2"bit, 6" process base	175	lf	\$ 66.00	\$ 11,550.00		
15	New Trails - Paved: 6'wide, 2"bit, 6" process base	445	lf	\$ 33.00	\$ 14,685.00		
16	New Trails - Natural	100	lf	\$ 12.00	\$ 1,200.00		
17	Parking	30	spaces	\$ 4,000.00	\$ 120,000.00		
18	Landscaped areas	3	acres	\$ 32,000.00	\$ 96,000.00		
19	Composting Toilets (simple wood structures)	2	ea	\$ 20,000.00	\$ 40,000.00		
20	Open air wood pavilion	500	sf	\$ 93.75	\$ 46,875.00		
21	Site Lighting	6	ea	\$ 4,500.00	\$ 27,000.00		
22	Interpretive Signage at historic foundations	4.39	acres	\$ 4,000.00	\$ 17,560.00		
23	TOWN CAPITAL PROJECTS - Subtotal					\$ 537,560.50	
24	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)					\$ 114,331.50	
25	TOWN CAPITAL PROJECTS - TOTAL					\$ 651,892.00	
26	PROJECT AR1 - ANSONIA ROAD WEST						

1	ALTERNATES						
2	Alternate - Agriculture, Education, Interpretation			\$ -	\$ -		
3	Eliminated work						
4	Reduce landscaped areas from 3 acres to 1 acre	(2.00)	acres	\$ 32,000.00	\$ (64,000.00)		
5	Added Work						
6	Add 2 acres of agriculture area	2.00	acres	\$ 9,500.00	\$ 19,000.00		
7	Add 2 acres of irrigation area (supply water source)	1.00	ls	\$ 35,000.00	\$ 35,000.00		
8	Add 5,000sf of parking	5,000.00	sf	\$ 7.50	\$ 37,500.00		
9	- Sub Total					\$ 27,500.00	
10	- Markup					\$ 4,421.87	

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	ROM/Conceptual Estimate 6/9/2025	Cost Per Total Bldg Sq. Ft.
11	- Total Alternate					\$ 31,921.87	

WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT D1 - ANSONIA ROAD EAST (7.24acres)



WOODBRIIDGE CCW - PROJECT D1 - ANSONIA ROAD EAST (7.24acres)
WOODFIELD ROAD, WOODBRIDGE, CT 06525
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE
June 9, 2025

Line Item No.	Description	Total Quantity	Unit Description	Labor		Material		Subcontractor		Other		Total Unit Price For This Line Item	Total Cost By Line Item	ROM/Conceptual Estimate 6/9/2025	Cost Per Total Bldg Sq. Ft.
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount				
1	PROJECT D1 - ANSONIA ROAD EAST														
2	TOWN CAPITAL PROJECTS														
3	Sitework	7.24	acres	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
4	Mobilize/Engineering/Etc	7.24	acres	\$ -	\$ -	\$ -	\$ -	1,035.91	\$ 7,500.00	\$ -	\$ -	1,035.91	\$ 7,500.00		
5	E&S		n/a	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
6	Site & Building/Structure Demo			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
7	Remove paved trails	3,800.00	sf	\$ -	\$ -	\$ -	\$ -	0.83	\$ 3,154.00	\$ -	\$ -	0.83	\$ 3,154.00		
8	Remediation			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
9	Soil		n/a	\$ -	\$ -	\$ -	\$ -	20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -		
10	Invasive plants		n/a	\$ -	\$ -	\$ -	\$ -	10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -		
11	Mass Excavation		w/development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
12	Paving & Curbs			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
13	New Trails - Paved: 6'wide, 2"bit, 6" process base	15	lf	\$ -	\$ -	\$ -	\$ -	33.00	\$ 495.00	\$ -	\$ -	33.00	\$ 495.00		
14	New Trails - Natural	90	lf	\$ -	\$ -	\$ -	\$ -	12.00	\$ 1,080.00	\$ -	\$ -	12.00	\$ 1,080.00		
15	TOWN CAPITAL PROJECTS - Subtotal													\$ 12,229.00	
16	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)													\$ 2,600.93	
17	TOWN CAPITAL PROJECTS - TOTAL													\$ 14,829.93	
18				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
19	DEVELOPMENT PROJECTS														
20	New Cottages (32ea, 880sf/ea, 2br/2ba)	32.00	ea	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
21	Temporary Protection & Project Labor	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	3.36	\$ 94,617.60	\$ -	\$ -	3.36	\$ 94,617.60		
22	Concrete: Foundations and Slabs	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	10.00	\$ 281,600.00	\$ -	\$ -	10.00	\$ 281,600.00		
23	Masonry	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
24	Steel	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	0.77	\$ 21,683.20	\$ -	\$ -	0.77	\$ 21,683.20		
25	R-Carp	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	26.25	\$ 739,200.00	\$ -	\$ -	26.25	\$ 739,200.00		
26	Int Fin Carp	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	2.88	\$ 81,100.80	\$ -	\$ -	2.88	\$ 81,100.80		
27	Ext Fin Carp	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	7.63	\$ 214,860.80	\$ -	\$ -	7.63	\$ 214,860.80		
28	Millwork	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	3.91	\$ 110,105.60	\$ -	\$ -	3.91	\$ 110,105.60		
29	Damproofing	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	0.69	\$ 19,430.40	\$ -	\$ -	0.69	\$ 19,430.40		
30	Insulation	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	13.50	\$ 380,160.00	\$ -	\$ -	13.50	\$ 380,160.00		
31	Roofing & Gutters	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	11.58	\$ 326,092.80	\$ -	\$ -	11.58	\$ 326,092.80		
32	Siding	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	14.88	\$ 419,020.80	\$ -	\$ -	14.88	\$ 419,020.80		
33	Caulking	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	0.65	\$ 18,304.00	\$ -	\$ -	0.65	\$ 18,304.00		
34	Doors/Frames/Hardware	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	2.95	\$ 83,200.00	\$ -	\$ -	2.95	\$ 83,200.00		
35	Windows	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	4.55	\$ 128,000.00	\$ -	\$ -	4.55	\$ 128,000.00		
36	Glass and Glazing	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
37	Drywall	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	8.81	\$ 248,089.60	\$ -	\$ -	8.81	\$ 248,089.60		
38	Tile	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	3.63	\$ 102,220.80	\$ -	\$ -	3.63	\$ 102,220.80		
39	Flooring	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	4.20	\$ 118,272.00	\$ -	\$ -	4.20	\$ 118,272.00		
40	Painting	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	2.30	\$ 64,768.00	\$ -	\$ -	2.30	\$ 64,768.00		
41	Toilet Accessories	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	1.40	\$ 39,424.00	\$ -	\$ -	1.40	\$ 39,424.00		
42	Appliances	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	2.11	\$ 59,417.60	\$ -	\$ -	2.11	\$ 59,417.60		
43	Kitchen and Bath Cabinets and Counters	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	6.25	\$ 176,000.00	\$ -	\$ -	6.25	\$ 176,000.00		
44	Window Treatment	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	0.55	\$ 15,488.00	\$ -	\$ -	0.55	\$ 15,488.00		
45	Elevator		n/a	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
46	Fire Protection		n/a	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
47	Plumbing	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	8.54	\$ 240,486.40	\$ -	\$ -	8.54	\$ 240,486.40		
48	HVAC	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	28.35	\$ 798,336.00	\$ -	\$ -	28.35	\$ 798,336.00		
49	Electrical - Service to Buildings	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	3.41	\$ 96,000.00	\$ -	\$ -	3.41	\$ 96,000.00		
50	Electrical - Lghtng, Pwr, Wire, Devices, Low Volt, F/A, Sec	28,160.00	sf	\$ -	\$ -	\$ -	\$ -	11.41	\$ 321,280.00	\$ -	\$ -	11.41	\$ 321,280.00		
51	Electrical - Roof Mounted PV (based on 12KW)		n/a	\$ -	\$ -	\$ -	\$ -	10.91	\$ -	\$ -	\$ -	\$ -	\$ -		
52	New Cottages (32ea, 880sf/ea, 2br/2ba) - Subtotal													\$ 5,197,158.40	\$ 184.56
53	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)													\$ 1,539,626.39	\$ 54.67
54	NEW TOWN HOMES - TOTAL													\$ 6,736,784.79	\$ 239.23
55				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
56	Sitework for Cottages														
57	Sitework	7.24	acres	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
58	Sitework/Cuts & Fills/Site Improvements/Landscaping, etc over and above sewer, water, parking, access roads, etc)	7.24	acres	\$ -	\$ -	\$ -	\$ -	450,000.00	\$ 3,258,000.00	\$ -	\$ -	450,000.00	\$ 3,258,000.00		
59	Sitework for Cottages - Building Only	14,080.00	sf	\$ -	\$ -	\$ -	\$ -	10.00	\$ 140,800.00	\$ -	\$ -	10.00	\$ 140,800.00		
60	Rock removal allowance		n/a	\$ -	\$ -	\$ -	\$ -	175,000.00	\$ -	\$ -	\$ -	\$ -	\$ -		
61	Parking (0.5 spaces per bed)	50.00	ea	\$ -	\$ -	\$ -	\$ -	4,000.00	\$ 200,000.00	\$ -	\$ -	4,000.00	\$ 200,000.00		
62	Access roads - site lighting and fire hydrants	1,990.00	lf	\$ -	\$ -	\$ -	\$ -	225.00	\$ 447,750.00	\$ -	\$ -	225.00	\$ 447,750.00		

Line Item No.	Description	Total Quantity	Unit Description	Labor		Material		Subcontractor		Other		Total Unit Price For This Line Item	Total Cost By Line Item	ROM/Conceptual Estimate 6/9/2025	Cost Per Total Bldg Sq. Ft.
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount				
63	Trails: Natural	3,280.00	If w/base estimate	\$ -	\$ -	\$ -	\$ -	\$ 12.00	\$ 39,360.00	\$ -	\$ -	\$ 12.00	\$ 39,360.00		
64	Site Electrical			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
65	Sitework for Cottages - Subtotal													\$ 4,085,910.00	
66	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)													\$ 1,210,425.85	
67	SITWORK FOR COTTAGES - TOTAL													\$ 5,296,335.85	
68	DEVELOPMENT PROJECTS - Subtotal													\$ 12,033,120.65	
69	PROJECT D1 - ANSONIA ROAD EAST													\$ 12,047,950.58	

1	ALTERNATES														
2	Alternate #1 - Low Density, Housing, Workforce, Rental			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
3	Eliminated work														
4	Eliminate new trails - paved	(1.00)	ls	\$ -	\$ -	\$ -	\$ -	\$ 495.00	\$ (495.00)	\$ -	\$ -	\$ 495.00	\$ (495.00)		
5	Eliminate new trails - natural	(1.00)	ls	\$ -	\$ -	\$ -	\$ -	\$ 40,440.00	\$ (40,440.00)	\$ -	\$ -	\$ 40,440.00	\$ (40,440.00)		
6	- Sub Total													\$ (40,935.00)	
7	- Markup													\$ (8,706.29)	
8	- Total Alternate													\$ (49,641.29)	

WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT AG1 - (5.84 acres)



WOODBIDGE CCW - PROJECT AG1 - (5.84 acres)
WOODFIELD ROAD, WOODBRIDGE, CT 06525
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE
June 9, 2025

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	ROM/Conceptual Estimate 6/9/2025	Cost Per Total Bldg Sq. Ft.
1	PROJECT AG1						
2	TOWN CAPITAL PROJECTS						
3	Sitework	5.84	acres	\$ -	\$ -		
4	Mobilize	5.84	acres	\$ 5,437.74	\$ 31,756.39		
5	E&S	5.84	acres	\$ 2,718.87	\$ 15,878.19		
6	Site Demo			\$ -	\$ -		
7	Remove trails	1,900.00	sf	\$ 0.83	\$ 1,577.00		
8	Remediation			\$ -	\$ -		
9	Soil	2.92	acres	\$ 20,000.00	\$ 58,400.00		
10	Invasive plants	2.92	acres	\$ 10,000.00	\$ 29,200.00		
11	Utilities			\$ -	\$ -		
12	Irrigation (i.e. provide water source)	1	ls	\$ 35,000.00	\$ 35,000.00		
13	Paving & Curbs			\$ -	\$ -		
14	New Trails - Natural	950	lf	\$ 12.00	\$ 11,400.00		
15	Agricultural Areas	5	acres	\$ 3,500.00	\$ 17,500.00		
16	Interpretive Signage	5.84	acres	\$ 4,000.00	\$ 23,360.00		
17	TOWN CAPITAL PROJECTS - Subtotal					\$ 224,071.58	
18	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)					\$ 47,656.85	
19	TOWN CAPITAL PROJECTS - TOTAL					\$ 271,728.43	
20	PROJECT AG1					\$ 271,728.43	

1	ALTERNATES						
2	Alternate - Agriculture, Education, Interpretation			\$ -	\$ -		
3	Eliminated work						
4	Agricultural Areas	(5.00)	acres	\$ 3,500.00	\$ (17,500.00)		
5	Added Work						
6	Add Open Space	5.00	acres	\$ 25,000.00	\$ 125,000.00		
7	- Sub Total					\$ 107,500.00	
8	- Markup					\$ 17,285.48	
9	- Total Alternate					\$ 124,785.48	

WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT GS1 - (93.24 acres)



**WOODBIDGE CCW - PROJECT GS1 - (93.24 acres)
WOODFIELD ROAD, WOODBRIDGE, CT 06525
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE**

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	ROM/Conceptual Estimate 6/9/2025	Cost Per Total Bldg Sq. Ft.
1	PROJECT GS1						
2	TOWN CAPITAL PROJECTS						
3	Sitework	93.24	acres	\$ -	\$ -		
4	Mobilize	93.24	acres	\$ 268.13	\$ 25,000.00		
5	E&S	93.24	acres	\$ 160.88	\$ 15,000.00		
6	Site Demo			\$ -	\$ -		
7	Remove paved trails	44,400.00	sf	\$ 0.83	\$ 36,852.00		
8	Remediation			\$ -	\$ -		
9	Soil		n/a	\$ -	\$ -		
10	Invasive plants		n/a	\$ -	\$ -		
11	Paving & Curbs			\$ -	\$ -		
12	New Trails - Paved: 12'wide, 2"bit, 6" process base	1,950	lf	\$ 66.00	\$ 128,700.00		
13	New Trails - paved 6'w	10,000	lf	\$ 33.00	\$ 330,000.00		
14	New Trails - Natural	6,300	lf	\$ 12.00	\$ 75,600.00		
15	Open Space with Low Cost Habitat Restoration		n/a	\$ -	\$ -		
16	Interpretive Signage	93.24	acres	\$ 1,072.50	\$ 100,000.00		
17	TOWN CAPITAL PROJECTS - Subtotal					\$ 711,152.00	
18	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)					\$ 151,251.95	
19	TOWN CAPITAL PROJECTS - TOTAL					\$ 862,403.95	
20	PROJECT GS1					\$ 862,403.95	

1	ALTERNATES						
2	Alternate - Ecological Restoration			\$ -	\$ -		
3	Revise Open Space to						
4	Pollinator Meadow (invasive treatment + seeding)	7.50	acres	\$ 35,000.00	\$ 262,500.00		
5	Maintenance	7.50	acres	\$ 11,250.00	\$ 84,375.00		
6	Riparian Restoration (invasive treatment + planting & seeding)	7.00	acres	\$ 52,500.00	\$ 367,500.00		
7	Maintenance	7.00	acres	\$ 25,000.00	\$ 175,000.00		
8	Pond Restoration	2.50	acres	\$ 70,000.00	\$ 175,000.00		
9	Maintenance	2.50	acres	\$ 32,500.00	\$ 81,250.00		
10	Revise Open Space	(17.00)	acres	\$ 9,249.29	\$ (157,237.96)		
11	- Sub Total					\$ 988,387.04	
12	- Markup					\$ 158,927.89	
13	- Total Alternate - ADD to base estimate					\$ 1,147,314.94	

WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT GS2 - (22.92 acres)



**WOODBIDGE CCW - PROJECT GS2 - (22.92 acres)
WOODFIELD ROAD, WOODBRIDGE, CT 06525
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE**

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	ROM/Conceptual Estimate 6/9/2025	Cost Per Total Bldg Sq. Ft.
1	PROJECT GS2						
2	TOWN CAPITAL PROJECTS						
3	Sitework	22.92	acres	\$ -	\$ -		
4	Paving & Curbs			\$ -	\$ -		
5	New Trails - Natural	2,600	lf	\$ 12.00	\$ 31,200.00		
6	Interpretive Signage (basic)	22.92	acres	\$ 2,500.00	\$ 57,300.00		
7	TOWN CAPITAL PROJECTS - Subtotal					\$ 88,500.00	
8	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)					\$ 18,822.70	
9	TOWN CAPITAL PROJECTS - TOTAL					\$ 107,322.70	
10	PROJECT GS2					\$ 107,322.70	

WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

BASIS OF ESTIMATE



WOODBIDGE CCW
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE
BASIS OF ESTIMATE
6/9/2025

Basis of Estimating		
1	This estimate is based upon:	
2	- Woodbridge Master Plan document (10 pages), not dated, provided by Cooper Robertson.	
3	- Q&A dated 5/30/25.	
4	- Project meetings dated 5/22/225 and 5/8/25.	
5	- Topo plan.	
6	- Parking space and landscape information provided 5/30/25.	
7	- Site visit 6/1/25.	
8	- Relocation of cell tower budget from Toll Bros quote dated 11/14/2011 escalated to today.	
9	- Phase I ESA dated 1/23/25 prepared by Langan.	
10	- Estimate review and comments from the design team dated 6/5/25 and 6/7/25.	
11	- Cost review meeting with design team 6/9/25.	
12	Cost estimating is based on the measurement and quantities from the drawings wherever possible.	
13	Costs are formulated from current and historical cost data on products and materials.	
14	An estimate contingency is utilized as a budgetary tool to allow for details not thoroughly designed in this iteration of the documents. As the scope and documentation is developed the contingency can be reduced as 100% construction documents are achieved. The estimate contingency is not included to cover additional scope over and above the intentions of the documents.	
15	Escalation is derived from a 25-year cost escalation index from Design Cost Data.	
Mark-Up Costs included in this cost estimate		
	Town Capital Prjcts	Development Prjcts
1	2.50%	2.50%
2	2.50%	4.00%
3	2.50%	2.00%
4	0.00%	0.00%
5	0.00%	0.00%
6	Construction Cost Escalation - Construction to Start (town projects summer 2026; development projects summer 2029)	
	0.00%	0.00%
7	5.00%	5.00%
8	0.25%	1.25%
9	0.00%	0.00%
10	1.10%	1.10%
11	5.00%	3.50%
12	0.00%	6.35%
13	0.78%	0.78%

Clarifications	
1	General conditions costs can vary widely pending the sophistication of the contractor. This estimate accounts for a contractor that is appropriate for the type and size of the construction project.
2	Specific inclusions and exclusions are as per the line items included in the detailed estimate.
3	The construction costs in this estimate represent the fair market value and are not intended to be a prediction of the lowest bid.
4	The costs include: labor, material, equipment, and the subcontractor's overhead and profit.
5	Pricing assumes competitive bidding on all elements of the construction work, assuming a minimum of three competitive bidders for all general contractors, subcontractors, expected to be higher due to the lack of competition if fewer bids are received or solicited.
6	This estimate is based on the quality and completeness of the documents provided, as well as the other information listed above, current and historical unit costs, the understanding and interpretation of the work and the time frame to complete the work, and the general conditions/general requirements that an appropriate contractor may charge (labor rates) and/or utilize (tasks). Under no circumstances will Construction Cost Solutions, LLC be liable for damages based on any cost differences between this estimate and actual costs or other estimates that may be received from contractors or any other sources.
7	Regular work hours are included.
8	It is assumed that existing earth material can be reused as fill and backfill material. Importing structural fill is limited only to the balance of fill material needed after the use of cut and displaced materials from bases and beddings for site pavement and utilities.
9	Town Capital projects are based on prevailing wage. Development projects are based on open shop, competitive bidding.
10	Costs assume:
11	The restaurant and the outdoor event space are constructed within the same project.
12	The banquet building and the spa building are completed together within the same project.
13	The town homes and the assisted living building are complete together within the same project.
14	The new cottages are completed as their own separate project.
15	Allowances for rock removal totaling \$625,000 are included in the D-1 and D-2 areas.
16	A soil remediation unit price allowance of \$20,000 per acres is included in select areas.
17	An invasive treatment unit price allowance of \$10,000 per is included in select areas.

Exclusions	
1	Soft costs are not included.
2	Design and engineering fees are not included.
3	Costs associated with moving and storage.
4	A construction contingency is not included.
5	An Owner contingency is not included.
6	Costs associated with Owner's representative.
7	Delegated design is not included.
8	Winter conditions is not included.
9	Extra materials over and above industry standards.
10	Unforeseen conditions.
11	Additional liability insurance is not included.
12	Fire marshal fees are not included.
13	Off hour/premium time is not included.
14	Premium costs for "quick ship" of materials and/or equipment are not included.
15	Hazardous material abatement is not included.
16	Removal and replacement of unsuitable soil materials.
17	Blasting of rock is not included.
18	Ground improvements/piles are not included. Standard strip footings are included.
19	Moisture mitigation of existing or new concrete slabs are not included.
20	Owner furniture, fixtures or equipment are not included.
21	Tele/Data wiring and equipment is not included.
22	AV wiring and equipment is not included.
23	Security wiring and equipment is not included.
24	An engineered well point system is not included.

**Town of Woodbridge
Finance Department
CCW Costs**

1. Public Works Staff maintainer III position

Salary	\$	63,627
Social Sec.	\$	3,945
Medicare	\$	923
Retirement	\$	10,613
Health Insurance	\$	27,060
Life Insurance	\$	131
Dental	\$	586
Workers Comp	\$	1,909
total	\$	108,793

2. Full Time social worker

Salary	\$	19,952	<i>needed to make full time</i>
Social Sec.	\$	1,237	
Medicare	\$	289	
Retirement	\$	8,875	
Health Insurance	\$	27,060	
Life Insurance	\$	109	
Dental	\$	586	
Workers Comp	\$	100	
total	\$	58,208	

3. Senior transportation

Salary	\$	14,750
Social Sec.	\$	914
Medicare	\$	214
workers comp	\$	442
total	\$	16,321

4. Staffing of events in R-1

Salary	\$	1,200
Social Sec.	\$	74
Medicare	\$	17

Retirement	\$	200
supplies for events	\$	1,000
total	\$	2,492

5. Per pupil education costs

Woodbridge BOE	\$	20,269 <i>per pupil expenditure</i>
Amity BOE	\$	23,340

6. Other costs

Six light fixtures electric costs	\$	912
portable restroom -2	\$	3,004
public fire hydrant cost	\$	398 <i>linear feet times the rate</i>
public works maint. costs	\$	2,000
fix and maintain equipment		
public works supplies	\$	10,000
stone, seed, dog bags, garbage, fuel		

7. Equipment needs

mower	\$	18,000
chain saw, pole saw, etc...	\$	2,000
additional vehicle for senior transport	\$	30,000

8. Senior Services Programming Costs

Subsidized meals, trips, programs	\$	5,000
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Assumptions

portable toilet costs instead of compost
 HOA in D1 & D2
 minor impact on EMS but not enough for additional cost
 pickleball court maintained by HOA
 does not include additional fire apparatus needs
 1 additional PW employee to maintain grounds:

- mowing
- garbage pickup
- erosion control
- dog bag removal
- winter maintenance
- tree pruning
- equipment maintenance
- low cost invasive management

i-Tree Canopy Report

i-Tree Benefits and Cover Assessment

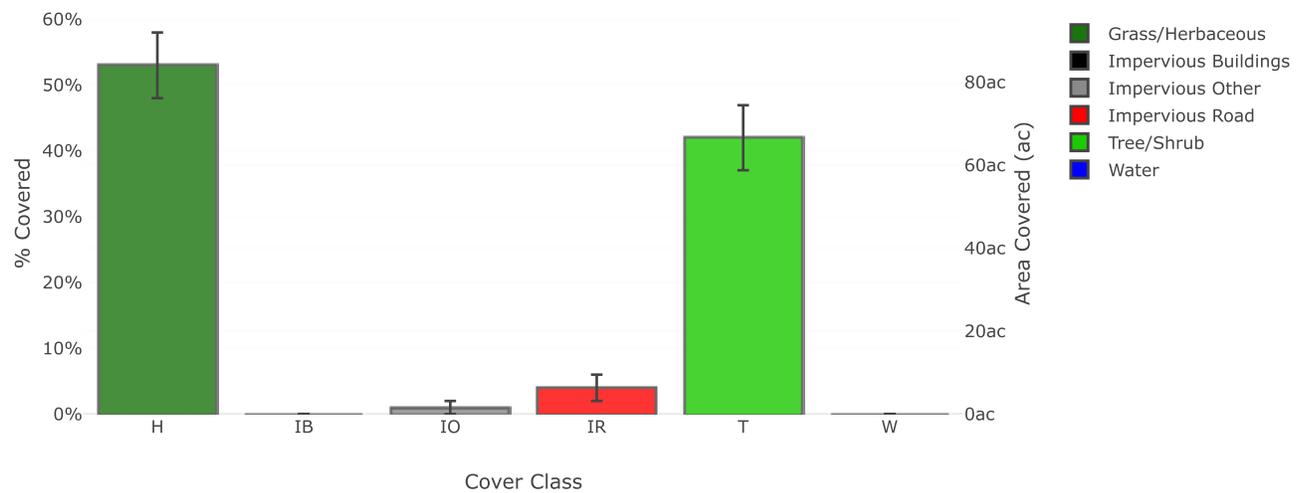
Estimated using random sampling statistics on 5/15/2025



Google

Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies Report a map error

Land Cover



Abbr.	Cover Class	Description	Points	% Cover ± SE	Area (ac) ± SE
H	Grass/Herbaceous		53	53.00 ± 4.99	84.06 ± 7.92
IB	Impervious Buildings		0	0.00 ± 0.00	0.00 ± 0.00
IO	Impervious Other		1	1.00 ± 1.00	1.59 ± 1.59
IR	Impervious Road		4	4.00 ± 2.00	6.34 ± 3.17
T	Tree/Shrub		42	42.00 ± 4.94	66.61 ± 7.83
W	Water		0	0.00 ± 0.00	0.00 ± 0.00
Total			100	100.00	158.61

Tree Benefit Estimates: Carbon (English units)

Description	Carbon (T)	±SE	CO ₂ Equiv. (T)	±SE	Value (USD)	±SE
Sequestered annually in trees	90.93	±10.69	333.41	±39.18	\$39,348	±4,624
Stored in trees (Note: this benefit is not an annual rate)	2,283.62	±268.36	8,373.27	±983.98	\$988,184	±116,125

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Amount sequestered is based on 1.365 T of Carbon, or 5.005 T of CO₂, per ac/yr and rounded. Amount stored is based on 34.281 T of Carbon, or 125.697 T of CO₂, per ac and rounded. Value (USD) is based on \$432.73/T of Carbon, or \$118.02/T of CO₂ and rounded. (English units: T = tons (2,000 pounds), ac = acres)

Tree Benefit Estimates: Air Pollution (English units)

Abbr.	Description	Amount (lb)	±SE	Value (USD)	±SE
CO	Carbon Monoxide removed annually	60.16	±7.07	\$12	±1
NO ₂	Nitrogen Dioxide removed annually	300.97	±35.37	\$4	±0
O ₃	Ozone removed annually	3,199.92	±376.04	\$186	±22
SO ₂	Sulfur Dioxide removed annually	300.60	±35.32	\$1	±0
PM _{2.5}	Particulate Matter less than 2.5 microns removed annually	158.14	±18.58	\$388	±46
PM ₁₀ *	Particulate Matter greater than 2.5 microns and less than 10 microns removed annually	1,137.09	±133.62	\$1,114	±131
Total		5,156.88	±606.00	\$1,704	±200

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Air Pollution Estimates are based on these values in lb/ac/yr @ \$/lb/yr and rounded:

CO 0.903 @ \$0.20 | NO₂ 4.518 @ \$0.01 | O₃ 48.036 @ \$0.06 | SO₂ 4.512 @ \$0.00 | PM_{2.5} 2.374 @ \$2.46 | PM₁₀* 17.070 @ \$0.98 (English units: lb = pounds, ac = acres)

Tree Benefit Estimates: Hydrological (English units)

Abbr.	Benefit	Amount (Kgal)	±SE	Value (USD)	±SE
AVRO	Avoided Runoff	59.81	±7.03	\$534	±63
E	Evaporation	4,934.94	±579.92	N/A	N/A
I	Interception	4,959.57	±582.82	N/A	N/A
T	Transpiration	7,647.10	±898.64	N/A	N/A
PE	Potential Evaporation	37,522.21	±4,409.38	N/A	N/A
PET	Potential Evapotranspiration	37,522.21	±4,409.38	N/A	N/A

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Hydrological Estimates are based on these values in Kgal/ac/yr @ \$/Kgal/yr and rounded:

AVRO 0.898 @ \$8.94 | E 74.082 @ N/A | I 74.452 @ N/A | T 114.796 @ N/A | PE 563.274 @ N/A | PET 563.274 @ N/A (English units: Kgal = thousands of gallons, ac = acres)

About i-Tree Canopy

The concept and prototype of this program were developed by David J. Nowak, Jeffery T. Walton, and Eric J. Greenfield (USDA Forest Service). The current version of this program was developed and adapted to i-Tree by David Ellingsworth, Mike Binkley, and Scott Maco (The Davey Tree Expert Company)

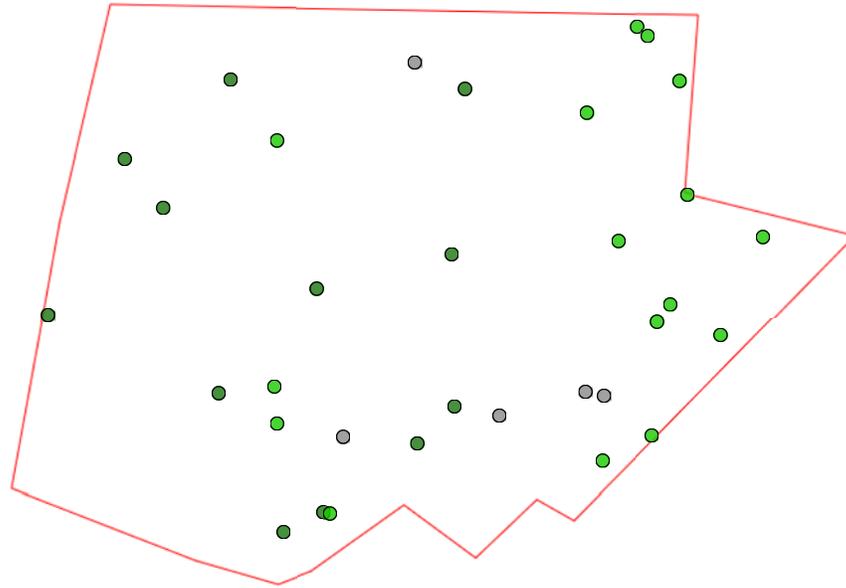
Limitations of i-Tree Canopy

The accuracy of the analysis depends upon the ability of the user to correctly classify each point into its correct class. As the number of points increase, the precision of the estimate will increase as the standard error of the estimate will decrease. If too few points are classified, the standard error will be too high to have any real certainty of the estimate.

i-Tree Canopy Report

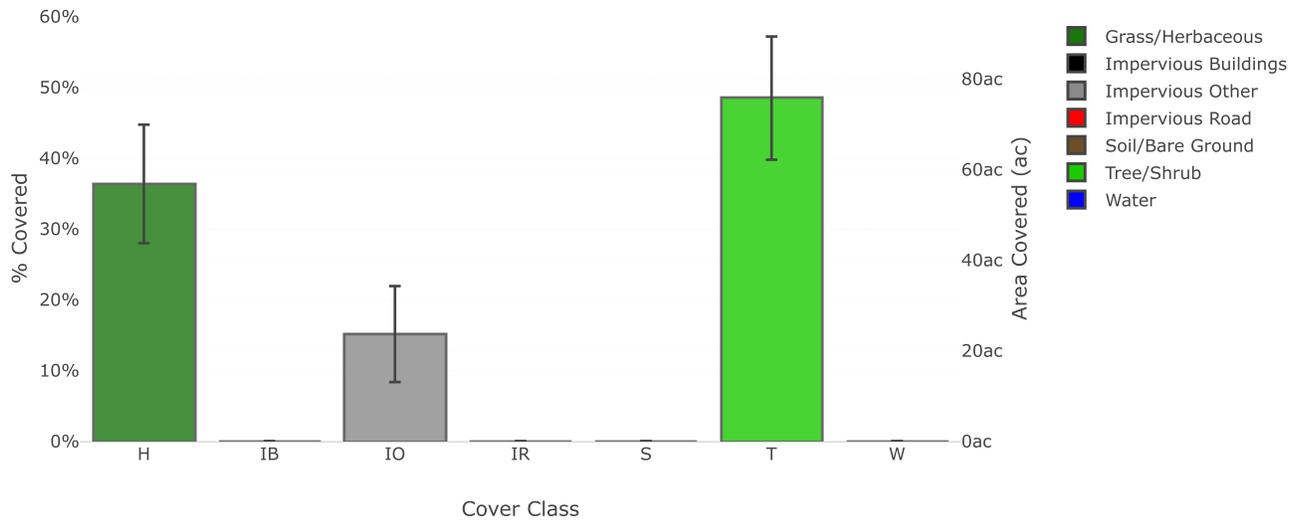
i-Tree Benefits and Cover Assessment

Estimated using random sampling statistics on 5/28/2025



Google

Land Cover



Abbr.	Cover Class	Description	Points	% Cover ± SE	Area (ac) ± SE
H	Grass/Herbaceous		12	36.36 ± 8.37	56.83 ± 13.09
IB	Impervious Buildings		0	0.00 ± 0.00	0.00 ± 0.00
IO	Impervious Other		5	15.15 ± 6.78	23.68 ± 10.59
IR	Impervious Road		0	0.00 ± 0.00	0.00 ± 0.00
S	Soil/Bare Ground		0	0.00 ± 0.00	0.00 ± 0.00
T	Tree/Shrub		16	48.48 ± 8.70	75.78 ± 13.60
W	Water		0	0.00 ± 0.00	0.00 ± 0.00
Total			33	100.00	156.30

Tree Benefit Estimates: Carbon (English units)

Description	Carbon (T)	±SE	CO ₂ Equiv. (T)	±SE	Value (USD)	±SE
Sequestered annually in trees	103.44	±18.56	379.29	±68.06	\$44,762	±8,032
Stored in trees (Note: this benefit is not an annual rate)	2,597.82	±466.14	9,525.35	±1,709.18	\$1,124,148	±201,712

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Amount sequestered is based on 1.365 T of Carbon, or 5.005 T of CO₂, per ac/yr and rounded. Amount stored is based on 34.281 T of Carbon, or 125.697 T of CO₂, per ac and rounded. Value (USD) is based on \$432.73/T of Carbon, or \$118.02/T of CO₂ and rounded. (English units: T = tons (2,000 pounds), ac = acres)

Tree Benefit Estimates: Air Pollution (English units)

Abbr.	Description	Amount (lb)	±SE	Value (USD)	±SE
CO	Carbon Monoxide removed annually	68.44	±12.28	\$13	±2
NO2	Nitrogen Dioxide removed annually	342.38	±61.43	\$4	±1
O3	Ozone removed annually	3,640.20	±653.18	\$211	±38
SO2	Sulfur Dioxide removed annually	341.95	±61.36	\$1	±0
PM2.5	Particulate Matter less than 2.5 microns removed annually	179.90	±32.28	\$442	±79
PM10*	Particulate Matter greater than 2.5 microns and less than 10 microns removed annually	1,293.54	±232.11	\$1,267	±227
Total		5,866.41	±1,052.64	\$1,938	±348

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Air Pollution Estimates are based on these values in lb/ac/yr @ \$/lb/yr and rounded:

CO 0.903 @ \$0.20 | NO2 4.518 @ \$0.01 | O3 48.036 @ \$0.06 | SO2 4.512 @ \$0.00 | PM2.5 2.374 @ \$2.46 | PM10* 17.070 @ \$0.98 (English units: lb = pounds, ac = acres)

Tree Benefit Estimates: Hydrological (English units)

Abbr.	Benefit	Amount (Kgal)	±SE	Value (USD)	±SE
AVRO	Avoided Runoff	68.04	±12.21	\$608	±109
E	Evaporation	5,613.94	±1,007.34	N/A	N/A
I	Interception	5,641.96	±1,012.37	N/A	N/A
T	Transpiration	8,699.27	±1,560.95	N/A	N/A
PE	Potential Evaporation	42,684.90	±7,659.17	N/A	N/A
PET	Potential Evapotranspiration	42,684.90	±7,659.17	N/A	N/A

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Hydrological Estimates are based on these values in Kgal/ac/yr @ \$/Kgal/yr and rounded:

AVRO 0.898 @ \$8.94 | E 74.082 @ N/A | I 74.452 @ N/A | T 114.796 @ N/A | PE 563.274 @ N/A | PET 563.274 @ N/A (English units: Kgal = thousands of gallons, ac = acres)

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Limitations of i-Tree Canopy

The accuracy of the analysis depends upon the ability of the user to correctly classify each point into its correct class. As the number of points increase, the precision of the estimate will increase as the standard error of the estimate will decrease. If too few points are classified, the standard error will be too high to have any real certainty of the estimate.



**Community
Collaboration
Woodbridge**

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

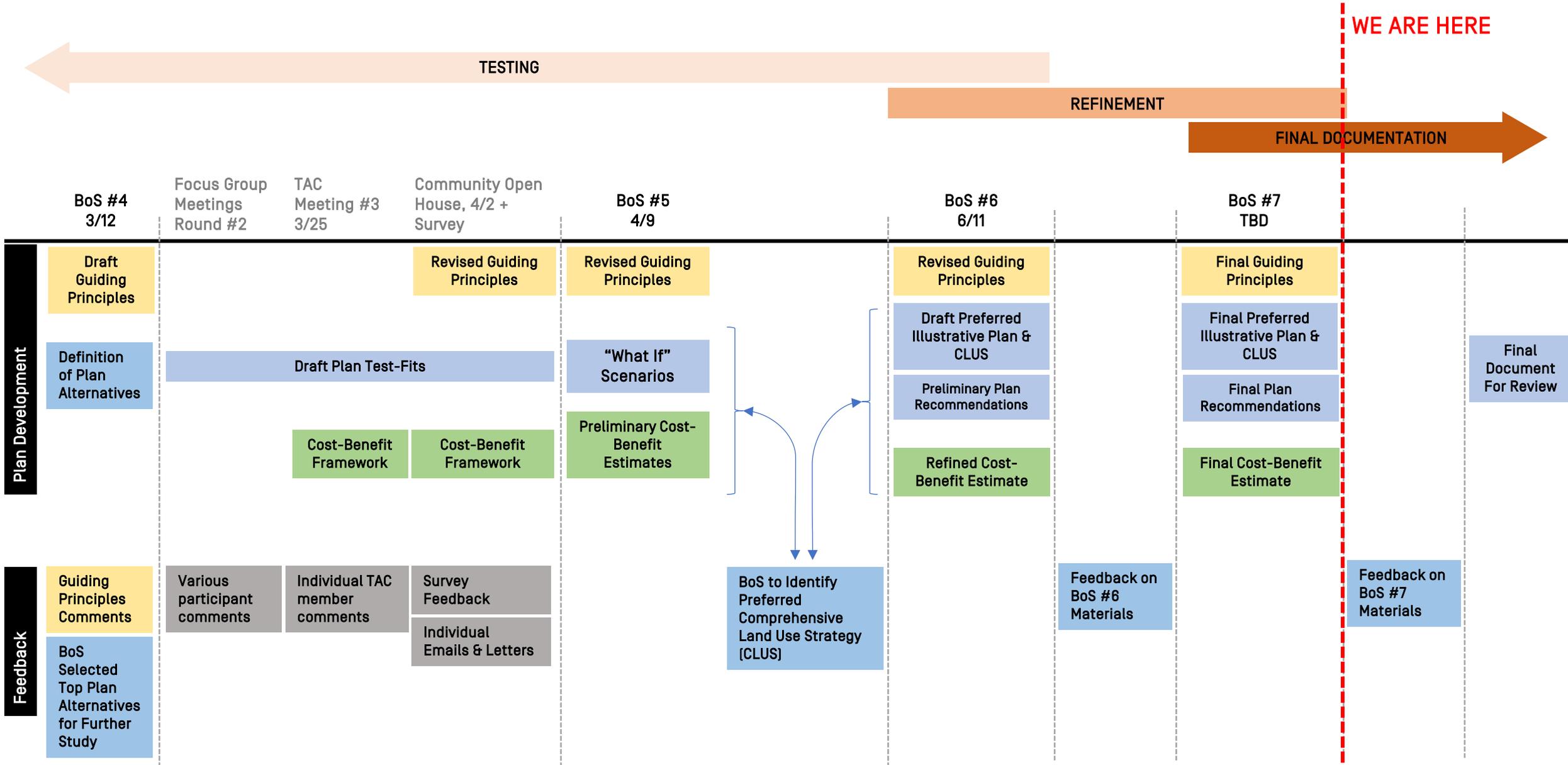
**Board of Selectmen
Meeting #7, July 9th**

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

D-1 SENIOR COTTAGES

AR-1 EDUCATION & RECREATION

D-2 HOSPITALITY



GS-2 PASSIVE RECREATION

AG-1 AGRICULTURE

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
<p>Community Access & Programming</p> <ul style="list-style-type: none"> 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 	<p>Community Programming</p> <ul style="list-style-type: none"> 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) Hold potential bond referendum for capital improvements (if needed or desired for trails, pavilions, remediation, etc.) Submit CGS 8-24 Referral to TPZ for improvements 	<p>Community Programming</p> <ul style="list-style-type: none"> Expand community events and programming per Community Access & Recreation Plan Construct larger-capital improvements 	<p>Community Programming</p> <ul style="list-style-type: none"> Launch formal programming calendar (guided walks, cultural events, orchard tours) Partner with schools and regional nonprofits on education programs
<p>Land Stewardship</p> <ul style="list-style-type: none"> Conduct Phase II/III environmental assessments Apply for brownfield remediation funding (e.g., DECD, EPA grants) Begin demolition of obsolete structures 	<p>Land Stewardship</p> <ul style="list-style-type: none"> Complete brownfield cleanup* Secure environmental improvement funding / partnerships Begin long-term land management (volunteer + Town staff) Hold referendum to execute potential conservation easement or covenants 	<p>Land Stewardship</p> <ul style="list-style-type: none"> Continue long-term land management 	<p>Land Stewardship</p> <ul style="list-style-type: none"> Continue long-term land management
<p>Policy & Planning</p> <ul style="list-style-type: none">  Develop and adopt Zoning Overlay District and Design Guidelines (administered by ARB), 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. 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 	<p>Policy & Planning</p> <ul style="list-style-type: none"> Launch Community Access & Recreation Plan with input from residents 		<p>Policy & Planning</p> <ul style="list-style-type: none"> Review implementation status against master plan goals. Hold public review process, which may include feedback on updated FIS data or supplemental hearings related to future site improvements or land use updates. Identify next phase of maintenance and enhancement funding
<p>Private Development</p> <ul style="list-style-type: none"> Prepare development parcels (D-1, D-2) for RFP process: legal subdivision, liability transfer assessments, etc. Issue Request for Expressions of Interest (RFEI) to gauge developer interest and confirm RFP strategy 	<p>Private Development</p> <ul style="list-style-type: none"> Issue RFPs and select developers for D-1 and D-2 <ul style="list-style-type: none"> Potentially request financial impact statements (FIS) from shortlisted developers during RFP evaluation Negotiate developer agreements, including public benefit terms and potential deed restrictions <ul style="list-style-type: none"> Potentially hold public hearings for developer selection (not required) Submit CGS 8-24 Referral to the TPZ Hold referendum for land sale / long-term lease (required) Begin design on D-1 / D-2 	<p>Private Development</p> <ul style="list-style-type: none"> Design and site plan approvals from TPZ for D-1 / D-2 (TPZ reserves right to hold public hearings for any approvals) 	<p>Private Development</p> <ul style="list-style-type: none"> D-1 and D-2 projects complete or near completion Residents and guests begin to activate site more regularly <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)

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

AR-1	4.39 acres	<u>One-Time Fiscal Impacts</u>	
Recreation, Education, and Interpretation		Sale Revenue	\$855,068
		Capital Improvements	-\$5,146,947**
D-1	7.24 acres		
<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
D-2	18.39 acres	<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>		
Inn [40 rooms]	24,250 SF	ANNUAL NET FISCAL IMPACT	\$1,554,718
Banquet Space	2,500 SF		
Spa	2,500 SF		
Restaurant/ Brewery	3,750 SF		
AG-1	5.84 acres		
Agriculture [Lease to Farmer]	5.84 acres	<i>*assumes all housing is age-restricted.</i>	
		<i>**scenario includes \$647,762 in initial cost and \$340,625 in annual maintenance on 17 acres of ecological restoration.</i>	
GS-1	93.24 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>	
Passive Recreation		<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	22.92 acres		
Passive Recreation		<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>	

NO DEVELOPMENT SCENARIO

AR-1 Recreation, Education, Interpretation	4.39 acres	<u>One-Time Fiscal Impacts</u>	
		Sale Revenue	\$0
		Capital Improvements	-\$3,485,731
AG-1 Passive Recreation	5.84 acres		
GS-1 Passive Recreation	118.87 acres	ONE-TIME NET FISCAL IMPACT	-\$3,485,731
GS-2 Passive Recreation	22.92 acres	<u>Annual Fiscal Impacts</u>	
		Property Tax Revenue	\$0
		Municipal Service Costs	-\$139,398
		Education Costs	-\$0
		TOTAL Annual Municipal Costs	-\$139,398
		ANNUAL NET FISCAL IMPACT	-\$139,398

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

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].

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

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)

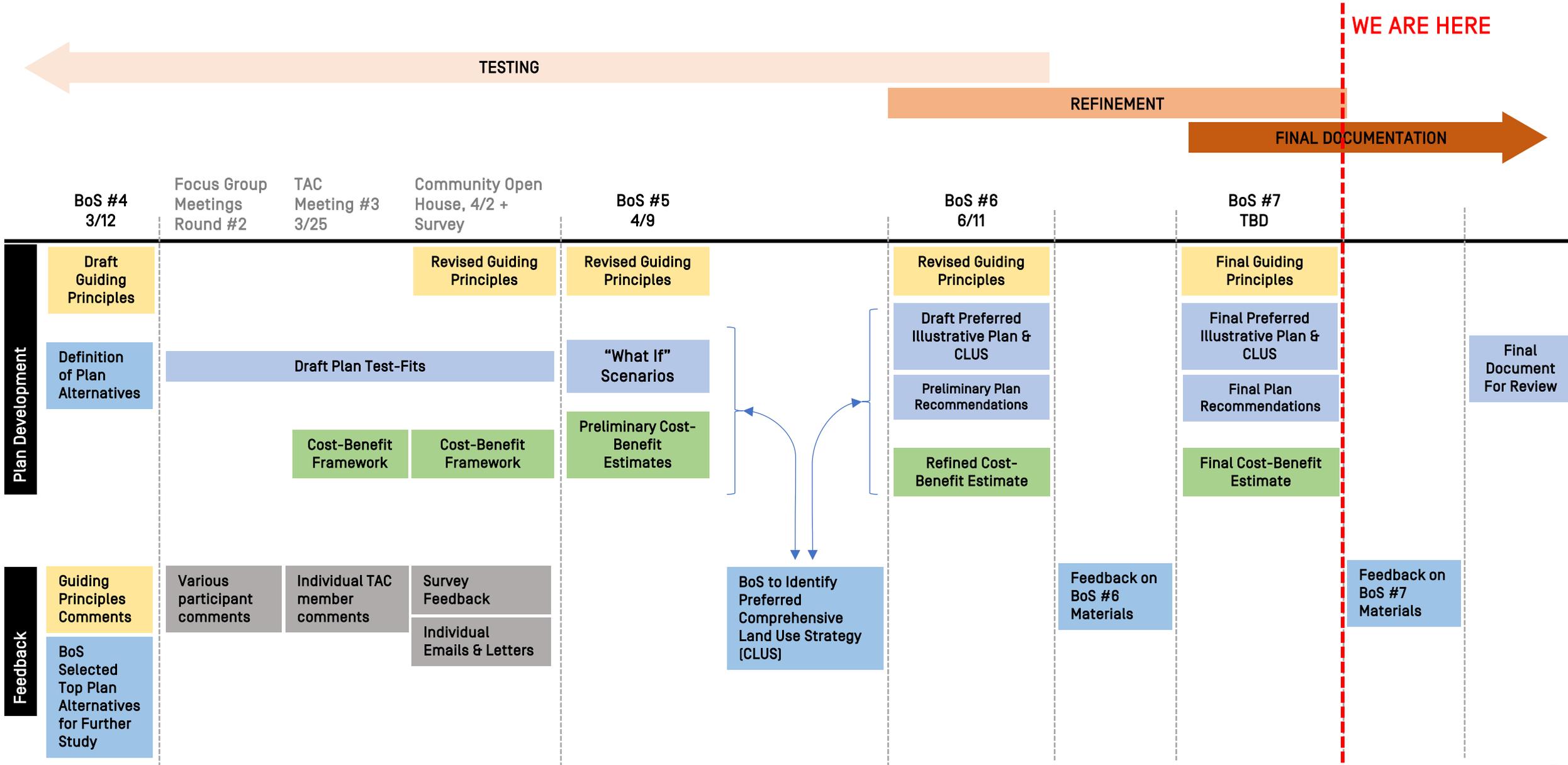
IMPLEMENTATION STRATEGIES

- 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



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WOODBIDGE CCW MASTER PLAN

CONSTRUCTION COST ESTIMATE
ROM/CONCEPTUAL ESTIMATE

July 8, 2025

WOODBIDGE CCW
WOODFIELD ROAD
WOODBIDGE, CT 06525

Cost Estimate Prepared By Construction Cost Solutions, LLC
Ken Woodward, 860-748-0718, KW.CCSolutions@gmail.com
PO Box 544, Portland, CT 06480



WOODBIDGE CCW MASTER PLAN
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE
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July 8, 2025

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WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

OVERALL PRICING SUMMARY



WOODBIDGE CCW MASTER PLAN
 ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE
 Overall Pricing Summary
 7/8/2025

SUMMARY BY PROJECT				
#	Description	Town Capital Project	Development Project	Total
1	Project R1 - Ansonia Road West	\$ 651,892	\$ -	\$ 651,892
2	Project AG1	\$ 271,728	\$ -	\$ 271,728
3	Project GS1	\$ 2,363,956	\$ -	\$ 2,363,956
4	Project GS2	\$ 804,860	\$ -	\$ 804,860
5	Totals	\$ 4,092,436	\$ -	\$ 4,092,436

BREAKDOWN BY PROJECT						
PROJECT R1 - ANSONIA ROAD WEST (4.39 acres)						
Preferred: Passive Recreation, Education, Interpretation						
#	Description	Quantity	Unit	Unit Cost	Total Line Item Cost	Total Cost
1	Town Capital Projects (including removing paved trails, new trails, new landscaped areas, low impact storm drainage systems, building with composting toilets & handwash, interpretive center (open air pavilion), site lighting, interpretive signage, environmental remediation, parking)	4.39	acres	\$ 148,495	\$ 651,892	\$ 651,892
2						
3	TOTAL R1 PROJECT					\$ 651,892

PROJECT AG1 - (5.84 acres)						
Preferred: Passive Recreation, Education, Interpretation						
#	Description	Quantity	Unit	Unit Cost	Total Line Item Cost	Total Cost
1	Town Capital Projects (including removing paved trails, new trails, agricultural areas, open space, irrigation, environmental remediation)	5.84	acres	\$ 46,529	\$ 271,728	\$ 271,728
2						
3	TOTAL AG1 CAPITAL PROJECTS					\$ 271,728

PROJECT GS1 - (119 acres)						
Preferred: Green Space with Low Cost Ecological Improvements						
#	Description	Quantity	Unit	Unit Cost	Total Line Item Cost	Total Cost
1	Town Capital Projects (including removing paved trails, new trails, new multiuse trails, new natural trails, environmental remediation, open space habitat restoration)	119.00	acres	\$ 19,865	\$ 2,363,956	\$ 2,363,956
2						
3						
4						
5	TOTAL GS1 CAPITAL PROJECTS					\$ 2,363,956

PROJECT GS2 - (22.92 acres)						
#	Description	Quantity	Unit	Unit Cost	Total Line Item Cost	Total Cost
1	Town Capital Projects					
2	Open Space with Low Cost Habitat Restoration (misc mowing, misc tree removals)	22.92	acres	\$ 35,116.04	\$ 804,860	\$ 804,860
3						
4	TOTAL GS2 CAPITAL PROJECTS	22.92	acres	\$ 35,116.04		\$ 804,860
5						

Primary Clarifications	
1	Costs do not reflect winter conditions; align commencement with favorable seasonal conditions.
2	Town capital projects are based on prevailing wages.
3	A geotech report was not available for review for this schematic estimate.
4	All other clarifications/exclusions listed on the "basis of estimate" page at the end of the estimate.

WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT R1 - ANSONIA ROAD WEST (4.39 acres)



WOODBIDGE CCW - PROJECT R1 - ANSONIA ROAD WEST (4.39 acres)
WOODFIELD ROAD, WOODBRIDGE, CT 06525
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE
July 8, 2025

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	ROM/Conceptual Estimate 7/8/2025	Cost Per Total Bldg Sq. Ft.
1	PROJECT AR1 - ANSONIA ROAD WEST						
2	TOWN CAPITAL PROJECTS						
3	Sitework	4.39	acres	\$ -	\$ -		
4	Mobilize	4.39	acres	\$ 5,437.74	\$ 23,871.67		
5	E&S	4.39	acres	\$ 2,718.87	\$ 11,935.83		
6	Site Demo			\$ -	\$ -		
7	Remove trails	3,600.00	sf	\$ 0.83	\$ 2,988.00		
8	Remediation			\$ -	\$ -		
9	Soil		n/a	\$ -	\$ -		
10	Invasive plants	4.39	acres	\$ 10,000.00	\$ 43,900.00		
11	Utilities			\$ -	\$ -		
12	Low impact stormwater design (bioswales, rain gardens, basins)	5,333	sf	\$ 15.00	\$ 79,995.00		
13	Paving & Curbs			\$ -	\$ -		
14	New Trails - Paved: 12'wide, 2"bit, 6" process base	175	lf	\$ 66.00	\$ 11,550.00		
15	New Trails - Paved: 6'wide, 3"bit, 6" process base	445	lf	\$ 33.00	\$ 14,685.00		
16	New Trails - Natural	100	lf	\$ 12.00	\$ 1,200.00		
17	Parking	30	spaces	\$ 4,000.00	\$ 120,000.00		
18	Landscaped areas	3	acres	\$ 32,000.00	\$ 96,000.00		
19	Composting Toilets (simple wood structures)	2	ea	\$ 20,000.00	\$ 40,000.00		
20	Open air wood pavilion	500	sf	\$ 93.75	\$ 46,875.00		
21	Site Lighting	6	ea	\$ 4,500.00	\$ 27,000.00		
22	Interpretive Signage at historic foundations	4.39	acres	\$ 4,000.00	\$ 17,560.00		
23	TOWN CAPITAL PROJECTS - Subtotal					\$ 537,560.50	
24	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)					\$ 114,331.50	
25	TOWN CAPITAL PROJECTS - TOTAL					\$ 651,892.00	
26	PROJECT AR1 - ANSONIA ROAD WEST						

WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT AG1 - (5.84 acres)



WOODBIDGE CCW - PROJECT AG1 - (5.84 acres)
WOODFIELD ROAD, WOODBRIDGE, CT 06525
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE
July 8, 2025

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	ROM/Conceptual Estimate 7/8/2025	Cost Per Total Bldg Sq. Ft.
1	PROJECT AG1						
2	TOWN CAPITAL PROJECTS						
3	Sitework	5.84	acres	\$ -	\$ -		
4	Mobilize	5.84	acres	\$ 5,437.74	\$ 31,756.39		
5	E&S	5.84	acres	\$ 2,718.87	\$ 15,878.19		
6	Site Demo			\$ -	\$ -		
7	Remove trails	1,900.00	sf	\$ 0.83	\$ 1,577.00		
8	Remediation			\$ -	\$ -		
9	Soil	2.92	acres	\$ 20,000.00	\$ 58,400.00		
10	Invasive plants	2.92	acres	\$ 10,000.00	\$ 29,200.00		
11	Utilities			\$ -	\$ -		
12	Irrigation (i.e. provide water source)	1	ls	\$ 35,000.00	\$ 35,000.00		
13	Paving & Curbs			\$ -	\$ -		
14	New Trails - Natural	950	lf	\$ 12.00	\$ 11,400.00		
15	Agricultural Areas	5.00	acres	\$ 3,500.00	\$ 17,500.00		
16	Interpretive Signage	5.84	acres	\$ 4,000.00	\$ 23,360.00		
17	TOWN CAPITAL PROJECTS - Subtotal					\$ 224,071.58	
18	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)					\$ 47,656.85	
19	TOWN CAPITAL PROJECTS - TOTAL					\$ 271,728.43	
20	PROJECT AG1					\$ 271,728.43	

WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT GS1 - (119 acres)



**WOODBIDGE CCW - PROJECT GS1 - (119 acres)
WOODFIELD ROAD, WOODBRIDGE, CT 06525
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE**

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	ROM/Conceptual Estimate 7/8/2025	Cost Per Total Bldg Sq. Ft.
1	PROJECT GS1						
2	TOWN CAPITAL PROJECTS						
3	Sitework	119.00	acres	\$ -	\$ -		
4	Mobilize	119.00	acres	\$ 210.08	\$ 25,000.00		
5	E&S	119.00	acres	\$ 126.05	\$ 15,000.00		
6	Site Demo			\$ -	\$ -		
7	Remove paved trails	44,400.00	sf	\$ 0.83	\$ 36,852.00		
8	Site & Building/Structure Demo	0.00		\$ -	\$ -		
9	Remove pavement	82,900.00	sf	\$ 0.83	\$ 68,807.00		
10	Demo maintenance building foundations	10,750.00	sf	\$ 7.25	\$ 77,937.50		
11	Demo swimming pool & surrounding area	20,000.00	sf	\$ 3.75	\$ 75,000.00		
12	Demo existing clubhouse	21,950.00	sf	\$ 18.60	\$ 408,270.00		
13	Remediation			\$ -	\$ -		
14	Soil	7.12	acres	\$ 20,000.00	\$ 142,396.79		
15	Invasive plants		n/a	\$ -	\$ -		
16	Paving & Curbs			\$ -	\$ -		
17	New Trails - Paved: 12'wide, 2"bit, 6" process base	2,800	lf	\$ 81.00	\$ 226,800.00		
18	New Trails - paved 6'w	14,000	lf	\$ 33.00	\$ 462,000.00		
19	New Trails - Natural	7,800	lf	\$ 12.00	\$ 93,600.00		
20	Parking (clean up, reuse base, regrade and pave 3" 2-crs)	31,200	sf	\$ 6.98	\$ 217,692.22		
21	Open Space with Low Cost Habitat Restoration		n/a	\$ -	\$ -		
22	Interpretive Signage	1.00	ls	\$ 100,000.00	\$ 100,000.00		
23	TOWN CAPITAL PROJECTS - Subtotal					\$ 1,949,355.51	
24	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)					\$ 414,600.29	
25	TOWN CAPITAL PROJECTS - TOTAL					\$ 2,363,955.79	
26	PROJECT GS1					\$ 2,363,955.79	

WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT GS2 - (22.92 acres)



**WOODBIDGE CCW - PROJECT GS2 - (22.92 acres)
WOODFIELD ROAD, WOODBRIDGE, CT 06525
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE**

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	ROM/Conceptual Estimate 7/8/2025	Cost Per Total Bldg Sq. Ft.
1	PROJECT GS2						
2	TOWN CAPITAL PROJECTS						
3	Sitework	23.00		\$ -	\$ -		
4	Open Space with Low Cost Habitat Restoration	23.00	acres	\$ 25,000.00	\$ 575,000.00		
5	Paving & Curbs			\$ -	\$ -		
6	New Trails - Natural	2,600	lf	\$ 12.00	\$ 31,200.00		
7	Interpretive Signage (basic)	23.00	acres	\$ 2,500.00	\$ 57,500.00		
8	TOWN CAPITAL PROJECTS - Subtotal					\$ 663,700.00	
9	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)					\$ 141,159.58	
10	TOWN CAPITAL PROJECTS - TOTAL					\$ 804,859.58	
11	PROJECT GS2					\$ 804,859.58	

WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

BASIS OF ESTIMATE



WOODBIDGE CCW
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE
BASIS OF ESTIMATE
7/8/2025

Basis of Estimating			
1	This estimate is based upon:		
2	- Revised "No Development" plan and take-off received 7/1/2025 and confirmation that AR1 and AG1 scope and cost is the same as the 6/9/25 Rev01 ROM estimate.		
3	- Woodbridge Master Plan document (10 pages), not dated, provided by Cooper Robertson.		
4	- Q&A dated 5/30/25.		
5	- Project meetings dated 5/22/225 and 5/8/25.		
6	- Topo plan.		
7	- Parking space and landscape information provided 5/30/25.		
8	- Site visit 6/1/25.		
9	- Relocation of cell tower budget from Toll Bros quote dated 11/14/2011 escalated to today.		
10	- Phase I ESA dated 1/23/25 prepared by Langan.		
11	- Estimate review and comments from the design team dated 6/5/25 and 6/7/25.		
12	- Cost review meeting with design team 6/9/25.		
13	Cost estimating is based on the measurement and quantities from the drawings wherever possible.		
14	Costs are formulated from current and historical cost data on products and materials.		
15	An estimate contingency is utilized as a budgetary tool to allow for details not thoroughly designed in this iteration of the documents. As the scope and documentation is developed the contingency can be reduced as 100% construction documents are achieved. The estimate contingency is not included to cover additional scope over and above the intentions of the documents.		
16	Escalation is derived from a 25-year cost escalation index from Design Cost Data.		
Mark-Up Costs included in this cost estimate			
	Town Capital Prjcts	Development Prjcts	
1	Subcontractor Insurance or Bonding	2.50%	2.50%
2	General Conditions (staff)	2.50%	4.00%
3	General Requirements (temporary project requirements)	2.50%	2.00%
4	Site Logistics Factor	0.00%	0.00%
5	Current Market Economic Conditions Factor / Tariffs	0.00%	0.00%
6	Construction Cost Escalation - Construction to Start (town projects summer 2026; development projects summer 2029)	0.00%	0.00%
7	Design/Cost Estimate Contingency	5.00%	5.00%
8	Building Permit Excluding MEP Trades	0.25%	1.25%
9	Builder's Risk Insurance	0.00%	0.00%
10	General & Professional Liability Insurance	1.10%	1.10%
11	Contractor OH&P / Fee	5.00%	3.50%
12	Connecticut State Tax on markups	0.00%	6.35%
13	Payment and Performance Bond	0.78%	0.78%

Clarifications	
1	General conditions costs can vary widely pending the sophistication of the contractor. This estimate accounts for a contractor that is appropriate for the type and size of the construction project.
2	Specific inclusions and exclusions are as per the line items included in the detailed estimate.
3	The construction costs in this estimate represent the fair market value and are not intended to be a prediction of the lowest bid.
4	The costs include: labor, material, equipment, and the subcontractor's overhead and profit.
5	Pricing assumes competitive bidding on all elements of the construction work, assuming a minimum of three competitive bidders for all general contractors, subcontractors, expected to be higher due to the lack of competition if fewer bids are received or solicited.
6	This estimate is based on the quality and completeness of the documents provided, as well as the other information listed above, current and historical unit costs, the understanding and interpretation of the work and the time frame to complete the work, and the general conditions/general requirements that an appropriate contractor may charge (labor rates) and/or utilize (tasks). Under no circumstances will Construction Cost Solutions, LLC be liable for damages based on any cost differences between this estimate and actual costs or other estimates that may be received from contractors or any other sources.
7	Regular work hours are included.
8	It is assumed that existing earth material can be reused as fill and backfill material. Importing structural fill is limited only to the balance of fill material needed after the use of cut and displaced materials from bases and beddings for site pavement and utilities.
9	Town Capital projects are based on prevailing wage. Development projects are based on open shop, competitive bidding.
Exclusions	
1	Soft costs are not included.
2	Design and engineering fees are not included.
3	Costs associated with moving and storage.
4	A construction contingency is not included.
5	An Owner contingency is not included.
6	Costs associated with Owner's representative.
7	Delegated design is not included.
8	Winter conditions is not included.
9	Extra materials over and above industry standards.
10	Unforeseen conditions.
11	Additional liability insurance is not included.
12	Fire marshal fees are not included.
13	Off hour/premium time is not included.
14	Premium costs for "quick ship" of materials and/or equipment are not included.
15	Hazardous material abatement is not included.
16	Removal and replacement of unsuitable soil materials.
17	Blasting of rock is not included.
18	Ground improvements/piles are not included. Standard strip footings are included.
19	Building work of any kind.

APPENDIX

Project Charter	3
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From: [Nicholas R. Bamonte](#)
To: [Mike Aziz](#)
Subject: Woodbridge - Town Meeting v. Referendum
Date: Wednesday, August 6, 2025 3:31:22 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi Mike:

Nice speaking with you last week. Just to close the loop, I am confirming the following:

1. As we discussed, there is no legal authority for the Town of Woodbridge to do almost anything by way of a town-wide machine vote, which I will refer to as a “referendum.” That was the term you and your team used to describe the authorizations needed for certain items projected in the CCW plan, like sale or lease of property and deed restrictions. However, as Ms. McCrevin pointed out at a recent BOS meeting, that is not how things work in Woodbridge. I agree – the ability to take any local action by a referendum turns entirely on what is specifically authorized by the Town Charter. In Woodbridge, the Town Charter only permits a referendum after a petition seeking overturning of a BOS decision related to the passage of a Town ordinance. Which means it is not an option nor required for things like sale of town property. The Charter does require, however, that the Town Meeting approve sales or leases of property in most situations (see [Sec. 4-8](#)). That means the BOS can use its Charter-based authority to call a Special Town Meeting on the topic (see [Sec. 3-2.c.](#)), and that Special Town Meeting can occur on the same night as the Annual Town Meeting on the budget.
2. In terms of quorum requirements of the Town Meeting – there are differences depending on whether we are talking about the Annual or a Special Town Meeting. But for our purposes here, we must look at the Special Town Meeting requirements because the sole legal purpose of the ATM is the Town Budget; anything else must be approved via STM. As an example, that is what we did this past May – the Town Meeting was scheduled and noticed as the ATM for purposes of the FY 25-26 budget approval, then that same night immediately thereafter, the Town Meeting continued (and was noticed) as a STM to approve a proposed lease of town property. Main point is that the Charter ([Sec. 3-3.a.](#)) requires that 100 qualified residents be present to open and vote at a STM (only those present, not a town-wide machine vote), so that would be the threshold to move any proposed CCW action forward that is subject to this approval requirement. Again, sales and leases that meet the conditions of [Sec. 4-8](#) must be approved by the STM, but I would also recommend that while things like conservation easements are not expressly stated as requiring STM approval, they should follow the same process as it would affect title to Town property.

Let me know if you have any more questions!

Nick



Nicholas R. Bamonte
Berchem Moses PC



1221 Post Road East, Suite 301, Westport, CT 06880

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nbamonte@berchemmoses.com



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APPENDIX

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CCW Opportunity Area Alternative Input – Mica Cardozo

After carefully considering the six alternatives presented for modifying the 155 acres at the former country club property, **I have concluded that Alternatives B and C represent approaches I would like to further pursue.** These alternatives strike a solid balance by preserving a substantial amount of green space, while also transforming a portion of the land to meet both the housing and recreational needs of the town.

Why Choose B and C:

1. Preserving Green Space:

- **Both B and C** allow for a large portion of the property to remain as **open green space**, which is crucial for maintaining the aesthetic and environmental integrity of the area. Green space is essential for the well-being of the community and the environment and can serve as a recreational area for residents.

2. Addressing Housing Needs:

- Consideration should be given to leverage and take advantage of the site's unique access to sewer and water to address the **housing needs** we know exist in our Town and in the area, including both **affordable housing** and options for **seniors** who wish to remain in Woodbridge if they are looking to move. **Alternative B and C** offer space for these needs, while still respecting the town's desire to maintain green space.
- **Senior housing** would work particularly well at the **northern border** of the property. This area, which borders other residential homes, offers a natural fit for a development that more seamlessly blends into the existing neighborhood. The senior housing could be developed with a height limit, similar to other **age-restricted developments** in Woodbridge, offering seniors a downsizing option currently not available in Town.

3. More Density in the Eastern Border:

- The **eastern border** of the property, being located in a less populated area, provides a good opportunity for more **dense housing** options. This area could accommodate additional units – potentially including mixed-use options (should market data support it) – that visually and socially enhance this area of our community. I have included depictions from a former project in the Village District as representations of what could be developed.

4. Recreation:

- Recreational spaces are also an important priority. Both B and C allow for **active and passive recreational areas** that can serve the needs of the community.

Depending on the final layout, recreation spaces could be situated near the **eastern border** or even along the **northern border**, providing access to trails, other activity, possible retail and/or restaurants, as well as access to green spaces for both our community and visitors.

Conclusion:

By choosing B and C, we can maintain a significant amount of green space, while also meeting the town's housing and recreational needs. In short, we can create a welcoming, desired and **vibrant new neighborhood** that serves as a community hub and “third space” for individuals and families in Town. These Alternatives offer a thoughtful balance that respects what our Town and the State share as objectives for open green space and helps shape a future that is sustainable and inclusive. The senior housing development on the northern border fits well with the surrounding area, while the denser housing in the eastern part of the property provides the diverse housing options we recognize as being needed in our POCD. Recreation in either or both areas will provide much-needed amenities to residents, fostering an active and engaging community space.

Please let me know if you need further clarification or additional details on these Alternatives.

Added Note:

The first developer proposal brought to the public for development at the CCW site was a Toll Brothers proposal on the portion of the property east of Woodfield Road abutting the Merritt Parkway, or across the street from the clubhouse area. It might be worth considering this area for potential transformation to reduce that area on other parts of the property.

From: [Karen Crosby](#)
To: [Mike Aziz](#); [Elizabeth Stoel](#)
Subject: Fw: EXTERNALRe: EXTERNALRe: Feedback for Cooper Robertson [Filed 06 Mar 2025 16:14]
Date: Thursday, March 6, 2025 3:57:42 PM

Mike / Betsy

Here is the feedback from Selectman Federico.

Karen Crosby

Assistant Administrative Officer

Town of Woodbridge

11 Meetinghouse Lane

Woodbridge, CT 06525

Phone: 203-389-3403

Fax: 203-389-3480

www.woodbridgect.org

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From: Maria Federico Madonick <mfedericomadonick.woodbridge@gmail.com>

Sent: Thursday, March 6, 2025 3:55 PM

To: Karen Crosby <kcrosby@woodbridgect.org>

Subject: EXTERNALRe: EXTERNALRe: Feedback for Cooper Robertson

CAUTION:This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Karen,

With my apologies for not getting my homework done on time.....

1. CCW options for further study:

- My goal for CCW planning is that the final design improves the quality of life for the town of Woodbridge in all manners of speak: fiscally and environmentally, and maximizes our possibilities for growth while balancing the environmental impact of those possibilities.
- To that end, Options C and D/D1 are the options I would like to see further studied.

2. I have no edits to the guiding principles. I feel they reflect the feedback we have received in this process. The thoroughness of the draft speaks to your work gathering information from as many sources as possible in town and reflecting the feedback of our community.

3. If you were interested in more feedback from neighbors of the CCW property, I would like to add Lynn Piascyk to the list. She can be reached at: LPiascyk@woodbridgeps.org

With gratitude,

Maria

Maria Madonick

Maria Federico Madonick DNAP APRN CRNA

she/her

Board of Selectmen

Woodbridge, CT

I work a flexible schedule and may send communication outside of standard business hours. Please do not feel obligated to reply apart from your working hours.

On Thu, Mar 6, 2025 at 9:24 AM Karen Crosby <kcrosby@woodbridgect.org> wrote:

Maria

I completely understand.

Thanks for the quick response.

Karen Crosby

Assistant Administrative Officer

Town of Woodbridge

11 Meetinghouse Lane

Woodbridge, CT 06525

Phone: 203-389-3403

Fax: 203-389-3480

www.woodbridgect.org

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From: Maria Federico Madonick <mfedericomadonick.woodbridge@gmail.com>

Sent: Thursday, March 6, 2025 9:04 AM

To: Karen Crosby <kcrosby@woodbridgect.org>

Subject: EXTERNALRe: Feedback for Cooper Robertson

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Yes!

Working on it now... crazy work week

Thank you, Karen!

Maria Madonick

Maria Federico Madonick DNAP APRN CRNA

she/her

Board of Selectmen

Woodbridge, CT

I work a flexible schedule and may send communication outside of standard business hours. Please do not feel obligated to reply apart from your working hours.

On Thu, Mar 6, 2025 at 8:13 AM Karen Crosby <kcrosby@woodbridgect.org> wrote:

Maria

I received an email from Cooper Robertson requesting your feedback. Will you be able to get that to me today?

Thanks

Karen Crosby

Assistant Administrative Officer

Town of Woodbridge

11 Meetinghouse Lane

Woodbridge, CT 06525

Phone: 203-389-3403

Fax: 203-389-3480

www.woodbridgect.org

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Karen Crosby
Assistant Administrative Officer
Town of Woodbridge

March 5, 2025

Subject: **Feedback on February 26th Cooper Robertson Presentation**

Dear Karen,

Thank you for the opportunity to provide feedback on the Cooper Robertson presentation from February 26. In addition to the comments I made during the meeting itself, below are my thoughts on the requested areas of input.

Plan Alternatives for Further Testing

After reviewing the presentation materials, I believe further study should focus on **Alternative A and the Alternative A Modification discussed at our meeting**. I believe these alternatives best align with the town's priorities in balancing open space preservation, controlled development, and fiscal sustainability. I look forward to learning more as Cooper Robertson explores these options further.

Key Deficiencies in the Process

1. Public Survey Deficiencies

As I shared in my comments during the meeting, I have serious concerns about the quality of public input collected thus far, particularly regarding the survey data. My concerns are that the current approach does not provide a comprehensive or statistically reliable picture of community sentiment. Key deficiencies include:

- **Survey participation appears to be largely self-selected**, meaning we may be hearing from only the most engaged residents rather than a representative sample of the entire town. It is also my understanding that the same people who attended the meeting are also able to take both surveys so I am unclear how that is being accounted for.
- **There is no clear demographic weighting or methodology explained**, making it difficult to assess whether responses truly reflect the broader community.
- **We lack transparency on how survey results are influencing recommendations**, making it unclear whether the proposed alternatives align with the actual priorities of a cross-section of town residents.

As I also mentioned at the meeting, I encourage the team to review the 2018 CCW Land Use Survey (please pass along the attached PDF of presentation if it has not already been provided to the CR team), which followed a much stronger methodology. This prior survey included:

- **Mailed surveys to every household** to ensure broad participation.

- **A structured response format** to limit bias and ensure consistency in responses.
- **Demographic weighting based on census data**, which corrected for response imbalances and made the final results more reflective of the town as a whole.
- **A transparent margin of error analysis**, allowing decision-makers to understand the reliability of the data.

A revised survey for the next phase of this project planning should replicate the strong elements of the 2018 survey while also incorporating financial trade-offs to ensure residents understand the real-world implications of their preferences.

2. The Need for Realistic Fiscal Trade-Offs in Public Input

As I also mentioned at the meeting, the current public survey results do not account for the financial impact of different land use choices. Many residents express general preferences for open space, development, or other uses, but without a clear understanding of the tax burden, revenue potential, and cost considerations involved.

Future surveys or public engagement efforts must explicitly present financial trade-offs to ensure informed decision-making. This could include:

- “Would you support keeping the land as open space if it required a tax increase of \$X per household per year?”
- “Would you support a mixed-use development that generates \$Y in tax revenue but reduces open space by Z%?”

Without this level of detail, residents cannot provide meaningful input on what they are truly willing to support, and the Board of Selectmen does not have reliable data to guide decision-making.

3. Uncertainty Around the Updated POCD

Another concern is that the Selectmen have not yet reviewed the updated Plan of Conservation and Development (POCD), which will take effect in May 2025. Since the POCD is the town’s foundational planning document, it is critical that the CCW Master Plan aligns with the priorities established in the new POCD.

Right now, we do not know what changes or updates will be made to the POCD, which creates a planning gap. Any finalization of guiding principles for the CCW Master Plan must be evaluated against the updated POCD before being fully adopted. I would like to hear from the CR team how this can be accomplished.

4. Need for a Clear Timeline and Voter Approval Process

As mentioned at the meeting, the presentation materials continue to outline general future engagement steps but do not specify when (exact dates) the Board of Selectmen will be expected to take next steps and when we will receive detailed, actionable findings on which to base our

decision-making. I would like these dates as soon as possible so I can be sure to add them to my calendar and plan to be present to fulfill my responsibilities as a Selectman with regard to this very important project.

Input on Draft Guiding Principles

Please see the attached Word doc with my suggestions.

Additional Stakeholder Interviews

For a more comprehensive understanding of community perspectives, I recommend reaching out to additional people beyond those listed in the presentation. That said, I recognize that not all participants already engaged were listed (for example, the neighbors were not listed by name), so in order to provide additional names I would like to first receive the full list of those who have already been contacted (as I believe I also requested during the previous presentation

Next Steps

To move forward effectively, I request that the planning team provide:

1. A timeline with specific dates for when key decisions will be made.
2. A revised survey or public engagement strategy that incorporates clear financial trade-offs in land use options.
3. Clarity on how survey data is informing the proposed alternatives.
4. A review process to ensure that the final CCW Master Plan aligns with the updated POCD before adoption.

Thank you for considering this feedback. I look forward to the next steps in this process and ensuring that the final plan reflects both the Selectmen's responsibility for oversight and the community's long-term interests.

*With best regards,
Sheila*

~~~~~  
*Sheila McCreven  
Selectman*



*Town of Woodbridge, CT  
Phone: 203-389-4203*

## **Feedback: CCW Master Plan Guiding Principles**

2/26/25

### **1. Commit to Environmental Pursue Sustainability & Stewardship at the Highest Level**

- a. Preserve Prioritize environmental stewardship by protecting and enhance Woodbridge's enhancing the site's most valuable natural areas, prioritizing watershed protection, climate resilience, and native habitat restorations sensitive landscapes.
- b. Implement Identify opportunities for sustainable land management practices, such as low-impact development, green infrastructure, and native landscaping, to maintain to support long-term ecological health.

- Ensure future development aligns with Woodbridge's conservation goals, as outlined in the **POCD.**

c. 2. Preserving local natural hydrological functions and ensure responsible stewardship of local watersheds:

d. Incorporate energy-efficient site design, green infrastructure, and low-impact controlled development strategies:

### **2. Ensure Thoughtful & Contextual Design**

Maintain Woodbridge's Rural & Historic Character

a. Protect and reinforce Woodbridge's the distinctive rural character and charm, including its of Woodbridge.

b.a. Reflect Woodbridge's rich agricultural heritage, open spaces, and historic landscapes.

- Ensure any new development respects the town's architectural and planning history, reflecting principles outlined in future site uses align with local and state preservation guidelines.

c.b. Strengthen zoning and design standards to prevent overdevelopment and maintain community aesthetics planning goals.

### **3. Expand & Enhance Recreational and Cultural Resources Opportunities**

- a. Provide diverse, multi-use and multi-generational recreational opportunities options that serve youth, families, and seniors, ensuring alignment with complement local and regional recreation needs offerings.

- Enhance trail connectivity and public access to natural areas, supporting both active and passive recreation.

- b. Develop flexible-use spaces for Support local arts, culture, and community programming, fostering a vibrant local identity events through flexible-use spaces.

c. Prioritize universal access throughout the site and out to town and regional destinations:

### **4. Balance Support Community Needs with Responsible Growth & Well-Being**

- a. Establish a measured approach to development, ensuring a sustainable balance between open space preservation Aim for future site uses to serve a broad range community needs, through an environmentally responsible and economically viable balance of open space uses and controlled development.

- Promote communal health and wellness through active recreation opportunities and economic viability.
- b.a. Prioritize community-serving amenities, such as educational spaces, public gathering areas, and health-focused recreational facilities.
- Implement land use policies that reflect community priorities, ensuring long-term benefits for all residents.

## 5. Ensure **Promote Economic & Fiscal Responsibility**

- Develop a phased, plan that can be implemented incrementally on fiscally responsible implementation strategy that minimizes taxpayer burden and maximizes return on investment terms.
  - Conduct cost-benefit analyses for all proposed developments, ensuring they generate **Ensure that any potential controlled development generates long-term economic benefits and align with the town's fiscal capacity does not overly burden taxpayers.**
  - Identify opportunities for external funding sources, including grants, and partnerships, and alternative funding sources to support infrastructure and site improvements.
- Ensure all plans involving significant fiscal commitments or land development are subject to voter approval, including any future town budgets that may allocate funds for the development of CCW property and any referenda required to sell or develop portions of the site.

## 6. Engage the Community & Secure Voter Approval

- Prioritize transparent, inclusive public engagement to inform all planning decisions, ensuring that community input shapes the development process.
- Ensure that any major changes, including the sale or development of CCW property, are subject to a town-wide referendum, and that residents are fully informed about potential fiscal implications and long-term impacts.
- All budget proposals related to the CCW Master Plan must be presented for public discussion and approval, ensuring that residents have a direct say in how resources are allocated.

**From:** [Karen Crosby](#)  
**To:** [Mike Aziz](#); [Elizabeth Stoel](#)  
**Subject:** Fw: EXTERNALFeedback for Cooper Robertson [Filed 05 Mar 2025 08:49]  
**Date:** Wednesday, March 5, 2025 7:21:02 AM

---

Mike / Betsy

Below is the feedback from Selectman Steve Munno

**Karen Crosby**

Assistant Administrative Officer

Town of Woodbridge

11 Meetinghouse Lane

Woodbridge, CT 06525

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Fax: 203-389-3480

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**From:** Steven Munno <munno.steven@gmail.com>

**Sent:** Tuesday, March 4, 2025 6:12 PM

**To:** Karen Crosby <kcrosby@woodbridgect.org>

**Subject:** EXTERNALFeedback for Cooper Robertson

**CAUTION:**This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Karen,

Here's my feedback for Cooper Robertson:

Thank you for your work on this. I love that each of the alternatives at this stage have a minimum of 100 acres of the property fall into the preserve/conserve opportunity areas.

I'd like to see **plan alternatives B and C** explored in the next steps. Since those two plans focus on the former clubhouse area and Ansonia Rd, I'll add that I think it could be worth looking at the "**potential connector**" area as well, as part of exploring possibilities in this next phase.

Best,  
Steve

--

Steven Munno

Deputy First Selectman

Woodbridge, Connecticut

**From:** Karen Crosby <kcrosby@woodbridgect.org>  
**Sent:** Tuesday, March 4, 2025 7:37 AM  
**To:** Mike Aziz; Elizabeth Stoel  
**Subject:** FW: EXTERNALRe: Feedback from CCW Master Plan Presentation [Filed 04 Mar 2025 09:48]  
**Attachments:** [Urbano Feedback\\_DRAFT CCW Master Plan Guiding Principles 022625.docx](#)  
**Categories:** Filed by Mail Manager

Mike / Betsy  
Here is the feedback from Andrea Urbano – Board of Selectmen

**Karen Crosby**

Assistant Administrative Officer  
Town of Woodbridge  
11 Meetinghouse Lane  
Woodbridge, CT 06525  
Phone: 203-389-3403  
Fax: 203-389-3480

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**From:** Andrea <[aurbano.woodbridge@gmail.com](mailto:aurbano.woodbridge@gmail.com)>  
**Sent:** Monday, March 3, 2025 7:14 PM  
**To:** Karen Crosby <[kcrosby@woodbridgect.org](mailto:kcrosby@woodbridgect.org)>  
**Subject:** EXTERNALRe: Feedback from CCW Master Plan Presentation

**CAUTION:**This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

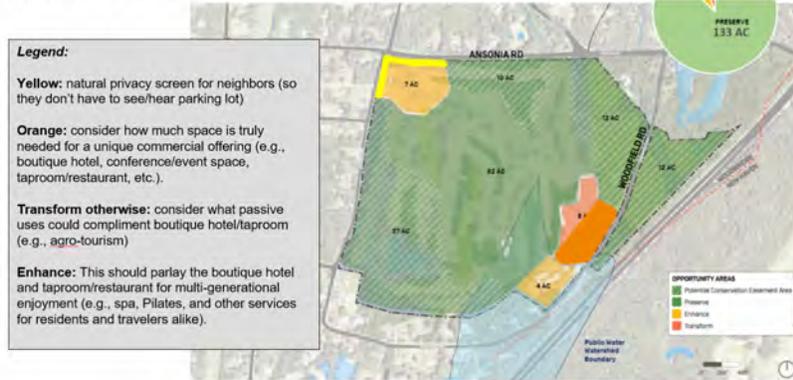
Hello Karen,

Please see my feedback below and attached. Thanks in advance for processing.

- Identification of which (2) Plan Alternatives are recommended for further testing with site plan layouts and preliminary cost profiles and a brief description of why those alternatives are preferred.

- Voting for Alternatives A and B**, please see visuals and comments below. Note that despite the maps looking different, they are not new proposals, they're just color coded to talking points. Generally speaking, I feel strongly that these are the best options for Cooper & Robertson to develop further as they best support the guiding principles, align strongly with public feedback (received through municipal surveys, BOS public comment, etc.) and provide the most flexibility for moving forward.

### Option A With Overlaid Comments



- Alternative A:**

### Option B With Overlaid Comments



- Alternative B:**
- If interested, I am **not** advocating for Alternatives C or D for the following reasons:
  - Option C's 14 acres of development along Ansonia Road would be incompatible with the existing neighborhood and does not adequately achieve ecological/sustainability's guiding principle (#1).
  - Option D's development of flat ground parallel to Joins Rd (11 acres) is unattractive because it includes prime agricultural soils and land that's essential for the loop walk around the property (and so would detract from walking paths and natural vistas as well as habitat). D Prime is also unsuitable because it fragments the conservable space, resulting in an inadequate achievement of guiding principle #1

- Edits / additions to the Draft Guiding Principles as tracked changes in the attached word document.
  - see attached "Urbano feedback..."
- Names and contact information for any additional recommended stakeholder interviews.
  - Business District / local business owners/businesses:
    - New England Brewing Company
    - D'Aniello's Amity Bicycles
    - Amity Bowl
    - Woodbridge Running Company (Chris Dickerson)
    - Katz's Deli (Steve Katz)

With thanks,

Andrea

--

Andrea Urbano  
Board of Selectmen | Town of Woodbridge, CT  
203-815-9056 | [aurbano.woodbridge@gmail.com](mailto:aurbano.woodbridge@gmail.com)

On Fri, Feb 28, 2025 at 11:04 AM Karen Crosby <[kcrosby@woodbridgect.org](mailto:kcrosby@woodbridgect.org)> wrote:

The CCW planning team thanks the Board of Selectman for their time and input at Wednesday night's meeting. Below is summary of further feedback requested and next steps. Please send any clarifying questions to Karen and we are happy to respond.

Feedback requested to be sent to Karen Crosby by 3/5:

- Identification of which (2) Plan Alternatives are recommended for further testing with site plan layouts and preliminary cost profiles and a brief description of why those alternatives are preferred.
- To assist in identifying common themes across Board responses, we ask that Board members try and limit their selections to the 4 alternatives provided and Alternative A2 (same as A, but with the enhance area replaced by a preserve area

at Johnson and Ansonia) and Alternative D2 (as shown on page 35 of the Board presentation, identifying an alternate transform area connecting Ansonia and Clubhouse transform areas).

- Edits / additions to the Draft Guiding Principles as tracked changes in the attached word document.
- Names and contact information for any additional recommended stakeholder interviews.

#### Site Planning Next Steps:

- After receiving plan alternative feedback from the Board, the planning team will develop site plan tests (more detailed drawings of potential uses) and high-level cost-benefit profiles.
- In March, site plan tests and cost-benefit profiles will be shared with the TAC and Focus Groups for feedback before sharing them at the Community Open House #2, currently scheduled for April 2<sup>nd</sup>.
- Site plans and high-level cost-benefit profiles will be shared with the Board in April for discussion, with the goal of identifying a single preferred plan direction to carry forward with more detailed design and more detailed cost-benefit analysis.

#### Other Resources:

- A recording of the 2/24 TAC meeting can be found at the link in the TAC Meeting Recordings section on the CCW website (bottom of the page)
  - <https://www.woodbridgect.org/566/CCW-Master-Plan>

**From:** Mike Aziz  
**Sent:** Monday, March 3, 2025 9:11 PM  
**To:** Andrea  
**Cc:** Elizabeth Stoel  
**Subject:** RE: feedback on the CCW planning, due 3/5

Hello Andrea,

Thank you for such thoughtful and thorough feedback. We will begin reviewing and be in touch with any questions.

Best,

Mike

---

**From:** Andrea <[urbano.woodbridge@gmail.com](mailto:urbano.woodbridge@gmail.com)>  
**Sent:** Monday, March 3, 2025 7:23 PM  
**To:** Mike Aziz <[maziz@cooperrobertson.com](mailto:maziz@cooperrobertson.com)>  
**Subject:** feedback on the CCW planning, due 3/5

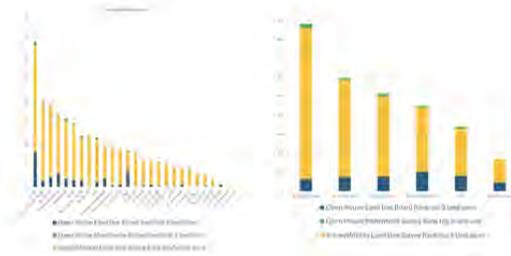
Hey Mike,

As directed, I have submitted my feedback on the top two alternatives and guiding principles to Karen. However I hope you'll consider the following general feedback I have on what was presented to the BOS on 2/26/25:

1. As you'll soon see, I suggested removing the third guiding principle "Expand recreational and cultural options". This is because I believe the community support for recreation to have been misrepresented and overstated in the analysis. Instead, recreational & cultural considerations can be integrated into other guiding principles, like #4, which already encompasses recreational considerations.
  - o slides 15 &16 of the presentation: it seems misrepresentative and inappropriate to lump together the disparate recreation ideas (most of which only have a few supporters) into a single "recreation" category. This makes the interest seem greater than it is.
  - o If going to lump recreational uses, please consider grouping sledding with forest & trails, as these are most complimentary. If combined this way, these three recreational uses score higher than the remainder of the recreational category, supporting more passive recreational uses than active. This addresses my point of data representation and its current state being misleading.

- see screenshot of these nuances depicted

As discussed previously, the combination of certain feedback could be done differently. It is recommended that combination of feedback focus on what land uses are compatible with each other and would require the same type of modification (or no modification)

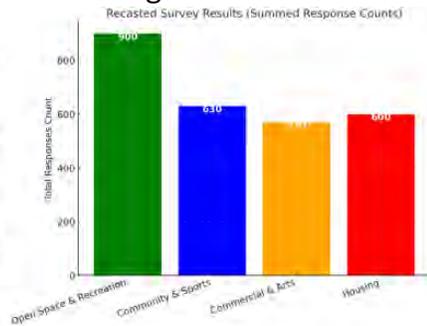


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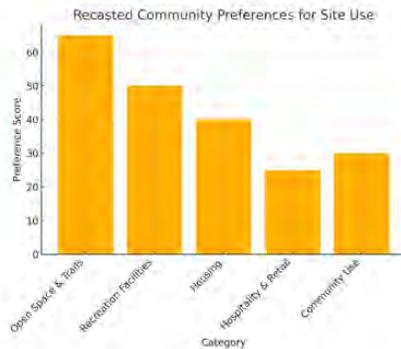
“Recasted”

- consider these representations and organizations of data:

- **Bar 1:** Open space, trails, sledding hill, agro-tourism, dog park, nature/wooded area, sculpture park
- **Bar 2:** Community/rec center, pool, golf course, ice skating, playground, sports field, pickleball, tennis courts, virtual golf
- **Bar 3:** Restaurant, retail, hotel, arts center, office, medical office
- **Bar 4:** Affordable housing, apartments, age-targeted housing, duplexes and triplexes, single-family housing



- 



- This graph uses unbiased methodology to sort each of the smaller original categories into larger categories.
  - Open Space: Trails, Open Space, Conservation
  - Recreation: Playground, Multi-use Fields, Sledding
  - Housing: Housing (Single-family, Affordable), Senior
  - Hospitality & Retail: Hotel, Restaurant, Brewery, Retail
  - Community Use: Community Center, Cultural Spaces
- Even though sledding here is under recreation, Open Space still remains as the top choice, with passive recreation coming in second

- 

- The hotel/hospitality analysis appears to be based on statewide data only and one article. There may be a higher market potential for hotel space in the New Haven area than for the state as a whole. I'd like to see that data if possible.
- Some projections are based on 2020 census data, which likely fail to capture COVID and post-COVID change to down demographics (e.g., slide 42)
- Slide 41: seems to assume a stable population in town in contravention of town-wide changes to zoning and interest in more housing throughout town. Is there a way to integrate the consideration of new zoning regs and housing goals in this analysis?
- Slide 47: claims 8400 houses are needed in the New Haven area, but I don't see cited literature. From where was this number derived/on whose analysis is this number based? I ask this question for all 4 bullet points on this slide.
- Slide 50: mentions there are permitted projects in neighboring towns. How much of the purported demand will these projects meet once constructed?
- Housing:

- when considering housing at the former CCW, shouldn't affordable housing be the focus? Ideally affordable housing for seniors. It seems that opportunity housing, such as apartments over retail, should be prioritized and focused in the Business District
  - 
  - Consider limiting development proposed on Asonia Rd to smaller scale housing, which was preferred by residents in the POCD's 2024 summer survey, and is compatible with the existing housing across the street. Consider modeling the development's legal structure on the Lucy Street community, where the Town retains ownership of the underlying land (and housing?) and uses a management company to help. Promote non-dense housing of cottages or two-family residences that are small and colonial in style to be compatible with the homes across the street.
8. As we discussed on the 26th, the term "preserve" (in preserve, enhance, transform) needs to be replaced with a more accurate word.
9. Some considerations regarding the alternatives options:
- the development corridor along Woodfield Rd should include further analysis of some combination of brewery/tap room, boutique hotel/spa, and agro-tourism with the opportunity to use some of the 24-acre northeastern corner for an orchard or other agro-tourism opportunity. The 4 acres of enhance/recreation could be included in the "Transform" acreage under this scenario.
  - the "preserve" land should all be subject to a permanent conservation restriction or easement, which may allow limited uses such as passive recreation and agriculture. Slide 7 acknowledges the "widespread desire for most of the site to remain open space"
  - while the proposed conservation of the pond area is valuable from an environmental perspective, it appears that the remaining acres proposed for conservation is merely land that isn't developable/accessible and is at the perimeter of the property, ultimately offering less conservation benefit/value unless the "Preserve" area is included too.

I am happy to discuss these comments further, should it be helpful. Otherwise, thanks in advance for considering all this. I look forward to future discussions.

With thanks,

Andrea

--

Andrea Urbano  
Board of Selectmen | Town of Woodbridge, CT  
203-815-9056 | [aurbano.woodbridge@gmail.com](mailto:aurbano.woodbridge@gmail.com)

**CCW Master Plan Guiding Principles**  
2/26/25

**1. Pursue Sustainability at the Highest Level**

- a. Prioritize environmental stewardship by protecting through conservation easement or restriction and enhancing through management the site's most valuable natural areas and sensitive landscapes.
- b. Identify opportunities for sustainable land management practices to support long-term ecological health and maximized ecological benefits.
- c. Preserving local natural hydrological functions and ensure responsible stewardship of local watersheds.
- d. If applicable, incorporate energy-efficient site design, green infrastructure, and low-impact controlled development strategies.
- e. Maximize climate change mitigation benefits and ensure management or land-use practices promote resilience and adaptability to climate change.

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**2. Ensure Thoughtful & Contextual Design**

- a. Maintain the distinctive rural character and charm of Woodbridge.
- b. Reflect Woodbridge's rich agricultural heritage.
- c. Ensure future site uses align with local and state planning goals.
- d. Reduce impact (e.g., aesthetic) on abutters and nearby residences
- e. Consider land-use impacts on traffic and prioritize preventing increases in vehicular congestion
- f. Prevent noise and light pollution

**3. Expand Recreational & Cultural Opportunities**

- a. Provide diverse, multi-use and multi-generational recreational options that complement local and regional offerings.
- b. Support local arts, culture, and community events through flexible-use spaces. c. Prioritize universal access throughout the site and out to town and regional destinations.

Commented [au1]: I do not believe this should be a guiding principle, but instead can be integrated into others, like GP #2 or #4.

**4. Support Community Needs & Well-Being**

- a. Aim for future site uses to rooted in serve a broad range community needs, through an environmentally responsible and economically viable balance of open space uses and controlled development.

I believe the interest in recreation at this site has been overstated in the analysis of community comments. I will share these thoughts with Mike Aziz.

b. Promote communal health and wellness through passive and active recreation opportunities, prioritizing the integration of passive recreational opportunities and community-serving uses.

C. support local arts, culture and community needs in land-use planning.

d. Prioritize accessibility for all in land-use planning.

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## 5. Promote Economic & Fiscal Responsibility

a. Develop a plan that can be implemented incrementally on fiscally responsible terms.

b. Ensure that any potential controlled development generatesprioritizes generating revenue and other long-term economic benefits, furthermore attracting visitors to Woodbridge. ~~and does not overly burden taxpayers.~~

c. Identify opportunities for external funding sources, including grants and partnerships, to support infrastructure and site improvements.

d. Ensure that any potential controlled development does not burden Woodbridge's school district or its taxpayers.

e. Provide a cohesive plan wherein any integrated recreation compliments and supports with potential controlled economic development.

## CCW

My preference is for A and secondly B.

With New Haven aggressively adding to the housing market, particularly in the affordable space, we should think carefully about our needs in Woodbridge. New Haven is committing land and political clout to get the lion's share of government money toward housing needs. Our best opportunity is to commit to the designated open space needed to balance cities like New Haven which cannot really help with the State 20% goal. Preserving our open space serves a valuable role in the State POCD and is the most economically feasible option.

Our town's grand list is already 95% residential and the tax burden has been making Woodbridge less affordable. Adding to the housing stock is unlikely to solve this problem. There is no appetite for bonding some of the construction projects that found support in the "blue sky" proposals (e.g. recreation center, ice hockey rink, etc.). The large majority of citizens favoring green space, trails, agriculture, etc. will only grow with the economic climate and challenges we face.

If affordable housing for seniors is a goal, the town could build our own dedicated affordable senior housing along Ansonia Road, respecting the character of the neighboring houses on the opposite side of the road. I believe that selling any of the land for development will be a long term loss for the town and will eventually lead to even more development of the site. We own the site and should do our best to maintain control for the citizens who have purchased it. Conservation restrictions should be part of the plan.

- Dave Vogel

**From:** Karen Crosby <kcrosby@woodbridgect.org>  
**Sent:** Wednesday, May 21, 2025 8:29 AM  
**To:** Mike Aziz; Elizabeth Stoel  
**Subject:** FW: EXTERNALfeedback for Cooper Robertson

Mike / Betsy

Please see the feedback below from Deputy Selectman Steve Munno

**Karen Crosby**

Assistant Administrative Officer

Town of Woodbridge

11 Meetinghouse Lane

Woodbridge, CT 06525

Phone: 203-389-3403

Fax: 203-389-3480

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**From:** Steven Munno <[munno.steven@gmail.com](mailto:munno.steven@gmail.com)>

**Sent:** Tuesday, May 20, 2025 9:53 PM

**To:** Karen Crosby <[kcrosby@woodbridgect.org](mailto:kcrosby@woodbridgect.org)>

**Subject:** EXTERNALfeedback for Cooper Robertson

**CAUTION:**This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Karen,

Here's my feedback for Cooper Robertson following our last meeting:

Thank you again for your continued work on this project. As we discussed at our last meeting, I want to make sure that for the **D2 area**, information about **active recreation opportunities is gathered as part of the Top Preferred option**. We discussed that the hospitality/commercial suggested for D2 would likely include active recreation, such as swimming, tennis/pickleball courts, etc., that should be available for community use.

Best,  
Steve

--

Steven Munno  
Deputy First Selectman  
Woodbridge, Connecticut

Karen Crosby  
Assistant Administrative Officer  
Town of Woodbridge

May 21, 2025

**Subject: 5-day feedback on May 14th Cooper Robertson Presentation & Supplemental Packet**

Dear Karen,

Thanks once again for collecting and forwarding my feedback on the Cooper Robertson presentation from May 14 BOS meeting. In addition to the comments I made during the meeting itself, below are my additional thoughts for the team.

~~~~~

To: Cooper Robertson Planning Team
From: Selectman Sheila McCreven

Thank you for your continued efforts and collaboration on the planning for the former CCW property. As we move into a critical stage of the process, I would like to offer constructive feedback on the May 14, 2025 presentation and supplemental packet, with the goal of ensuring that the final report reflects the highest possible standard of excellence and responds fully to the values and expectations of our community.

1. Strengthening the Environmental Valuation Approach

In my written feedback dated December 18, 2024, I shared specific recommendations and resources to guide the environmental valuation of the CCW site and asked Cooper Robertson not only to assess the environmental value of the CCW property, but to do so using advanced methodologies aligned with evolving national standards.

I specifically referenced the work coming out of the Yale School of the Environment, including their [collaboration with federal agencies on natural capital accounting](#) — work that is already influencing national land valuation practices. I also cited [the White House’s 2023 Natural Capital Accounting Strategy](#), which outlines how public land should be valued not only for its market potential but for its role in climate resilience, biodiversity, and carbon sequestration.

These tools offer a deeper, more forward-looking assessment of land value that more fully reflects the value of ecological services. While I appreciate the initial carbon sequestration estimate suggested, I encourage your team to explore more robust methodologies that can bring this analysis in line with evolving national standards. I feel strongly that this is an opportunity to highlight Woodbridge as a leader in innovative, data-informed planning.

2. Clarifying the Stormwater Evaluation Methodology

The materials note that stormwater benefits were not included due to a lack of known methodology. However, as was noted at our meeting, several widely recognized tools are available, such as:

- EPA's [National Stormwater Calculator](#)
- the USDA Forest Service's [i-Tree Hydro](#)
- the Natural Resources Conservation Service (part of the U.S. Department of Agriculture)'s [rainfall runoff models](#), and
- the [Sustainable CT](#) and [state green infrastructure programs](#) guidance on evaluating the stormwater benefits of conservation and low-impact development.

It is my understanding that such tools are routinely used by municipalities and environmental planners to quantify stormwater retention and runoff reduction. As stormwater impact is a core element of any responsible environmental and land-use valuation, including this data will only strengthen the credibility and utility of the final plan.

3. Clarifying Intent Around Zoning Recommendations (East of Woodfield)

Under the "East of Woodfield Site Considerations," your supplemental presentation material references features such as rock ledge, steep slopes, mature tree canopy, and proximity to the highway. It would be helpful to clarify whether your team is recommending new zoning overlays or other regulation changes in response to these features.

Importantly, my understanding is that any zoning recommendations the BOS might consider in this process should clearly specify whether they are intended only for town-owned parcels or would also affect privately owned adjacent land, (including parcels currently under review by the TPZ). Clear, transparent language in this section would help avoid misunderstandings and ensure a fair and informed public process.

4. Reallocating Focus: Environmental Data Over Public Opinion Summaries

Given my previous critique of the structure and shortfalls of the public information work — which I documented in my feedback earlier this year (February 6, 2025) — I urge that the final report rely minimally on those materials. Instead, I recommend that your team take a careful look at what was initially stated to the Town and the public as part of your contracted scope of work (see [YouTube recording of December 2024 meeting](#)), and ensure that available contract resources are directed toward fully incorporating these important and promised elements into the final report.

As you no doubt are aware, Woodbridge is a highly educated and well-informed community, and greater value will be derived from presenting substantive data that supports long-term, sustainable land use decisions. While public engagement remains important (and will no doubt be a high priority for the Board's planning process on this matter going forward), a stronger emphasis on environmental data would significantly increase the credibility and usefulness of the final report.

Summary and Path Forward

I hope this feedback is received in the spirit in which it is intended: a genuine effort to help us put forward the strongest, most visionary final report possible. We have a unique opportunity to demonstrate thoughtful stewardship of this land, and I believe that by working collaboratively and engaging the best tools and ideas available, we can produce a plan that sets a high standard for future planning efforts.

To support that aim, I respectfully request that the next set of materials include:

- A more robust environmental valuation that reflects the commitments made during our December 2024 meeting, where your team stated you would look into how best to assess carbon sequestration, flood mitigation, biodiversity (including pollinators and wildlife habitat), and passive recreational use value — and would utilize available tools to assign dollar values to these ecosystem services within the project scope and timeline
- A reevaluation of the proposed additional charges, with a request that your team revisit what was originally represented as part of the contracted scope, and ensure that available resources are used to fulfill those expectations within the base agreement rather than suggesting additional costs outside of the present contract.
- Clarified language around zoning and its applicability to both public and private parcels
- Greater attention to environmental analysis and less emphasis on summarizing public opinion inputs

Thank you again for your continued work and commitment to this important project. I look forward to the next phase of collaboration and review.

With continued best regards,
Sheila

~~~~~

*Sheila McCreven*  
*Selectman*



*Town of Woodbridge, CT*  
*Phone: 203-389-4203*

To: Karen Crosby  
Assistant Administrative Officer  
Town of Woodbridge

June 18, 2025

**Subject: 5-day feedback on June 11th Cooper Robertson Presentation & Addendum**

Dear Karen,

Thanks once again for collecting and forwarding my feedback on the Cooper Robertson presentation from June 11 BOS meeting. In addition to the comments I made during the meeting itself, below are my additional thoughts for the team.

---

To: Cooper Robertson Planning Team  
From: Selectman Sheila McCreven

Thank you for presenting the June installment in the ongoing planning process for the former Country Club of Woodbridge property. I appreciate your efforts to incorporate our previous input and to advance the conceptual plan, cost framework, and implementation tools. After reviewing the materials and participating in the June 11 meeting, I would like to offer the following comments and questions for your consideration prior to the final submission.

### **1. Traffic and Site Access Considerations**

During the discussion, we raised concerns about the proposed AR1 gateway location at Johnson and Ansonia Roads, which would serve as a primary access point to the site (as well as the traffic that may increase at the intersection of Fountain/Rimmon/Ansonia/Park, and the Woodfield/Fountain intersection). While I understand that the AR1 zone is intended for low-impact, interpretive use, the current plan may not fully consider the traffic and neighborhood impacts of designating that intersection as the site's primary entrance.

- Please clarify the expected traffic volume and circulation for all sub-districts, including delivery, emergency, and residential access.
- Consider the cost of a professional traffic impact study as part of the next step costs.
- Reevaluate whether Woodfield Road offers a more suitable main access point given its existing parking capacity and distance from residential homes.

### **2. Zoning Overlay Scope and Governance**

The proposal to create a new zoning overlay district is a significant and impactful step. While I understand from your comments that TPZ staff supports this approach, the overlay's boundaries, implications, and governance mechanisms may require additional clarification.

- Will the overlay apply exclusively to town-owned land, or could it affect privately owned parcels near the CCW parcel?
- Please include a visual map of the overlay boundary in the final report and if possible, a description of timeline next steps for the BOS to take to initiate planning discussions (including opportunity for public input to the BOS prior to filing an application, etc.).
- Clarify how this overlay process will align with the public hearing and approval requirements of the Planning & Zoning Commission.

### **3. Environmental Valuation and Stormwater Impact**

In my May 21 feedback, I urged that stormwater and ecosystem service values be calculated using available federal tools. While you referenced an updated environmental memo and additional analysis, these values still do not appear within the cost-benefit framework presented on June 11.

# COOPER ROBERTSON

**May 28, 2025**  
**Board of Selectmen**  
Town of Woodbridge

**Dear Board of Selectmen,**

In response to the request for additional environmental services analysis raised during and following the May 14th Board meeting, our team has reexamined available assessment tools and strategies for their applicability to the CCW Master Plan.

It is important to note that the requested level of environmental services analysis was not included in our original scope of services and is not recommended as a primary decision-making tool in long-range master planning of this nature.

That said, we propose the following analysis will be provided:

**Base scope, as described on December 11th to the Board of Selectmen:**

1. Acres of disturbed “agricultural land” as mapped in farmland soils maps (not recommended as a planning tool, per CT ECO guidance and understanding that most of the property was most recently a golf course)
2. Carbon sequestration and storage- baseline and proposed (as calculated by i-Tree)
3. Acres of connected habitat – baseline and proposed
4. Acres of endangered species habitat – baseline and proposed
5. Acres of ponds and water bodies – baseline and proposed
6. Acres of meadows/grasslands – baseline and proposed
7. Acres of woodlands/forest – baseline and proposed
8. Earthwork and retaining walls (high / medium / low)
9. Acres of impervious cover
10. Invasive species removal (high / medium / low)
11. Floodplain development (yes / no)
12. Wetlands (yes / no, area of impact)

**Additional items (at no additional cost):**

13. *i-Tree Canopy analysis* to establish a baseline (see attached) and model a potential future state based on the single preferred “illustrative” plan, including:
  - a. Carbon storage/sequestration
  - b. Air pollution
  - c. Hydrological benefits
14. *Stormwater analysis*: A one-page narrative based on the increase in impervious area. We will provide an estimated storage volume calculation and a list of possible Low Impact Development (LID) and stormwater measures, per the CT

DEEP LID Stormwater Quality Manual. We can also provide relevant pages from the manual as backup and reference.

---

## **Analysis Tools**

In consultation with our engineering partners at Langan and other sustainability and resilience planning experts, there is consensus that—without detailed site design, engineering, and sustainability analysis (all of which are beyond the scope of the CCW Master Plan)—i-Tree is the most comprehensive and accessible tool available. However, it should be used strictly for general awareness and education, not for decision-making in complex, site-specific planning contexts such as this one. Key limitations include:

### **1. Lack of Site-Specific Conditions**

- i-Tree uses generalized datasets (e.g., regional tree species averages, climate assumptions, and baseline land cover types), not site-specific conditions.
- It generates random points for analysis that the user assigns land use categories to; thus, results vary with each run, making a consistent and accurate baseline unachievable.
- It cannot account for on-the-ground conditions such as grading, compacted soils, invasive species, contamination, or engineered drainage systems—factors especially relevant at the CCW site, which has experienced significant disturbance and contains active contaminated areas.

### **2. Assumptions about Tree Preservation and Growth**

- i-Tree assumes existing trees will remain undisturbed and mature over time—assumptions that are unlikely on redevelopment sites given current tree conditions.
- Its models often overestimate sequestration, canopy spread, and lifespan, and do not account for construction impacts, utility conflicts, climate change, or post-development survivability.

### **3. Inability to Model Long-Range Plans**

- i-Tree cannot incorporate proposed plans; it relies solely on current aerial imagery. Our team must approximate future impacts using randomized analysis points, which leads to an inherently incomplete projection.
  - It does not consider zoning, setbacks, fire code, utility easements, or access requirements that may significantly impact tree retention or feasibility of replanting.
- 

## **Stormwater Tools**

Similarly, the stormwater tools we evaluated also lack the specificity and robustness required to accurately represent baseline and future state conditions. Designing and engineering a future state at a level detailed enough for these tools to be meaningful is beyond the scope of this project.

Therefore, the best practice in long-range master planning is to focus on effective planning strategies—such as appropriate densities, thoughtful development, site selection, and roadway alignment—to ensure that stormwater best practices can be implemented. These can be supported through recommendations for best practices in land use regulations.

---

**Summary**

For long-range planning, particularly in redevelopment contexts, the most appropriate method of evaluating environmental services is through site-specific analysis supported by detailed landscape and development plans, which include site engineering, architectural design and long-range sustainability evaluations. This level of analysis—covering precise grading, utility and stormwater infrastructure, construction staging, site design, building design, and full lifecycle assessment of land use carbon impacts—is beyond the current project scope. However, we can include a recommendation for this level of analysis in the implementation section of our final report.

A final word of caution: relying on online calculators as decision-making tools risks oversimplifying complex land use trade-offs and may lead to conclusions that are neither feasible nor defensible within a regulatory or implementation framework.

Our goal remains to provide Woodbridge with a responsible and justifiable plan for implementation. We are committed to ensuring that our recommendations are grounded in sound planning techniques and nationally recognized best practices for long-range master planning.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Aziz', written in a cursive style.

**Mike Aziz, AIA, LEED AP**  
Partner, Cooper Robertson

- Please quantify projected stormwater management benefits, carbon sequestration, habitat preservation, and passive recreation value using the available tools.
- To the best of your ability, please incorporate environmental benefits into the comparative analysis of proposed development scenarios so the public can better understand the projected “value” of this potential investment in protecting the environment.

#### **4. Cost/Benefit Transparency and Developer Incentive Modeling**

While the appendix includes useful cost estimates, the presentation did not address the financial dynamics a developer would face when building modest, age-restricted housing or assisted living. This may limit the BOS’s ability to evaluate the feasibility and fiscal return of each concept.

- Please provide modeling that incorporates potential developer incentives, such as tax abatements or infrastructure offsets, and how these would affect net municipal gain.
- Clarify which costs would fall to the Town (e.g., roads, site prep, trails) versus those that would be borne by a private developer or nonprofit housing partner.
- Present long-term fiscal scenarios for each preferred option (e.g., 10- and 20-year horizons) including impacts of both tax revenue (adjusted for abatements, etc.) and municipal expenditures (for example, costs involved in bonding and debt servicing, etc.).
- As I stated at the meeting, I am concerned that the impact on our two school systems be as accurately projected as possible. I look forward to hearing more about these calculations.

#### **5. Process Clarity: Roles, Sequence, and Public Input**

You noted that this is the penultimate scheduled presentation, with the next focused on final recommendations. However, for the public it likely remains unclear when formal decisions will be made, and by whom.

- Please include a governance roadmap outlining the sequence of next steps (e.g., BOS review, TPZ zoning action, public hearings, or referendum).
- Clarify the role of relevant commissions (Conservation, Housing, Recreation) and how their input will be sought and integrated.
- Indicate whether there will be public review or voting prior to any land use changes.

I remain committed to seeing a balanced plan emerge — one that preserves the environmental value of the property, supports aging in place for Woodbridge residents, and maintains public trust in the decision-making process — and appreciate your continued partnership in pursuing these outcomes to the fullest extent possible. I look forward to your final presentation and documentation and thank you again for your thoughtful engagement.

With continued best regards,  
Sheila

~~~~~  
Sheila McCreven
Selectman



Town of Woodbridge, CT
Phone: 203-389-4203

To: Karen Crosby
Assistant Administrative Officer
Town of Woodbridge

July 16, 2025

Subject: 5-day feedback on July 9th Cooper Robertson Presentation & Addendum

Dear Karen,

A final thank you for your efforts in collecting and forwarding feedback from the Cooper Robertson presentations at our Board of Selectmen meetings. In addition to the comments I made during the July 9 meeting itself, below are my additional thoughts I would like shared with the team.

.....
To: Cooper Robertson Planning Team
From: Selectman Sheila McCreven

Thank you for your final presentation on July 9, 2025, and for the extensive work your team has put into this master planning process. As we close out the consultant phase, I'm submitting my final feedback to summarize key remaining concerns and clarify areas that I believe will benefit from further attention as the Town prepares to receive and evaluate the final deliverables.

1. Fiscal Timeline and Break-even Modeling

While the comparative cost-benefit charts are useful for scenario planning, as a static snapshot of fiscal impact at stabilization they are an important first step. But as we look ahead to next-step planning, the most essential metric remains: how long it will take the Town to recover its investment. Toward that end, I would appreciate it if the final report could include time-based modeling that shows:

- Annual cash flow projections over 10–20 years (perhaps beginning this past fiscal year ending 6/30/25 so we can include the present consultant and legal costs incurred)
- Phasing of Town expenditures (e.g., site prep, infrastructure) and mechanism for funding (bonding vs. pay-as-you-go, vs. grants, etc.)
- Year of break-even under each scenario
- Sensitivity to developer incentives (e.g., abatements, land cost) and associated expenses, such as debt service from capital improvements that may be bonded.

Without this, the public and the Board cannot fully evaluate risk, affordability, or the impact on future municipal budgets. Even if this level of modeling falls outside the report's original scope, any effort to illuminate the fiscal timeline in greater detail would be greatly appreciated.

2. Clarity on Legal Triggers and Binding Steps

It remains unclear when and how the public will be asked to formally approve elements of this plan. The final deliverables should include a process map that helps us clearly distinguish:

- Which decisions require Board of Selectmen vs. Town Meeting vs. Referendum approval
- Which steps are advisory versus binding
- How and when residents will be invited to participate meaningfully in the process
- Identification of which actions are subject to legal constraints — such as land sale, lease, or conservation restriction — including where interpretation of the Town Charter or state law may apply, so the public is fully informed.

Residents are asking: 'What will we be voting on, and when?' These questions deserve clear and transparent answers — and the Board of Selectmen must be prepared to respond, with as much support from this report as possible.

3. Executive Summary and Use of Final Report

With the final report document expected to span perhaps 40+ pages (plus appendices), a one- or two-page executive summary is critical to ensure accessibility and trust. I would greatly appreciate it if the summary included:

- A plain-language explanation of what this report is (a planning framework) and is not (a development proposal)
- A statement clarifying that no land use changes or commitments are being made at this stage
- A brief and direct answer to the public's frequent question: 'What did the Town receive in exchange for the dollars invested in this process so far?'

I have confidence that this report will serve as a helpful foundation — but with additional clarity around process, realistic fiscal outlooks, and a strong emphasis on public education, it can go even further in building community trust. I urge that the final deliverables include the additions above, so we can move into the next phase with full transparency and accountability.

With appreciation for all your work,
Sheila

~~~~~

*Sheila McCreven*  
*Selectman*



*Town of Woodbridge, CT*  
*Phone: 203-389-4203*

**From:** [Karen Crosby](#)  
**To:** [Mike Aziz](#); [Elizabeth Stoel](#)  
**Cc:** [Mica Cardozo](#)  
**Subject:** FW: EXTERNALfeedback for C&R  
**Date:** Wednesday, July 16, 2025 3:16:52 PM

---

Mike / Betsy

Please see the email below with feedback from Andrea Urbano.

**Karen Crosby**

Assistant Administrative Officer

Town of Woodbridge

11 Meetinghouse Lane

Woodbridge, CT 06525

Phone: 203-389-3403

Fax: 203-389-3480

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**From:** Andrea <aurbano.woodbridge@gmail.com>  
**Sent:** Wednesday, July 16, 2025 3:11 PM  
**To:** Karen Crosby <kcrosby@woodbridgect.org>  
**Cc:** Alison Valsamis <avalsamis@woodbridgect.org>  
**Subject:** EXTERNALfeedback for C&R

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Karen,

Please see my feedback below and forward to Cooper & Robertson as planned.

1. As discussed at the 7/09 meeting, it was my understanding and expectation that by including all of these land-use options and scenarios, the Board and Town would be able to pick/choose which works best for implementation based on cost and other considerations. It was made clear that this is not feasible, but I feel it important to reiterate the desire and need to ensure adaptability and flexibility in the plan as much as possible. If there is a way to accommodate that need, please do.
2. A total of ~300 units is too many. As discussed, unless deed restricted, it is

unlikely for all units to be senior and therefore for those units to have no associated education costs. Can some sort of standard deviation or confidence interval be applied to the costs to reflect this potential? Otherwise, please amend the plan to integrate deed restrictions for senior units.

3. I advocate for adjusting the plan as stated below:
  1. Relocate the approximate 35 cottage homes currently planned for D-1 to D-2, leaving D-1 to be absorbed into GS-1.
  2. Remove the assisted living and the number of dwelling/apartment units from D-2 and replace them with the 35 cottage homes currently planned for D-1. Please maximize the number designated as affordable. You mentioned needing a threshold of 60 units to make the cost viable for affordable housing, with greater acreage in this location, perhaps that need can be achieved/accomodated.
    1. D-2 then becomes the relocated D-1 plan + hospitality.
4. For whatever household units remain in the Plan, ensure that the maximum amount possible is designated as affordable.
5. Please add the following to the grant opportunities list:
  1. this landing page for DEEP grants: [Grants and Financial Assistance](#), searches/filters can be applied to find ones relevant to needs
  2. Current DEEP grants relevant: [Trees for Communities Grant Program](#); [Urban Forest Resilience Grant Program](#); [Urban and Community Forestry Planning Grant Program](#); [Urban Forested Natural Areas and Riparian Corridor Restoration Grant Program](#)
6. It's critical the public be engaged throughout the implementation process. As such, please add in the implementation road map that the BOS has an annual public review as an avenue to narrow scope of plan/identify what to explore doing where.
7. In cost-benefits calculations, under Maintenance Costs borne by the Town, please specify the departments impacted:
  1. For example, social worker + senior transportation = human services

With thanks,

Andrea

--

Andrea Urbano

Board of Selectmen | Town of Woodbridge, CT

203-815-9056 | [aurbano.woodbridge@gmail.com](mailto:aurbano.woodbridge@gmail.com)

**From:** [Karen Crosby](#)  
**To:** [Mike Aziz](#); [Elizabeth Stoel](#)  
**Subject:** FW: EXTERNALfeedback for Cooper Robertson  
**Date:** Wednesday, July 16, 2025 7:25:08 AM

---

Mike / Betsy

Please see feedback from Deputy First Selectman Steve Munno below.

**Karen Crosby**

Assistant Administrative Officer

Town of Woodbridge

11 Meetinghouse Lane

Woodbridge, CT 06525

Phone: 203-389-3403

Fax: 203-389-3480

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**From:** Steven Munno <munno.steven@gmail.com>

**Sent:** Tuesday, July 15, 2025 4:53 PM

**To:** Karen Crosby <kcrosby@woodbridgect.org>

**Subject:** EXTERNALfeedback for Cooper Robertson

**CAUTION:**This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Karen,

Thank you for the reminder email. My feedback is below.

**Including active recreation:** Throughout this process we touched on the potential for active recreation on the site and had suggested that elements including but not limited to courts for tennis, pickleball, basketball, volleyball, a pool, and a field area for sports could fit in as part of the D-2 area. The illustration in the preferred plan shows the pool, courts and field area, but I think it is worth acknowledging in the final plan product in a few additional ways. "Small-scale outdoor recreation" is noted on slide 3, Comprehensive Land Use Strategy, under D-2, but it is not acknowledged on slide 4 as part of the "Character of the Preferred Plan". I think an image with a mention of active recreation is important to include on slide 4, particularly given the history of active recreation on the site (golf, pool, tennis, volleyball), and the interest the community has shown in having it there in the future. I think active recreation is also worthy of mention in the implementation roadmap, particularly since some active recreation elements may be able to be achieved in a relatively short-term time frame, hopefully creating opportunities for more community uses sooner rather than later. Lastly, including the

baseline cost estimate for a few active recreation elements (outdoor pool, tennis courts, playground) in the Cost-Benefit Summary would be very helpful for us as we work to move forward with plans.

Thank you all again for your continued work on this.

--

Steven Munno

Deputy First Selectman

Woodbridge, Connecticut

# COOPER ROBERTSON

## Woodbridge CCW

### Responses to Board of Selectmen's Feedback on July 9, 2025 Presentation

7/29/2025

## Steve Munno

### Including active recreation:

1. Throughout this process we touched on the potential for active recreation on the site and had suggested that elements including but not limited to courts for tennis, pickleball, basketball, volleyball, a pool, and a field area for sports could fit in as part of the D-2 area.

The illustration in the preferred plan shows the pool, courts and field area, but I think it is worth acknowledging in the final plan product in a few additional ways.

"Small-scale outdoor recreation" is noted on slide 3, Comprehensive Land Use Strategy, under D-2, but it is not acknowledged on slide 4 as part of the "Character of the Preferred Plan".

### *NOTED: CLARIFICATION TO BE PROVIDED:*

*A note will be added in recommendations to clarify that in addition to the tennis and pickleball courts shown, a pool or small informal recreation areas could be accommodated in D-2 development, and will be determined during negotiations with potential developers.*

2. I think an image with a mention of active recreation is important to include on slide 4, particularly given the history of active recreation on the site (golf, pool, tennis, volleyball), and the interest the community has shown in having it there in the future. I think active recreation is also worthy of mention in the implementation roadmap, particularly since some active recreation elements may be able to be achieved in a relatively short-term time frame, hopefully creating opportunities for more community uses sooner rather than later.

### *NOT IN SCOPE, BOARD ACTION REQUIRED TO PROCEED WITH RECOMMENDATION*

*Suggesting active recreation as part of the town's scope for the project would represent a change in direction from the BoS-selected Preferred Plan and Alternate Plan. At this point, to incorporate active recreation into the Plan, the BoS would need to request an additional alternative and approve an extension to the schedule, scope, and fee of this study.*

## COOPER ROBERTSON

3. Lastly, including the baseline cost estimate for a few active recreation elements (outdoor pool, tennis courts, playground) in the Cost-Benefit Summary would be very helpful for us as we work to move forward with plans.

### *NO ACTION: CLARIFICATION PROVIDED*

*The costs for the tennis courts and pickleball courts, as well as the pool, are currently captured in the cost estimate for the Preferred Plan, though they are included in the D-2 Development cost as a Developer cost, rather than a Town cost. Note that these costs are specific to their location shown in the illustrative plan and caution should be exercised when applying them to other areas of the site.*

*Pool: \$250,000*

*Tennis Courts (4): \$280,000*

*Pickleball Courts (4): \$190,000*

## Sheila McCreven

### **1. Fiscal Timeline and Break-even Modeling**

While the comparative cost-benefit charts are useful for scenario planning, as a static snapshot of fiscal impact at stabilization they are an important first step. But as we look ahead to next-step planning, the most essential metric remains: how long it will take the Town to recover its investment. Toward that end, I would appreciate it if the final report could include time-based modeling that shows:

Annual cash flow projections over 10–20 years (perhaps beginning this past fiscal year ending 6/30/25 so

we can include the present consultant and legal costs incurred)

Phasing of Town expenditures (e.g., site prep, infrastructure) and mechanism for funding (bonding vs. pay-as-you-go, vs. grants, etc.)

Year of break-even under each scenario

Sensitivity to developer incentives (e.g., abatements, land cost) and associated expenses, such as debt service from capital improvements that may be bonded.

Without this, the public and the Board cannot fully evaluate risk, affordability, or the impact on future municipal budgets. Even if this level of modeling falls outside the report's original

## COOPER ROBERTSON

scope, any effort to illuminate the fiscal timeline in greater detail would be greatly appreciated.

*NOT IN SCOPE, BOARD ACTION REQUIRED TO PROCEED WITH CHANGE*

*These requests are beyond the scope of this study and can only be provided with additional services and schedule extension.*

### **2. Clarity on Legal Triggers and Binding Steps**

It remains unclear when and how the public will be asked to formally approve elements of this plan. The final deliverables should include a process map that helps us clearly distinguish:

Which decisions require Board of Selectmen vs. Town Meeting vs. Referendum approval

Which steps are advisory versus binding

How and when residents will be invited to participate meaningfully in the process

Identification of which actions are subject to legal constraints — such as land sale, lease, or conservation restriction — including where interpretation of the Town Charter or state law may apply, so the public is fully informed.

Residents are asking: 'What will we be voting on, and when?' These questions deserve clear and transparent answers — and the Board of Selectmen must be prepared to respond, with as much support from this report as possible.

*CLARIFICATION TO BE PROVIDED*

*Cooper Robertson will review these items and address them in the Final Report.*

### **3. Executive Summary and Use of Final Report**

With the final report document expected to span perhaps 40+ pages (plus appendices), a one- or two-page executive summary is critical to ensure accessibility and trust. I would greatly appreciate it if the summary included:

A plain-language explanation of what this report is (a planning framework) and is not (a development proposal)

A statement clarifying that no land use changes or commitments are being made at this stage

## COOPER ROBERTSON

A brief and direct answer to the public's frequent question: 'What did the Town receive in exchange for the dollars invested in this process so far?'

### NOTED

*The Final Report will include an Executive Summary as suggested, and will address these comments.*

### Andrea Urbano

1. As discussed at the 7/09 meeting, it was my understanding and expectation that by including all of these land-use options and scenarios, the Board and Town would be able to pick/choose which works best for implementation based on cost and other considerations. It was made clear that this is not feasible, but I feel it important to reiterate the desire and need to ensure adaptability and flexibility in the plan as much as possible. If there is a way to accommodate that need, please do.

#### **NO ACTION – OFFER FOR FOLLOW\_UP TO CLARIFY FURTHER**

*Cooper Robertson has provided the cost estimate information requested to understand the financial implication of various land use options – sum total and as individual line items. The Board has not provided requests for alternate scenarios beyond the No-Development scenario. Cooper Robertson can walk Board members through the documents via a virtual call, if desired.*

2. A total of ~300 units is too many. As discussed, unless deed restricted, it is unlikely for all units to be senior and therefore for those units to have no associated education costs. Can some sort of standard deviation or confidence interval be applied to the costs to reflect this potential? Otherwise, please amend the plan to integrate deed restrictions for senior units.

#### **NOTED. CLARIFICATION TO BE PROVIDED:**

*The Final Report will include the estimated cost per student for Amity and Woodbridge school districts.*

#### **NO ACTION: BOARD ACTION REQUIRED TO PROCEED WITH CHANGE**

*Should you wish the Preferred Plan to restrict families from living on this site in perpetuity, this proposed change must be reviewed by the full Board, and Cooper Robertson then advised to amend the land use recommendations for the various*

## COOPER ROBERTSON

*development zones. Cooper Robertson's recommendation is that the zoning be as flexible as possible, allowing for development to include families, and for the maximum density that is reasonably accommodated in keeping with design guidelines.*

*Each developer's proposal will be evaluated and voted upon prior to land sale, providing a checkpoint and opportunity to adjust density, allocation, unit mix, etc. on a project-by-project basis.*

3. I advocate for adjusting the plan as stated below:
  1. Relocate the approximate 35 cottage homes currently planned for D-1 to D-2, leaving D-1 to be absorbed into GS-1.
  2. Remove the assisted living and the number of dwelling/apartment units from D-2 and replace them with the 35 cottage homes currently planned for D-1. Please maximize the number designated as affordable. You mentioned needing a threshold of 60 units to make the cost viable for affordable housing, with greater acreage in this location, perhaps that need can be achieved/accommodated.
    1. D-2 then becomes the relocated D-1 plan + hospitality.

***NO ACTION: BOARD ACTION REQUIRED TO PROCEED WITH CHANGE***

*These requests do not reflect the land uses that were selected by the Board at the May 12 meeting, developed for the June 11 meeting, and further elucidated at the July 9 meeting. At this point, to incorporate the changes, the BoS would need to meet to reach consensus around the new direction, request an additional alternative, and approve an extension to the schedule, scope, and fee of this study.*

4. For whatever household units remain in the Plan, ensure that the maximum amount possible is designated as affordable.

*See above.*

5. Please add the following to the grant opportunities list:
  1. this landing page for DEEP grants: [Grants and Financial Assistance](#), searches/filters can be applied to find ones relevant to needs
  2. Current DEEP grants relevant: [Trees for Communities Grant Program](#) **ALREADY INCLUDED**; [Urban Forest Resilience Grant Program](#) **GRANT PROGRAM CURRENTLY CLOSED**; [Urban and Community Forestry Planning](#)

**From:** Karen Crosby <kcrosby@woodbridgect.org>  
**Sent:** Thursday, September 18, 2025 8:14 AM  
**To:** Mike Aziz; Elizabeth Stoel  
**Subject:** FW: EXTERNALRe: Feedback - Cooper Robertson Presentation - 9-10-25  
**Attachments:** [2025-09-17-Final-CCW-feedback.pdf](#); [Edits-CCW-Purchase-History.docx](#)  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Karen Crosby**

Assistant Administrative Officer  
Town of Woodbridge  
11 Meetinghouse Lane  
Woodbridge, CT 06525  
Phone: 203-389-3403  
Fax: 203-389-3480

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---

**From:** wbos.temp.mccreven <[wbos.temp.mccreven@gmail.com](mailto:wbos.temp.mccreven@gmail.com)>  
**Sent:** Thursday, September 18, 2025 7:57 AM  
**To:** Karen Crosby <[kcrosby@woodbridgect.org](mailto:kcrosby@woodbridgect.org)>  
**Subject:** EXTERNALRe: Feedback - Cooper Robertson Presentation - 9-10-25

**CAUTION:**This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Karen,

Attached please find my final feedback memo regarding the September 10 draft of the *Country Club of Woodbridge Planning Report* and its Appendix.

This submission includes a brief set of **factual corrections** and clarifications which I respectfully request be addressed prior to publication. I've also included **guidance for the**

**introductory letter** to ensure the final document reflects the collective work of the Board and maintains transparency with the public.

In addition to the memo, I am attaching a 'tracked-change' correction document titled "*History of the Purchase of the Country Club of Woodbridge,*" (previously shared with Tony) which should guide an update to the report's Appendix document to correct minor errors in the record on the 2009 acquisition process.

Please confirm receipt, and thank you again for all your efforts throughout this process.

All the best,  
Sheila

On Sep 16, 2025, at 2:48 PM, Karen Crosby <[kcrosby@woodbridgect.org](mailto:kcrosby@woodbridgect.org)> wrote:

Good Afternoon

This is a reminder that if you have any feedback for Cooper Robertson regarding the presentation on Wednesday, September 10<sup>th</sup>, you should submit it to me by end of day tomorrow.

Thank you

**Karen Crosby**

Assistant Administrative Officer

Town of Woodbridge

11 Meetinghouse Lane

Woodbridge, CT 06525

Phone: 203-389-3403

Fax: 203-389-3480

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## Use of Publicly Owned Property Commission History of the Purchase of the Country Club of Woodbridge March 20, 2025

The **March 25, 2009** Board of Selectman (BOS) meeting appears to be the first time the potential purchase of the ~~Woodbridge Country Club (WCC) Country Club of Woodbridge (CCW)~~ was discussed publicly at a BOS meeting (APPENDIX A). Discussion regarding the foreclosure action that was served on the ~~CCW~~WCC, the Town of Woodbridge, and three other defendants on February 26, 2009 occurred. A history of the action and potential implications for the Town were discussed during the meeting. First Selectman Sheehy discussed procedure for the purchase of the property. He also articulated the intention of both the BOS and Board of Finance behind the purchase, which was "to control the development and to develop a plan to use the property so that it provides an income stream to help defray the cost of purchase." Mr. Sheehy also offered possible uses to achieve that goal such as "municipal/private golf course, private development, or a combination of the two or other options." The Conservation Commission was in agreement with the BOS formulating a plan with these parameters. Town debt was discussed, as were financing options available to the Town. Public comment was received. The BOS voted unanimously to authorize Ed Sheehy to negotiate the potential purchase of all or part of the ~~Country Club of Woodbridge~~WCC.

At the **April 7, 2009** BOS meeting, approval of a letter of intent was added to the agenda and discussed (APPENDIX B). The proposed letter was "a bid for real and personal property of the Woodbridge Country Club located at #17, #50, #60 Woodfield Road and #805 Fountain Street in Woodbridge and New Haven." Conditions of the Letter of Intent were provided, the month to month lease which was to take effect immediately was discussed, and the presentation Mr. Sheehy delivered to the ~~CCW~~WCC members was summarized. During the meeting with the ~~CCW~~WCC membership, it was reported that Mr. Sheehy told membership "it was his hope and goal to maintain the golf course so it can continue as a golfing facility in the immediate future for the citizens of Woodbridge." The bid amount and assessment of the value of WCC's real and personal property were provided. The BOS discussed other interested parties in the property, specifically developers, and noted that ~~CCW~~WCC membership would honor the Letter of Intent. The option for the Town to purchase 60 Woodfield Rd was discussed, with the ~~Financial Officer-Finance Director advising recommending~~ that should the Town purchase and then sell that property, ~~the it should be sold-~~ immediately proceeds must be used to offset the debt service. Management companies for the course were also reviewed.

The BOS voted 5-1 to approve the Letter of Intent, unanimously adopted the resolution appropriating \$7,000,000 for the purchase of the ~~CCW~~WCC, and unanimously authorized the BOS to call a Town Meeting on May 18, 2009.

An **April 21, 2009**, the notice for the May 18, 2009 Annual Town Meeting was mailed to Woodbridge residents, which included pertinent information pertaining to the proposed purchase of the ~~CCW~~WCC (APPENDIX C). The notice provided an explanatory text which stated "[t]he Board's primary

reason for authorizing the purchase of the Club was to ensure appropriate development of the largest tract of land remaining in Woodbridge (150 beautiful undeveloped acres)." The bank, that held the mortgage on the property, sold the mortgage to a private developer, and "[t]he BOS was concerned that uncontrolled development could produce a major strain on town services (schools, police, fire etc.)." The notice provided explanatory text also stated that the BOS was considering a management company to run the property's recreational amenities, and would also "consider other options for the use of the property."

At the **May 13, 2009** BOS meeting, purchase of the CCW was discussed in Executive Session (APPENDIX D).

At the **May 18, 2009** Annual Town Meeting, during First Selectman Sheehy's opening comments, he provided a summary of the BOS actions that preceded the Annual Town Meeting, including details on the negotiated tentative Maintenance Agreement with MGM-MDM Golf, LLC, and the details of the Resolution (APPENDIX E). The First Selectman reiterated "[t]he Board's primary reason for authorizing the purchase of the club was to ensure the appropriate development of the largest single tract of land remaining in Woodbridge." He added "(t)he goal of the Town in purchasing the Woodbridge Country Club is to control its development and to develop a business plan to finance the purchase of the property so that it provides an income stream to help defray the cost of the purchase."

A slide show was presented, and residents were presented with a slide entitled "Possible Long Term Options Available To Town (APPENDIX F). The four options offered to the residents should the Town purchase the CCW-WCC were:

- Town leases all golf course operations to a third party and issues taxable bonds to finance purchase;
- Town operates golf course and hires third party to run day to day operations issuing tax exempt bonds to finance purchase;
- Town sells all or part of property for controlled development;
- Some combination of the above.

Financing options were summarized for the residents, public comment occurred, and a vote was called. The resolution passed 435-34, by which was more than the 66 percent (-2/3) percent required of those present. The Annual Town Meeting may be viewed on YouTube at this link: [https://youtu.be/o3OpXrXsfc?si=ft0A5O8ie\\_KjI5oc](https://youtu.be/o3OpXrXsfc?si=ft0A5O8ie_KjI5oc)

The property closed on August 28, 2009, with no use restrictions added to the deed (APPENDIX G)

## COOPER ROBERTSON

Grant Program *WILL ADD*; Urban Forested Natural Areas and Riparian Corridor Restoration Grant Program *WILL ADD*

6. It's critical the public be engaged throughout the implementation process. As such, please add in the implementation road map that the BOS has an annual public review as an avenue to narrow scope of plan/identify what to explore doing where.

*NOTED, WILL ADD.*

7. In cost-benefits calculations, under Maintenance Costs borne by the Town, please specify the departments impacted:

1. For example, social worker + senior transportation = human services

*NOTED, WILL ADD.*

Karen Crosby  
Assistant Administrative Officer  
Town of Woodbridge

September 17, 2025

**Subject: Feedback on September 10th Cooper Robertson Presentation**

Dear Karen,

Thank you for the opportunity to provide feedback on the Cooper Robertson presentation from September 10 and final draft report and appendix. In addition to the comments I made during the meeting itself, below are my thoughts on the requested areas of input.

### **1. Do Not Bury the Headline: Referendum Authority Must Be Clarified**

The draft report incorporates, without context, a recent legal opinion that reverses prior interpretations of the Town Charter. Specifically, the assertion that machine-vote referenda are not authorized for land sales (Appendix p. 395) directly contradicts how the Town handled the 2009 purchase and the 2011 proposed sale of the Country Club of Woodbridge — both of which were carried out with legal review and public process, including referendum vote.

Yet this new interpretation appears in the draft report and timeline (p. 48) without flagging it as a change from past precedent. Doing so gives the impression that no public referendum will be possible, or expected, in future decisions.

#### **Must-Change Request:**

Please revise the language on p. 48 and in any related text or footnotes to make clear that:

- This is a new legal interpretation introduced late in the process (August 2025).
- It differs from the precedent used in 2009 and 2011.
- It also differs from what has been said at past BOS meetings and communicated to the public in prior updates of this consultant-led planning process.
- The Board of Selectmen may need to clarify or challenge this interpretation before any final actions are taken.
- Future land disposition decisions will require clear public communication about what form of approval (referendum or Town Meeting) will be used.

This should not be a footnote — it is the headline. Many residents participated in this process on the understanding that any final decision would come to a vote, and the draft report must not appear to quietly reverse that expectation.

### **2. Zoning Framework Remains Unenacted — and Critically Under-Detailed**

The draft report refers to a potential zoning overlay district that would regulate density, housing mix, and affordability — yet no such overlay has been proposed or submitted. This is a key factual point: no zoning changes have been made or formally contemplated at any detailed level.

Everything illustrated in the planning framework depends on future Boards of Selectmen choosing to sponsor overlay zone language, and on the Town Plan & Zoning Commission (TPZ) choosing to

hold hearings and approve such changes. As of the date of this memo, no text amendments have been drafted, submitted, or scheduled.

This is not a flaw in the consultant's work, but a limitation of the process: despite hundreds of hours of presentations, meetings, and planning sessions, the Town has not yet taken step one of the legal implementation process. And because zoning details are everything — defining dimensional standards, environmental controls, affordability thresholds, and enforcement — the real decisions that will shape this property are still ahead. The 'devil is in the details' more here than in any other aspect of this 500+ page document.

**Must-Clarify Request:**

Please add language clarifying:

- No overlay zoning has been adopted or submitted
- No binding housing density or affordability commitments exist
- All future changes require BOS and TPZ action, subject only to a public hearing and vote by TPZ
- This report does not constitute zoning language or a regulatory proposal

**3. Correct the Historical Record in the Appendix**

The Appendix includes a multi-page section titled “History of the Country Club of Woodbridge,” which remains unchanged from a prior draft — despite the submission of factual corrections in the Spring (see attached memo titled “History of the Purchase of the Country Club of Woodbridge”).

These corrections document:

- The actual name of the property during the sequence of BOS decisions in 2009
- The actual statements and attributions in the record regarding the advice received by BOS from staff and attorneys at the time.

**Must-Change Request:**

Please revise the “History” section in the Appendix to reflect these previously submitted corrections. Or at minimum, include the corrections memo as a referenced addendum or annotated source in the final appendix.

Failing to correct this record risks undermining public trust and misinforming future decision-making about the property.

**4. Guidance for Introductory Letter or Framing Materials**

While I understand the report text is now considered final except for factual corrections, I would like to raise a concern about the accompanying introductory letter from the First Selectman, which was neither previewed nor approved by the full Board of Selectmen. Given the importance of this report, and the reality that it reflects the work and decisions of the full Board over two years, I respectfully suggest:

- That the introductory letter be reviewed and revised as a separate document;
- That the letter be recast as a statement from the full Board, signed by all six members

The letter should reflect that this is a Town document, not a personal initiative. Residents deserve to hear from their entire elected body when it comes to a matter of this scale and cost. I believe the introduction would be strengthened once it is transformed into a statement framed by input from, and signed by, all six members.

A revised introduction could also clarify:

- That this plan is a non-binding framework, not a fixed path forward
- That no implementation steps have been taken yet, and there will be considerable costs associated with these that must be part of upcoming budget processes.
- That any future land use or zoning decisions will be subject to BOS and TPZ votes for approval and the yet to be clarified role of either a town meeting or town-wide referendum vote — as a result, all zoning and development elements described are illustrative only and actual implementation depends on future political decisions, community engagement,

Thank you again for your consideration of this feedback, and for all your work on this project.

*With best regards,  
Sheila*

~~~~~  
*Sheila McCreven
Selectman*



*Town of Woodbridge, CT
Phone: 203-389-4203*

From: Karen Crosby <kcrosby@woodbridgect.org>
Sent: Thursday, September 25, 2025 8:52 AM
To: Mike Aziz; Elizabeth Stoel
Cc: Mica Cardozo
Subject: FW: EXTERNALRe: CCW Feedback

Good Morning
Please see the feedback from Andrea Urbano below.

Thanks

Karen Crosby

Assistant Administrative Officer
Town of Woodbridge
11 Meetinghouse Lane
Woodbridge, CT 06525
Phone: 203-389-3403
Fax: 203-389-3480

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From: Andrea <aurbano.woodbridge@gmail.com>
Sent: Thursday, September 25, 2025 8:26 AM
To: Karen Crosby <kcrosby@woodbridgect.org>
Subject: EXTERNALRe: CCW Feedback

CAUTION:This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Karen,

Unfortunately I wasn't able to give this time I would have liked, but I sincerely appreciate your patience in receiving this information. Here is my feedback:

1. The referendum authority must be clarified and made very clear to the BOS and the public. Expectations pertaining to this should be updated and clarified on page 48. I cannot stress enough the importance of this information and the impact it may

have, so please make this information as clear and apparent as possible by including in the main body of the plan and not the appendix.

2. The concept of zoning overlay needs more attention and detail. As I understand it, C&R is advising the Town to take the necessary steps for overlay zoning early in the Plan's implementation. It would be helpful to define or incorporate guidance for this and to provide a current status report.
3. The cover letter, authored by our First Selectmen, was not vetted by the BOS, all of whom's names are associated with this Plan/document. I take issue with this letter and how it misrepresents this plan and subtly diminishes the value of open space - particularly in the oversimplified and misleading comment pertaining to its financial benefit. I therefore feel uncomfortable having this letter associated with my name/work as a Board of Selectmen member. I recommend the full board have the opportunity to contribute to this letter.
4. As shared in previous comments, I am concerned that what's presented in this plan is not fully representative of the public's input. In the cover letter and in other written materials produced by the First Selectman, homage to residential input is misleading. No community feedback, to my understanding, recommended or advocated for an assisted living facility, for example. It remains unclear as to why this is included in the plan. When this concept came up months ago, it was framed as curiosity to see the financials. And (as I've also commented in the past) this plan was supposed to be adaptable - such that the town can pick and choose what's to be pursued or omitted from pursuit based on the analyses conducted by your firm. More recently, we've been told it is not intended to function as such. So I suppose I am using this opportunity to express my disappointment with that and will reiterate my utter disappointment that this plan includes the proposal of upwards of 300 housing units, slightly less than a third of which are associated with assisted living that no report or analysis suggested Woodbridge needs more of.
5. I think a broader introduction to this plan would be beneficial. One that states this in a non-binding and adaptable plan. One that clarifies no implementation has been pursued to date, one that clarifies implementation is contingent upon BOS & TPZ votes for approval, and one that clarifies the townspeople vote or lack thereof.

With thanks,

Andrea

On Tue, Sep 23, 2025 at 4:38 PM Karen Crosby <kcrosby@woodbridgect.org> wrote:

Andrea

Are you going to submit any feedback from the Cooper Robertson presentation on September 10th? They just asked if I had received anything from you.

If you will be providing feedback, please let me know and I am sure Cooper Robertson would like to have it right away.

Thanks

Karen Crosby

Assistant Administrative Officer

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From: Karen Crosby <kcrosby@woodbridgect.org>
Sent: Thursday, September 25, 2025 8:53 AM
To: Mike Aziz; Elizabeth Stoel
Cc: Mica Cardozo
Subject: FW: EXTERNALOne more bit of feedback for CCW

Here is an additional comment from Andrea.

Karen Crosby

Assistant Administrative Officer
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From: Andrea <aurbano.woodbridge@gmail.com>
Sent: Thursday, September 25, 2025 8:42 AM
To: Karen Crosby <kcrosby@woodbridgect.org>
Subject: EXTERNALOne more bit of feedback for CCW

CAUTION:This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Karen,

Apologies for not including this in my previous email, but please add this to your notes for Cooper and Robertson.

Please make the limitations of the open space financial analysis clear to the reader. It's important that the nuances of all the financial reporting by land use type be very clear, preferably in the main body of the plan and not in the appendix. To my recollection, for example, the financial reporting for housing assumes zero children are entering the Woodbridge or Amity school districts.

With thanks,

Andrea

Andrea Urbano
Board of Selectmen | Town of Woodbridge, CT
203-815-9056 | aurbano.woodbridge@gmail.com

APPENDIX

Project Charter	3
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1. Pursue Sustainability at the Highest Level

- a. Prioritize environmental stewardship by protecting and enhancing the site's most valuable natural areas and sensitive landscapes.
- b. Identify opportunities for sustainable land management practices to support long-term ecological health.
- c. Preserving local natural hydrological functions and ensure responsible stewardship of local watersheds.
- d. Incorporate energy-efficient site design, green infrastructure, and low-impact controlled development strategies

Comment- this should also include an assessment of native wildlife . In addition to deer and hawks, I have observed foxes and a heron near the large pond.

2. Ensure Thoughtful & Contextual Design

- a. Maintain the distinctive rural character and charm of Woodbridge.
- b. Reflect Woodbridge's rich agricultural heritage.
- c. Ensure future site uses align with local and state planning goals.

3. Expand Recreational & Cultural Opportunities

- a. Provide diverse, multi-use and multi-generational recreational options that complement local and regional offerings.
- b. Support local arts, culture, and community events through flexible-use spaces.
- c. Prioritize universal access throughout the site and out to town and regional destinations

4. Support Community Needs & Well-Being

- a. Aim for future site uses to serve a broad range community needs, through an environmentally responsible and economically viable balance of open space uses and controlled development.
- b. Promote communal health and wellness through active recreation opportunities and community-serving uses

Comment- (a) appears to assume a mix of “open space and controlled development”. The informal surveys (and referenda history) indicate a strong preference for open space with less enthusiasm for development. If the purpose of the exercise is to determine future use of the property, is it premature to steer the decision through the choice of drafting principles?

Comment- it will be important early on to understand how remediation of on-site contamination will be handled. Depending on the remedial approaches identified, excavation or use restrictions may impact future use of the property or parts of it,

5. Promote Economic & Fiscal Responsibility

- a. Develop a plan that can be implemented incrementally on fiscally responsible terms.
- b. Ensure that any potential controlled development generates long-term economic benefits and does not overly burden taxpayers.
- c. Identify opportunities for external funding sources, including grants and partnerships, to support infrastructure and site improvements

Comment- a comprehensive analysis must include a calculation of costs to be incurred by the Town to support whatever use is ultimately implemented. In addition to costs such as construction and maintenance, there will be impacts on the schools and social services. I caution against any reliance on homeowners’ associations (“HMAs”) or other private organizations. In my experience in representing towns over the years, I repeatedly seen that HMAs lack the legal means and the will to impose and collect fees to maintain roads, detention basins and common areas. Invariably, the costs devolve to the town and its taxpayers.

Comment – Beyond fiscal impacts, it will be important to understand and anticipate the practical implications of moving from planning to implementation. For example, sale (as opposed to lease) of some or all of the property may require subdivision of the property, particularly if home ownership is a desired component. More generally, unless the sales contract contains legally enforceable specifications defining allowable use, the new

owner would be limited only to the zoning regulations in effect at any particular time. A comprehensive Development Agreement would be the vehicle to protect whatever plans the Town makes.

To: Mike Aziz, Cooper Robertson
From: Kathy Hunter, Chair, Housing Committee
Date: March 5, 2025
Re: BAR Grant Steering Committee (TAC) – Guiding Principles and Implementation

The Critical Question: How Should the Town Use the CCW Site?

Under PA 21-29, municipal zoning regulations are required to provide for the development of housing opportunities, including multifamily housing for low- and moderate-income families, both for Woodbridge residents and residents from the region. The guiding principles outlined in this planning process, however, seem to sidestep the issue of housing—at least for now—perhaps in recognition of the Town’s long-standing resistance to Opportunity Housing. Avoiding this reality does not change it. A guiding principle that fails to confront this challenge is not truly guiding anything. For the plan to have integrity, it must directly address the issue of housing rather than sidestep it or leave it to partisan debate to resolve. This is precisely why the BAR planning grant does not allow the Board of Selectmen to steer the process—any deviation from this could, in my view, put the funding at risk.

Land Use Regulation

Woodbridge’s zoning regulations attempt to balance environmental concerns with the development of Opportunity Housing. As a result:

- Opportunity Housing is completely prohibited in the public water supply watershed. This exclusion zone covers nearly 70% of the Town’s RA zone, effectively ensuring that the vast majority of Woodbridge is off-limits to multifamily housing development.
- In the remaining 30% of the RA zone, Opportunity Housing may be developed, but only if the land has access to public water and sewer and only through a special exception process. This creates a significant regulatory barrier to development.
- The CCW site represents 99% of the remaining undeveloped RA zone where Opportunity Housing is even possible. It is, for all practical purposes, the only viable site left in the Town for such development.

Failing to explicitly acknowledge this reality in the guiding principles and implementation strategy would be a missed opportunity to create a plan that is both effective and legally robust. To truly serve as guiding principles, they must provide clear directions and proactively address the challenges at hand.

Lost Opportunity

Overlooking the potential of a site that could support over 1,000 housing units, without either incorporating meaningful Opportunity Housing development or identifying an alternative location for those housing rights elsewhere in Town, would represent a missed opportunity and a significant planning challenge.

It is widely accepted that when zoning regulations allow Opportunity Housing like our regulations do, development follows. Adopting a plan that does not clearly prioritize Opportunity Housing while

at the same time asserting that there is no obligation to build it on the CCW site could be perceived as allowing inaction to become a barrier to meaningful development.

If the guiding principles contradict zoning's intent to support Opportunity Housing, then the plan must acknowledge and address the potential consequences of lost opportunity, including legal risks and economic impacts.

A Call for Responsible Planning

I don't need to tell you that planning is about more than just getting a deal done—it's about shaping neighborhoods and communities that foster:

- Economic growth
- Social cohesion
- Long-term sustainability

But it's important to recognize the unique pressures Woodbridge is facing. If the guiding principles do not prioritize Opportunity Housing, this plan will fall short—not just for the Town and its residents, but for those in the region who could become part of this community. Moreover, given the legal and regulatory landscape, failing to address this issue meaningfully could contribute to serious financial, legal and reputational consequences for the Town.

Next Steps: Ensuring Compliance and Accountability

The planning approach should be reframed by:

- Prioritizing Opportunity Housing at the CCW site in accordance with state law and regional needs.
- Ensuring that any land use restriction on this site is matched with a proactive housing development plan elsewhere in Town.

Anything less would fall short of responsible governance and a commitment to both current and future residents of Woodbridge, as well as the broader region.

Relating to the Presentation

Opportunity Areas

Currently, under the Opportunity Housing regulations, the majority of the CCW area would allow for up to 18 units per acre. A higher density of housing should be encouraged to serve the housing needs of the town and region and to conserve space. The preference for single family affordable housing unfortunately will not move the needle on what Woodbridge needs to provide as well as being very difficult to finance.

I also wanted to take some text from an affordable housing plan that Goman & York prepared for Bloomfield CT. I substitute Woodbridge for Bloomfield as I feel it's completely relatable and should also be incorporated into the guiding principles.

The challenge for **Woodbridge** is to continuously work toward finding the right balance between economic, environmental, and social issues and goals. Striking such a balance is the essence of sustainability. For example, the United Nations, World Commission on the Environment and Development (Brundtland Report, 1987), explains:

Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Doing so must integrate and balance economic, environmental, and social goals.

While environmental concerns need to be considered as part of development proposals, said concerns should not automatically favor the environment over economic and social issues or goals. Nor should environmental concerns be used as impediments to deter or prevent development, especially housing and affordable housing that are of equal importance as a social (and economic) need of society.

From: [Karen Crosby](#)
To: [Mike Aziz](#); [Elizabeth Stoel](#)
Subject: Fw: EXTERNALRE: Requested Feedback from TAC and Next Steps
Date: Wednesday, March 5, 2025 4:13:18 PM

Mike / Betsy
Feedback from TAC member Cliff Lynch

Karen Crosby

Assistant Administrative Officer

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From: Cliff Lynch <cliff@iovanne.com>
Sent: Wednesday, March 5, 2025 4:10 PM
To: Karen Crosby <kcrosby@woodbridgect.org>
Subject: EXTERNALRE: Requested Feedback from TAC and Next Steps

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Karen-

Thank you for your email.

My comments/ question below. I reread the presentation and listened to the presentation to seek answers to these specific questions. Should I have missed the answer(s), I'll apologize in advance for the duplicative nature.

Thank you,
Cliff

As a reminder, the following feedback requested to be sent to Karen Crosby by 3/5:

- Any additional thoughts, documentation or resources recommended to inform the planning team's development of further site plan testing.
- Any clarifying questions related to the 2/24 presentation:

1. ***Regardless of which alternative is selected, will there be a conservation easement put in place to prevent “transformation” of additional areas which are currently not shown in the alternatives as areas of transformation when the BOS and ultimately public weigh in by voting on the proposal?***
2. ***In Alternative D- is it not the desire to maintain the prime farmland soil for agrotourism?***
3. ***At what point in this process would a traffic study be completed to determine if additional access from Ansonia Rd would be allowable?***
4. ***Specifically within the confines of the former maintenance area, an area designated for transformation or development near and around the clubhouse in all the alternatives- are there any concerns for potential contamination would prevent or hasten due to extensive remediation or cause this to be cost-prohibitive?***

A scheduling poll for the next TAC meeting, tentatively scheduled for mid/late March, will be sent out soon.

Karen Crosby

Assistant Administrative Officer

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From: [Karen Crosby](#)
To: [Mike Aziz](#); [Elizabeth Stoel](#)
Subject: Fw: EXTERNALRe: Feedback for Cooper Robertson
Date: Wednesday, March 5, 2025 2:52:42 PM
Attachments: [FCC Soil Survey USDA WSS.pdf](#)

Mike / Betsy

Feedback from TAC member Kristyna Hulland

Karen Crosby

Assistant Administrative Officer

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From: Kristyna Hulland <kristynahulland@gmail.com>
Sent: Wednesday, March 5, 2025 2:37 PM
To: Karen Crosby <kcrosby@woodbridgect.org>
Subject: EXTERNALRe: Feedback for Cooper Robertson

CAUTION:This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Karen,

Thank you for coordinating responses for the TAC. Please convey my comments as tech advisor for TAC.

1. Prime farm land: I think the team has already accessed the Web Soil Survey, but I am attaching maps of the area anyway. When considering specific sites for agricultural use, I would recommend the team consider contacting Kip Kolesinskas. He has expertise in soils, land use planning and preserving farmland in the state. He has consulted on my property here in Woodbridge before it was put under easement and after I started farming (and possibly has also been involved years ago with the country club - he has a bit of history and experience consulting with the town of woodbridge!). For the purposes of this project, the value he can bring is interpreting results of soil tests, maps, environmental assessments, and the physical soil structure (by taking in person soil cores) within the context of the land use goals of the plan.

kip.kolesinskas@gmail.com

<https://solidground.extension.uconn.edu/consultations/>

2. Farm easement: The team may already have access to the current town easements, but if not, they may consider seeking existing easements in the town of Woodbridge. My property (48 Center Rd) is under one of these easements as I mentioned above. While the language would necessarily be different for the country club property, the easement has language that is flexible for open space and agricultural use of the land.

3. Opportunities for shared benefits with conservation/sustainability: as the plan moves forward and identifies possible enhancements, there are a lot of opportunities to have agriculture be used to further leverage conservation and sustainability. Farmers are more active in engaging with the environment than some other members of the TAC may be open to, but the shared goals of building and maintaining healthy soil, responsibly stewarding the land to reduce invasives and increase biodiversity may help in considering some of the border areas (as outlined in your map options a-d) where transformation areas connect with preservation areas.

4. Considerations for ag activities: I spoke briefly with Mike about some of these at the site walk. Key attributes for any future farm activities include access for farmers and visitors/customers, minimal slope, direct sunlight (southern exposure is a bonus), access to water or ability to install a well, ability to construct structures for storing tools, tractors, etc, and above all, longer terms for leased land. The ag commission is currently working with the BoS to try to change the town charter which limits leases to one year. Obviously, if an individual or organization separate from the town were to operate a farm on this property, they would want to insure that infrastructure investments would be protected for a certain defined period of time. I'm not sure how this would relate to other businesses, but it might be a larger conversation than farms only.

5. Considerations for orchard/berry operations: Would the use of the ag-specified land be restricted to orchard/berry production only? I think would be a great asset to the community, but it's also a pretty narrow type of ag land use.

Thanks again to Cooper Robertson and the other members of the team that they have pulled in for providing thoughtful responses to community needs.

Kristyna Hulland
Off Center Farm

On Tue, Mar 4, 2025 at 3:18 PM Karen Crosby <kcrosby@woodbridgect.org> wrote:

Good Afternoon

This is a reminder to submit your feedback to me by tomorrow, March 5th regarding the presentation to the TAC on February 24th. In addition, if you know of any individual or group who you think would like to discuss the CCW Master Plan and give feedback, please provide me with their name(s) and contact information so I can provide to Cooper Robertson and Chuck Coursey to contact.

Below is the feedback Cooper Robertson is looking for from the email sent to you on 2/28/25:

As a reminder, the following feedback requested to be sent to Karen Crosby by 3/5:

- Any additional thoughts, documentation or resources recommended to inform the planning team's development of further site plan testing.
- Any clarifying questions related to the 2/24 presentation

Karen Crosby

Assistant Administrative Officer

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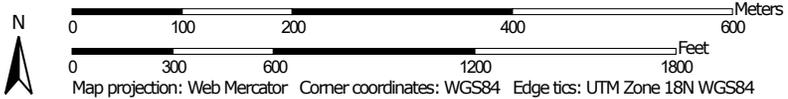
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Soil Map—State of Connecticut, Western Part



Map Scale: 1:6,830 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part

Survey Area Data: Version 2, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	2.5	1.7%
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes	23.5	16.2%
46B	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	0.4	0.3%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	37.0	25.5%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	2.4	1.7%
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	13.8	9.5%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	12.6	8.7%
84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes	44.8	30.9%
84D	Paxton and Montauk fine sandy loams, 15 to 25 percent slopes	3.5	2.4%
306	Udorthents-Urban land complex	2.1	1.4%
W	Water	2.4	1.7%
Totals for Area of Interest		144.8	100.0%

From: [Karen Crosby](#)
To: [Mike Aziz](#); [Elizabeth Stoel](#)
Subject: Fw: EXTERNALRe: Requested Feedback from TAC and Next Steps
Date: Tuesday, March 4, 2025 3:44:26 PM

Feedback from Hillary Drumm of the TAC

Karen Crosby

Assistant Administrative Officer

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From: Hillary Drumm <hiljor@gmail.com>
Sent: Tuesday, March 4, 2025 3:18 PM
To: Karen Crosby <kcrosby@woodbridgect.org>
Subject: EXTERNALRe: Requested Feedback from TAC and Next Steps

CAUTION:This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I appreciate the work done so far and graphics to help represent options for the CCW. I would like to see graphics between option B & C with increased enhanced area (yellow) from the B but not as much transformed (red) as the C
-- There were many options of interest for recreation/community facilities- outdoor space for: community pools, skating rink, ball fields, skate park, tennis courts, picnic areas, playground. Plus indoor space for climbing walls, pickleball courts, basketball courts, squash, indoor pool, open indoor swing space (party rentals, banquets, etc, study space, exercise facilities, indoor concert space etc. We would need to have space to build and expand a comprehensive community centered facility over time to best serve our full population.

Thank you!

Hillary Drumm

Sustainability

On Fri, Feb 28, 2025 at 10:52 AM Karen Crosby <kcrosby@woodbridgect.org> wrote:

Good Morning

The CCW planning team thanks each of the TAC members for their time and discussion at Monday's meeting and Wednesday's site walk. Below is summary of feedback requested and next steps. Please send any clarifying questions to Karen and we are happy to respond.

A recording of the 2/24 TAC meeting can be found at the link in the TAC Meeting Recordings section on the CCW website (bottom of the page). A copy of the presentation is attached.

- <https://www.woodbridgect.org/566/CCW-Master-Plan>

As a reminder, the following feedback requested to be sent to Karen Crosby by 3/5:

- Any additional thoughts, documentation or resources recommended to inform the planning team's development of further site plan testing.
- Any clarifying questions related to the 2/24 presentation

A scheduling poll for the next TAC meeting, tentatively scheduled for mid/late March, will be sent out soon.

Karen Crosby

Assistant Administrative Officer

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From: [Karen Crosby](#)
To: [Mike Aziz](#); [Elizabeth Stoel](#)
Subject: FW: EXTERNALFwd: Comment from cochair of the Woodbridge Conservation Commission to SLR [Filed 03 Mar 2025 10:30]
Date: Monday, March 3, 2025 9:39:20 AM
Attachments: [image.jpeg](#)
[Definition of Open Space CGS.pdf](#)
[DEEP definitions of species.pdf](#)
[CCW Birds of Special Concern 2025.docx](#)

Mike / Betsy

This is from Sharon DeKadt from the TAC.

Karen Crosby

Assistant Administrative Officer

Town of Woodbridge

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From: Sharon de Kadt <s.dekadt@gmail.com>
Sent: Sunday, March 2, 2025 9:10 AM
To: Karen Crosby <kcrosby@woodbridgect.org>
Cc: Diana McCarthy-Bercury <diana@earthforwardgroup.com>
Subject: EXTERNALFwd: Comment from cochair of the Woodbridge Conservation Commission to SLR

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Karen,

Please forward this email.

Thank you.

Hello, Mike Aziz and Elizabeth Stoel,

What a nicely presented presentation you did on Monday, February 24. You obviously have put a lot of thought into the Woodbridge Country Club property and have learned much about our Town of Woodbridge. Thank you for that.

There are a few points on which we would like to comment:

1. On January 29, 2025, you provided posters on which the people of the town could put stickers. As seen in the attachment below, the most stickers, by a significant margin, were put on Open Space and trails. During your presentation, we got the impression that you and your team understood Open Space to be like a manicured park. When people put their dot on Open Space, they meant Open Space as defined by the Connecticut General Statutes (CGS), Section 23-8 (b), attached below. The townspeople of Woodbridge generally have a sophisticated understanding of Open Space and have been thinking about it for years. It is, in fact, one of the main reasons that many people move to this town. Thank you for reviewing these attachments and incorporating them into your planning process.

2. There may, indeed, be more species inhabiting the Woodbridge Country Club property that are considered "Species of Special Concern," as defined by the Connecticut Department of Energy & Environmental Protection (DEEP). See the attached definitions of species from the Connecticut DEEP. There may also be "Endangered Species" or "Threatened Species" as defined by DEEP that may inhabit the Woodbridge Country Club property or use it as an important stopping point in their migratory pathways. Our understanding is that the last DEEP update of the Woodbridge Country Club property was in 2015, and recently, birders have indicated they have seen a wider variety of birds inhabiting the property. On our the next meeting of the Woodbridge Conservation Commission on March 6, we will receive a presentation from at least one of those birders sharing what they have seen. We plan to inform DEEP of those findings if they appear significant. A list of birds of special concern seen at the Woodbridge Country Club is also attached.

Thank you for working to make our town and its land resources the best possible for all concerned.

Sincerely,

Sharon de Kadt & McCarthy-Bercury

Co-Chairs, Woodbridge Conservation Commission



Connecticut Department of Energy & Environmental Protection

Endangered, Threatened, and Special Concern Species in Connecticut



The Connecticut Endangered Species Act, passed in 1989, recognizes the importance of our **state's plant and animal populations and the need to protect them from threats that** could lead to their extinction. The overall goal of the legislation is to conserve, protect, restore and enhance any endangered or threatened species and their essential habitat. Species are listed according to their level of risk, and their status is reviewed every five years.

- "Endangered Species" means any native species documented by biological research and inventory to be in danger of extirpation throughout all or a significant portion of its range within the state and to have no more than five occurrences in the state, and any species determined to be an "endangered species" pursuant to the federal Endangered Species Act.
- "Threatened Species" means any native species documented by biological research and inventory to be likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range within the state and to have no more than nine occurrences in the state, and any species determined to be a "threatened species" pursuant to the federal Endangered Species Act, except for such species determined to be endangered by the Commissioner in accordance with section 4 of this act.
- "Species of Special Concern" means any native plant species or any native non-harvested wildlife species documented by scientific research and inventory to have a naturally restricted range or habitat in the state, to be at a low population level, to be in such high demand by man that its unregulated taking would be detrimental to the conservation of its population or has been extirpated from the state.

Definition of Open Space for Purposes of CGS Section 23-8

This definition is designed to encompass all land currently used or acting as open space in Connecticut to help gauge progress towards the goal of holding 21% of the state's land area as open space as referenced in CGS Section 23-8 (b).

In order for land to be considered open space it must:

1. Meet one of the following:

- Be protected from development by a conservation restriction₁, held by a qualified conservation organization₂
- Be owned in fee by a qualified conservation organization or water company

AND

2. Be restricted₃, protected₄, or used for one of the following purposes:

- To maintain or enhance the conservation of natural or scenic resources
- To protect natural streams or a water supply
- To promote healthy soils₅
- To promote the conservation of wetlands, beaches or tidal marshes
- To enhance public outdoor recreation opportunities₆
- To preserve historic property, or agricultural lands

While this definition will help DEEP and its partners collect data on the open space land at a specific moment in time, we have to keep in mind that some of these lands may be vulnerable to conversion to another use. Conservation restrictions create the most permanent protection for open space land; all other open space land is vulnerable to conversion depending on existing law, the potential for changes to existing law, internal policies and existing legal protections. Below are vulnerability categories and some examples of the lands that fit these categories.

High Vulnerability - Properties with high vulnerability could easily be converted to another use. Examples include Municipal land that is used as open space but has no further protections and Class III land owned by Water Companies.

Low Vulnerability - Properties with low vulnerability would be difficult to convert to other uses because of existing laws, internal policies and existing restrictions. Examples include CT DEEP land, fee property owned by land trusts for conservation purposes, municipal land with state or federal grant restrictions and Class I and II land owned by water companies for the purpose of protecting drinking water sources.

Virtually No Vulnerability - Land of all types with a conservation restriction on it held by a qualified conservation organization.

Open Space Lands and Public Access - This definition of open space encompasses a wide variety of landscapes and properties, some of which are not open to the public for recreational use. All open space lands, whether open to the public or not, are critical assets that provide a wide range of ecosystem, economic and other public benefits. Understanding the distribution of diverse open space opportunities throughout our communities in Connecticut, including those accessible to people with disabilities, will help us recognize where disparities exist and ensure all residents have an opportunity to equitably enjoy all of the benefits that open space provides.

Private Lands with Some Public Benefit - There are private lands in Connecticut that provide some of the same public benefits as lands that fit the above definition, but these lands will not count towards the State's 21% goal. Specifically, land considered open space, forestland or farmland for tax purposes within the State's PA490 program and some homeowner's association set-asides provide some of the same ecosystem benefits as traditional open space land. However, in our analysis, it was determined that these lands would not count because the primary purpose of PA490 land is to align private taxes with the current use of the property and the public benefits are secondary. Similarly, homeowner's association set-asides are established primarily for developers to meet zoning regulations within towns. These lands typically do not have entities monitoring or managing them for open space purposes nor are they typically open for public access.

Future Protection of Open Space - DEEP will be using this definition to collect data on the distribution of open space lands in Connecticut. The data collected will be used to set goals for the next iteration of the Green Plan. As we use this new definition to understand current levels of open space in Connecticut, we need to also think of the future. Ensuring that vulnerable open space lands become more fully protected or that newly added open space lands are protected from the start will help ensure that future generations benefit from these critical assets. DEEP regularly updates the Green Plan to identify open space conservation priorities, and to focus state, federal, and private resources to ensure the best collective impact.

Definitions of Key Terms

Conservation Restriction - Reference CGS 47-42a - a limitation, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of the land described therein, including, but not limited to, the state or any political subdivision of the state, or in any order of taking such land whose purpose is to retain land or water areas predominantly in their natural, scenic or open condition or in agricultural, farming, forest or open space use.

2 Qualified Conservation Organization - Reference IRC 170 (h) - In general, this includes Federal, State and Local government entities or public supported charities like land trusts.

3 Restricted Land - Land with conservation restrictions (see definition above) that make conversion to a use other than "open space" very difficult.

4 Protected Land - Land that has existing laws, grant restrictions or internal policies that limit its use and make conversion to a use other than "open space" less likely.

5 Healthy soils - Reference Connecticut Soil Health Initiative - CT RC&D & USDA NRCS - soils with the capacity to function as vital living ecosystems that sustain plants, animals and humans.

6 Public Outdoor Recreation opportunities - Reference CGS 52-557f(4) - includes, but is not limited to, any of the following or any combination thereof: Hunting, fishing, swimming, boating, camping, picnicking, hiking, pleasure driving, nature study, water skiing, ice skating, sledding, hang gliding, sport parachuting, hot air ballooning, bicycling and viewing or enjoying historical, archaeological, scenic or scientific sites.

7 Historic Property - Reference CGS 7-147p - any individual building, structure, object or site that is significant in the history, architecture, archaeology and culture of the state, its political subdivisions or the nation and the real property used in connection therewith.

**Birds Identified on the CCW Property
which are on New Haven County, CT's
Endangered, Threatened & Special Concern List**

Endangered

Common Nighthawk
Horned Lark
Northern Harrier
Vesper Sparrow
Yellow-breasted Chat

Threatened

Bald Eagle
Eastern Meadowlark
Great Egret
Northern Goshawk
Peregrine Falcon
Snowy Egret
Golden-winged warbler

Special Concern

American Kestrel
Bobolink
Broad-winged Hawk
Brown Thrasher
Glossy Ibis
Ipswich Sparrow
Little Blue Heron
Northern Parula
Savannah Sparrow
Whip-poor-will

Feedback on Cooper Robertson presentation on CCW to TAC
Nicole Donzello, CUPOP
March 5, 2025

The factors that I took into consideration in order to provide feedback on the CCW presentation were: the history and context of the property; 44-65 % of the property being “constrained”; the Woodfield Road and Ansonia Road frontages being relatively unencumbered; that no endangered species were identified on the site; no significant environmental factors were identified after a Phase 1 ESA was conducted; desired recreational amenities; town agricultural needs; desire for “most of the site to remain open space”; the Woodbridge Greenway and Woodbridge Open Space Plans; utilities and infrastructure on site; CCW feedback from the open house, TAC meetings, and survey; POCD survey results; desired housing types identified; the Woodbridge Housing Plan; current use of the property; zoning regulations; and market potential. After reviewing the four alternatives in conjunction with the factors listed, it is my recommendation that Alternatives C and D are the best options in order to meet the needs of Woodbridge.

Both Alternatives C and D allow for 67 percent plus (100 acres plus) of open space (approximately 2/3 of the site) in recognition of the residents’ desire for “most of the site to remain open space.” This large amount of open space will contribute to the Woodbridge Greenway Plan, by providing support for the continuity of the Town’s trail system, which is a major asset for Woodbridge. This space may be used, in part, for passive recreational space which will allow for continued use of the property for sledding and fishing (it would be helpful to find an easily accessible access point to the pond for this activity), while supporting the site’s eco- system and allowing for Woodbridge to continue its role on the site as environmental stewards. The open space will provide an opportunity for light agricultural use, which is an identified need in Woodbridge, while paying homage to the property’s history. My specific recommendation regarding agriculture use is for Woodbridge to emulate Newtown and create a fruit trail throughout the property, either along an existing trail or in addition to, comprised of edible native fruit trees, nut trees, berry bushes and other native plants, for all residents and visitors to enjoy.

Regarding active recreational use (“Enhance”), I chose Alternatives C and D not because of the individual “Enhance” acreage allotment, but rather the sum of the acreage assigned to both “Enhance” and “Transform” being the highest among the alternatives, at 46 and 52 acres respectively. I recommend for the final plan to accommodate as many of the identified recreational needs and requests as possible, and to adjust the “Enhanced” dedicated space to achieve this goal if needed. Should additional acreage be required, I acreage should be reallocating from the “Transform” allotted acreage. The identified needs to be considered for “Enhance” allowed acreage are: an indoor regulation ice rink; volleyball, basketball, tennis courts, pickleball courts, and swimming pool (all which may potentially be housed in an indoor facility, outdoor, or a combination of both) with an emphasis on multi- use courts to ensure we maximize the space in an efficient manner; an outdoor multi-use regulation football field that may

be used for soccer, lacrosse, and field hockey (please note this type of field was not an option in the survey, and there is an identified need within Bethany, Orange, and Woodbridge to find a location for the youth league. Currently there are three municipal baseball fields in Woodbridge alone but no municipal football field (there is one located at the high school which is only available on Sundays). I have been approached with this request in my capacity as Chair of CUPOP, and follow the topic discussion on social media. It would be beneficial to change the configuration of Alternatives C and D, in order to centralize all amenities on the property, and create one recreational complex. Should a centralized location be possible, it appears that both the Johnson and Ansonia frontages would be the logical location. If all identified recreational needs are met, the complex may be comprised of either one large or two smaller indoor facilities with a regulation multi-use athletic field that supports sports such as football, soccer, lacrosse and field hockey.

“Transform” dedicated space can support Woodbridge with the implementation of it’s Housing Plan. Smaller units (1-2 bedroom single family or condominiums) are the preferred housing type of the residents in Woodbridge, as indicated during the presentation, which is conducive to cluster housing and would result in more available units. Should the recreational complex be located on both the Johnson and Ansonia frontages, housing may be located within the “Former Clubhouse Area.” It is my recommendation that the housing portion of the “Transform” assigned acreage should be located in one centralized area of the site, to create a cohesive community, instead of multiple scattered locations throughout the property.

A restaurant and/or brewery suggestion within “Transform” acreage should be located within the recreational complex- either next to the indoor facility(ies) or within. In my view, the success of the restaurant/brewery will depend on it’s location on the site, and being part of or within close proximity to a facility that will be frequented by many for recreation will ensure it’s success. As a parent of a child that travels the east coast for sport tournaments, I have frequented recreational complexes that provide amenities such as a restaurants and breweries. The market potential identified during the presentation supports the consideration of a restaurant/brewery as well as a recreational complex, and to have both would be a major asset for Woodbridge.

In general, an emphasis should be on developing the property to balance housing, recreation, and open space, resulting in a multi-use property that represents the visions of all residents in Woodbridge; the options presented by your team illustrate this balance.

From: [Karen Crosby](#)
To: [Mike Aziz](#); [Elizabeth Stoel](#)
Subject: Fw: EXTERNALRe: Feedback for Cooper Robertson [Filed 05 Mar 2025 08:49]
Date: Wednesday, March 5, 2025 7:17:29 AM

Mike / Betsy

Below is the feedback from TAC member, Pat Madden

Karen Crosby

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From: B. Patrick Madden <bpatrick.madden@gmail.com>
Sent: Tuesday, March 4, 2025 4:37 PM
To: Karen Crosby <kcrosby@woodbridgect.org>
Cc: Jeanette Glicksman <jglicksman@woodbridgect.org>; Cathy & Tim Austin <timcathyaustin@hotmail.com>; Janet Ciarleglio <JandFCairlegio@aol.com>; Jennifer Clarke <Jenniferclarke19@yahoo.com>; Mary Ellen LaRocca <mlarocca@woodbridgect.org>; Arnold Holzman <Arnold.holzman@gmail.com>; Viviana Livesay <vl12@georgetown.edu>; Kristy Moriarty <kmoriarty@woodbridgect.org>; Alexandra Sanchez <asanchez1628@gmail.com>; Erin Scanlon <eascanlonlcsww@gmail.com>
Subject: EXTERNALRe: Feedback for Cooper Robertson

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Karen,

What follows is my personal feedback. The commission has not had an opportunity to meet since the last two sessions of the TAC, and you know things have been difficult for the staff because of the issues with the Center building. This is my way of saying that there may be further feedback once the Commission has had an opportunity to meet. An extension of time to submit additional thoughts would be appreciated.

Pat

"I am serving as the representative from the Human Services Commission. Our concerns are for the Town's Seniors and Youth as it relates to the hopes for how the uses for this property could support what I see as meeting the needs of these members of the community and as expressed in the latest draft of the Conservation and Development Planning document. Uses for this property best seem to present opportunities to meet some of the housing and recreational needs of these two segments of our population.

In terms of the four alternative levels of extensiveness and intensity of use, I think these ideas would fit most with Levels B and C. Here are some specific comments.

1. The former golf cart paths provide the basics for a network of walking, biking and nature trails. These should be preserved and would need to be enhanced somewhat for the safety and comfort of many users. While I understand people's concerns about not wanting to create what would look like a totally paved highway system, it is important to have paved/accessible paths for those with disabilities or who are a bit unsteady or nervous about walking on uneven ground.
2. The pond area and corner acreage provides a wonderful area for fishing, picnicking and nature studies, perhaps with a gazebo and/or nature study facility and picnic tables. One of my fellow walkers thought it might provide an opportunity for the Town's scout troops to contribute by building picnic tables. Access from Johnson Road closer to the Woodfield Road junction with a parking area similar in size and "feel" to the one on Johnson Road that currently exists closer to Ansonia Road would minimize the impact on and facilitate access to the area.
3. The location of the former country club buildings struck me as a great place for the creation of a residential, recreational (ice rink?) and commercial "village" with some of the building elements envisioned by the consultants and as suggested by the feedback from people at the two open houses. This would also consolidate the major building activity to one "destination" location, minimize transportation hub needs and create a neighborhood feel rather than having things spread out across the property which could isolate residents, and use up more green space than necessary.
4. There was mention of the desire by the recreation and school system representatives for a multi-purpose field which is considered a lower impact use and would be supportive of our Youth activity concerns, as well. Location on the land near the corner of Ansonia and Johnson Roads would keep that part of the property open, and minimize access road requirements and keep parking near already existing roads.
5. We have had feedback from our seniors that in-town transportation is important. So, consideration should be included to strategically placing areas that our transportation vehicles (and parents) can pull off to safely and easily drop off/pick-up individuals keeping in mind easy maneuverability for especially the Town's vans.

I appreciate this opportunity to contribute to the discussion about the future of this beautiful and valuable Town asset."

B. Patrick Madden
258 Newton Road
Woodbridge, Connecticut 06525
(203) 393-1351
bpattick.madden@gmail.com

On Mar 4, 2025, at 3:17 PM, Karen Crosby <kcrosby@woodbridgect.org> wrote:

Good Afternoon

This is a reminder to submit your feedback to me by tomorrow, March 5th regarding the presentation to the TAC on February 24th. In addition, if you know of any individual or group who you think would like to discuss the CCW Master Plan and give feedback, please provide me with their name(s) and contact information so I can provide to Cooper Robertson and Chuck Coursey to contact.

Below is the feedback Cooper Robertson is looking for from the email sent to you on 2/28/25:

As a reminder, the following feedback requested to be sent to Karen Crosby by 3/5:

- **Any additional thoughts, documentation or resources recommended to inform the planning team's development of further site plan testing.**
- **Any clarifying questions related to the 2/24 presentation**

Karen Crosby

Assistant Administrative Officer

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From: [Karen Crosby](#)
To: [Mike Aziz](#); [Elizabeth Stoel](#)
Cc: [Mica Cardozo](#)
Subject: FW: EXTERNALFW: TAC tomorrow [Filed 31 Mar 2025 10:18]
Date: Monday, March 31, 2025 8:29:41 AM
Attachments: [CCW guiding principles 3-24-25.docx](#)
[COMMENTS ON DRAFTING PRINCIPLES.docx](#)

Karen Crosby

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From: Alfred E. Smith, Jr. <ASMITH@harrisbeachmurtha.com>

Sent: Thursday, March 27, 2025 9:49 AM

To: Karen Crosby <kcrosby@woodbridgect.org>

Subject: EXTERNALFW: TAC tomorrow

CAUTION:This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Karen:

I attach 2 documents containing comments to the CCW drafting principles. One is a re-formatted version of the comments I previously sent; the other addresses the POCD provisions for protecting farmland.

In addition, I reiterate the need to consider the practical ramifications associated with the options selected for the "test fits". As noted in my original comments, the options should be evaluated based on the broad range of financial impacts, including construction, on-going maintenance and impact on social services, especially the schools.

There should also be a consideration of the popular and legal viability of each option. Our Charter requires a referendum for the sale or lease (with a term exceeding 1 year) of Town property. In my role as the at-large public member of the TAC, I have been contacted by many residents. The vast majority of them are strongly opposed to significant development of the property- those closest to it are most strongly opposed. Given the history of failed referenda proposing development, the BOS would be well-advised to avoid putting forth a proposal destined to fail.

The legal ramifications of the proposals should also be considered. Whether the final proposal involves a sale or a lease, care must be taken to craft an enforceable agreement obligating the developer(s) to utilize

the property strictly in conformance with the Town's plan. Absent a detailed and enforceable set of requirements and prohibitions established as part of the property transfer, the developer(s) would be limited by whatever zoning regulations are in place at the time, and all of our efforts will be wasted.

Finally, I am afraid that the TAC process left much to be desired. I believe that the process would have been more valuable if the members were given a greater opportunity to share ideas and opinions. The comments on the drafting principles which we were asked to submit in early March were not shared with other TAC members and essentially passed over during the final TAC meeting on March 25. I suggest that the considerable knowledge cumulatively held by the TAC members could have been better utilized.

Thank you

Al Smith

Alfred E. Smith, Jr. | Of Counsel

Direct: [203-772-7722](tel:203-772-7722) | Cell: [203-671-6908](tel:203-671-6908) | Email: asmith@harrisbeachmurtha.com



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COMMENTS ON DRAFTING PRINCIPLES

AL SMITH, TAC, AT-LARGE PUBLIC MEMBER

1. Pursue Sustainability at the Highest Level
 - a. Prioritize environmental stewardship by protecting and enhancing the site's most valuable natural areas and sensitive landscapes.
 - b. Identify opportunities for sustainable land management practices to support long-term ecological health.
 - c. Preserving local natural hydrological functions and ensure responsible stewardship of local watersheds.
 - d. Incorporate energy-efficient site design, green infrastructure, and low-impact controlled development strategies.

Comment – this should also include an assessment of native wildlife . In addition to deer and hawks, I have observed foxes and a heron near the large pond.

2. Ensure Thoughtful & Contextual Design
 - a. Maintain the distinctive rural character and charm of Woodbridge.
 - b. Reflect Woodbridge's rich agricultural heritage.
 - c. Ensure future site uses align with local and state planning goals.
3. Expand Recreational & Cultural Opportunities
 - a. Provide diverse, multi-use and multi-generational recreational options that complement local and regional offerings.
 - b. Support local arts, culture, and community events through flexible-use spaces.
 - c. Prioritize universal access throughout the site and out to town and regional destinations.
4. Support Community Needs & Well-Being
 - a. Aim for future site uses to serve a broad range community needs, through an environmentally responsible and economically viable balance of open space uses and controlled development.
 - b. Promote communal health and wellness through active recreation opportunities and community-serving uses.

Comment – (a) appears to assume a mix of “open space and controlled development”. The informal surveys (and referenda history) indicate a strong preference for open space with less enthusiasm for development. If the purpose of the exercise is to determine future use of the property, is it premature to steer the decision through the choice of drafting principles?

Comment – it will be important early on to understand how remediation of on-site contamination will be handled. Depending on the remedial approaches identified, excavation or use restrictions may impact future use of the property or parts of it,

5. Promote Economic & Fiscal Responsibility

a. Develop a plan that can be implemented incrementally on fiscally responsible terms.

b. Ensure that any potential controlled development generates long-term economic benefits and does not overly burden taxpayers.

c. Identify opportunities for external funding sources, including grants and partnerships, to support infrastructure and site improvements.

Comment – a comprehensive analysis must include a calculation of costs to be incurred by the Town to support whatever use is ultimately implemented. In addition to costs such as construction and maintenance, there will be impacts on the schools and social services. I caution against any reliance on homeowners’ associations (“HMAs”) or other private organizations. In my experience in representing towns over the years, I repeatedly seen that HMAs lack the legal means and the will to impose and collect fees to maintain roads, detention basins and common areas. Invariably, the costs devolve to the town and its taxpayers.

Comment – Beyond fiscal impacts, it will be important to understand and anticipate the practical implications of moving from planning to implementation. For example, sale (as opposed to lease) of some or all of the property may require subdivision of the property, particularly if home ownership is a desired component. More generally, unless the sales contract contains legally enforceable specifications defining allowable use, the new owner would be limited only to the zoning regulations in effect at any particular time. A comprehensive Development Agreement would be the vehicle to protect whatever plans the Town makes.

A. The first guiding principle should be amended to include protecting prime farmland soils.

Sustainability should include protecting prime farmland soils.

The current POCD promotes the protection of farmland soils in several places:

Page 75: Woodbridge's farmland soils are an "irreplaceable asset."

Page 86: "It is hereby declared that it is in the public interest to encourage the preservation of farmland, forest land, open space and heritage land in order to maintain a readily available source of food products close to metropolitan areas of the state, to conserve the state's natural resources and to provide for the welfare and happiness of the inhabitants of the state."

Page 87: Near Term Action Agenda "Preserve farmland, fertile soils, and local agribusiness • Develop policies and incentives to encourage preservation of operating and historic farms and avoid further development on prime farmland soils."

B. The third guiding principle about recreation is not appropriate and should be deleted.

Residents' Interest in recreation has been overstated in the analysis of community comments.

The third principle is based on the flawed analysis shown in slides 15 and 16. It is not appropriate to lump together all of the disparate recreation ideas (each of which have few supporters) into a single "recreation" category to make the interest in recreation look larger. Most of these ideas have been kicked around town for 25 years without individual traction due to lack of support, cost of construction, cost of maintenance (personnel), and sometimes existing opportunity (for example, we already have playgrounds and we have the JCC and Woodbridge Club pools).

Sledding in particular – if lumped together with anything – should be lumped together with forest and trail categories as these three uses are complementary. If combined, then these three uses rank higher than the remainder of the recreation category, even when the different recreation uses are lumped together.

Recreation and cultural considerations should instead be a sub-bullet under what is currently guiding principle #4. In fact, they are already included in 4b and should appear there only.

Feedback on Cooper Robertson presentation on CCW to TAC
Nicole Donzello, CUPOP
April 1, 2025

My feedback will primarily focus on certain pieces of the plans I believe would benefit the residents of Woodbridge, and most importantly options that the residents indicated they would like to see on the property within the survey and open house feedback.

A focus on recreation should be paramount, given resident responses, and yet open space retains the most amount of acreage on the property. It is disappointing that some residents in town, who insist that the property should remain untouched, refuse to recognize and acknowledge the survey results which reflect the position of their fellow residents. I suggest that when presenting, the team clearly states the survey and open house results, including the amount of participants for each, AND stress that although “natural/wooded area” is in the fourth position, a MINIMUM of 100 acres will be set aside for that purpose. There are individuals misrepresenting information on social media, and we have to ensure that residents are armed with the facts to enable them to arrive at informed decisions.

Regarding recreation, I recommend providing space for an indoor recreational facility, indoor ice rink, pool, multi-use field, tennis and pickle ball courts. The pool, tennis and pickleball courts should be housed on Woodfield, with a boutique hotel and spa, in addition to a restaurant/brewery, alongside the Orchard- in essence we would be creating a destination “spot” similar to a facility such as Norwich Day Spa. The indoor ice rink, recreational center (to house basketball, volleyball, etc), could remain in the current area along Johnson and Ansonia area, along with the multi-use field. It would be beneficial to include a small snack stand, either stand alone or housed within one of the indoor facilities. Or, in the alternative, a small coffee house as suggested by other members. Having both indoor facilities may cause a need for more parking and that would need to be evaluated.

I like the connectivity paths throughout the property, to allow easy access to all of the amenities proposed and for residents to easily walk to property.

Regarding housing, I would suggest obtaining tangible examples to enable the team to articulate what the various amount of units could potentially “look like” effectively. The senior housing on Lucy Street comes to mind. Articulating the amount and types of units on Lucy Street, the acreage, may allow the residents to better visualize the housing piece of the tentative plans.

From: [Karen Crosby](#)
To: [Mike Aziz](#); [Elizabeth Stoel](#)
Subject: FW: EXTERNALRe: Technical Assistance Committee Feedback from March 25th Meeting
Date: Wednesday, April 2, 2025 7:41:32 AM

Good Morning
Feedback from TAC member Hillary Drumm

Karen Crosby

Assistant Administrative Officer

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From: Hillary Drumm <hiljor@gmail.com>
Sent: Tuesday, April 1, 2025 10:19 PM
To: Karen Crosby <kcrosby@woodbridgect.org>
Subject: EXTERNALRe: Technical Assistance Committee Feedback from March 25th Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I totally understand that I missed the deadline- sorry I was working and then had other commitments- in case there is any chance- I am going to send anyway- I was surprised to see so much housing on this-- it seemed significantly more than was initially conveyed. I would have liked to see more of a variation on the "transform" to include the previously discussed brewery or restaurants with fewer housing options I also felt since the Recreation activities had taken up the majority of people's preferences during the open house/survey, that these should comprise a larger fraction of the space.

In regard to the recreation- please consider indoor pool- similar to what existed in town before- for full year round usage by all ages- this town had swim lessons as part of elementary school curriculum, and the town pool was integral to this year round. It was also part of the afterschool program and had special hours for adult swim that were used heavily by seniors. Additionally it was used for the Woodbridge Aquatic Club for practice for their competitive swimming. They now have to rent other space in outside

towns. A summer only outdoor pool will not be an efficient use of the space/intent of the prior pool. There are likely many other recreation examples that are similar to this and should be fully thought out with how all parts of our population can have use of it-- not just a single group.

This property is something for the entire town to increase its sustainability goals: financial sustainability, environmental stability, town wellness and diversity. If we want it to be an asset and not a mistake, we need to think about how the resource can be used for ALL, not just a single demographic - of age, abeled, etc.

Thank you for your consideration,
Hillary

On Tue, Apr 1, 2025 at 11:44 AM Karen Crosby <kcrosby@woodbridgect.org> wrote:

Good Morning

Please forward your feedback from the 3rd TAC Meeting held on Tuesday, March 25th to me before 4:30 pm today so I can forward to Cooper Robertson today.

Thank you

Karen Crosby

Assistant Administrative Officer

Town of Woodbridge

11 Meetinghouse Lane

Woodbridge, CT 06525

Phone: 203-389-3403

Fax: 203-389-3480

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From: [Karen Crosby](#)
To: [Mike Aziz](#); [Elizabeth Stoel](#)
Subject: FW: EXTERNALRe: Technical Assistance Committee Feedback from March 25th Meeting
Date: Wednesday, April 2, 2025 7:40:52 AM

Good Morning

Here is feedback from TAC member Kristyna Hulland

Karen Crosby

Assistant Administrative Officer

Town of Woodbridge

11 Meetinghouse Lane

Woodbridge, CT 06525

Phone: 203-389-3403

Fax: 203-389-3480

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From: Kristyna Hulland <kristynahulland@gmail.com>

Sent: Tuesday, April 1, 2025 6:30 PM

To: Karen Crosby <kcrosby@woodbridgect.org>

Subject: EXTERNALRe: Technical Assistance Committee Feedback from March 25th Meeting

CAUTION:This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Karen, my apologies for getting this to you after the deadline. My feedback is fairly general and may have already been included in other tac members comments.

To Cooper Robertson:

Thank you for the thorough recap and illustration of draft plan alternatives.

Open space: I am very excited to see the open space preserved in all of the plans. I particularly like the wetlands/stream restoration and pollinator pathways. One thing that we haven't heard much of in the plan is for management/restoration of the existing open spaces, which I think needs to be included in the cost benefit moving forward. As you know, this property provides such a unique early successional habitat AND many invasive species. My concern with regard to farming or land preservation is that there needs to be an ongoing plan for management of these invasive or they may inhibit future use.

In terms of the draft plan alternatives with regard to agriculture, my main comment is that if used in the future for ag purposes, this really should be distinguished as different from open spaces. While there may be opportunities for the public to visit, it likely need some sort of deer fencing for crop protection or somewhat limited access to the public for crop integrity, safety, liability, etc. I do think the paring of ag uses with a brewery, tasting room, etc seems like a natural fit.

My final comment is more high level, but I feel as though I have not taken the opportunity to voice this opinion yet. I feel proud and very lucky to live in a community that so highly values conservation and the preservation of natural spaces for our enjoyment. However, I do think the loudest voices in this conversation have been from more orthodox conservationists which value the land in its “wild” and “untouched” form and reject human centered uses in almost all forms. From what I have observed of the TAC and community members who are most actively engaged in this process, we are not a hugely diverse group, economically, socially, racially. In response to this, I would like to pipe up for conservation in a slightly different school of thought! There is a saying in farming, “the best fertilizer is in the farmers footsteps” a metaphor for active engagement and thoughtful insight into what the crop/farm/environment needs.

Convivial conservation is a newer term coined to include principles which I think are really relevant to this property smack dab in the middle of a community (see Buscher and Fletcher 2019):

1. The promotion of nature for, to and by humans
2. The movement away from the concept of conservation as saving only nonhuman nature
3. Emphasis on the long-term democratic engagement with nature rather than elite access and tourism,
4. The movement away from the spectacle of nature and instead focusing on the mundane ‘everyday nature’
5. The democratic management of nature, with nature as commons and in context

These are just a few of priorities of the movement (see [here](#) for more), but I think my farmer’s perspective and personal conservation ethic, really emphasize humans as a key *part* of this environment.

Your team has incorporated our many values. Thank you again for your insight and efforts to synthesize!

Kristyna Hulland

Ag Commission

Sent from my iPhone

On Apr 1, 2025, at 11:44 AM, Karen Crosby <kcrosby@woodbridgect.org> wrote:

Good Morning

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Thank you

Karen Crosby

Assistant Administrative Officer

Town of Woodbridge

11 Meetinghouse Lane

Woodbridge, CT 06525

Phone: 203-389-3403

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From: [Karen Crosby](#)
To: [Mike Aziz](#); [Elizabeth Stoel](#)
Subject: FW: EXTERNALRe: Technical Assistance Committee Feedback from March 25th Meeting
Date: Tuesday, April 1, 2025 1:39:49 PM

Mike / Betsy

Here is feedback from TAC member Pat Madden

Karen Crosby

Assistant Administrative Officer

Town of Woodbridge

11 Meetinghouse Lane

Woodbridge, CT 06525

Phone: 203-389-3403

Fax: 203-389-3480

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From: B. Patrick Madden <bpatrick.madden@gmail.com>

Sent: Tuesday, April 1, 2025 1:36 PM

To: Karen Crosby <kcrosby@woodbridgect.org>

Cc: Mary Ellen LaRocca <mlarocca@woodbridgect.org>; Kristy Moriarty <kmoriarty@woodbridgect.org>; Nancy Pfund <npfund@woodbridgect.org>; Cathy Austin <timcathyaustin@hotmail.com>; Janet Ciarleglio <JandFCairlegio@aol.com>; Alexandra Fejardo Sanchez <asanchez1628@gmail.com>; Arnold Holzman <arnold.holzman@gmail.com>; Erin A. Scanlon, LCSW <eascanlonlcsw@gmail.com>; Jennifer Clarke <Jenniferclarke19@yahoo.com>; Viviana Livesay <vivlivesay@gmail.com>

Subject: EXTERNALRe: Technical Assistance Committee Feedback from March 25th Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Karen. Here is my feedback. I thought I had submitted it, but I only had sent it to the members of the Human Services Commission. Pat

To: Mike Aziz

Thank you for your very thoughtful presentation of various ways to implement the desires of the people in town.

I have a few comments. These are my thoughts as we have not had a Human Services

Commission meeting to fully review and discuss these reactions to the materials presented at the Third Meeting of The Advisory Committee. The Commission is concerned with the needs of seniors, youth and the health and well-being of the community as a whole. Many elements of your proposals address these needs.

I applaud the ideas put forward to provide additional recreational activity space for the full spectrum of our residents.

I also applaud the commitment to helping to meet the housing needs of the seniors, youth and families of our Town envisioned in the latest iteration of a plan for the property. Livability as a general theme I think is something the consultants should use as a lens when taking another pass at this plan. That is, to think of this project as one creating a neighborhood rather than just locating some disparate elements.

1. For instance, I think isolating the seniors to a strip of land away from the central activity zones is a mistake. If the ultimate design includes a coffee shop, an inn with a dining facility, pickle ball, basketball and tennis courts etc. I think making the housing more walking-accessible to those kinds of facilities may increase the viability of those businesses and make the area more livable for the residents.
2. Is there a reason that the housing for seniors and other housing options need to be segregated? We don't live that way in most of the other parts of town.
3. I think that a parking area on Johnson Road near the corner of Woodfield would make the pond and proposed picnic area more accessible. Otherwise, it would be a very long walk to access those areas, or people will start parking on the streets. A parking lot similar in size to the one on Johnson Road closer to the corner of Ansonia is what I think might serve as a model. At the meeting another member hit the nail on the head saying that access to the property is a key need.
4. The total reliance on a two story style senior residence I think is a mistake. I think a more cottage-like design would be welcome by many seniors. Perhaps, testing a mix of the design you are suggesting and a cluster of cottages as part of the open house or in the initial offering phase could test the market. I think we are trying to attract members of the Woodbridge community looking to downsize and they may be more attracted to the cottage style, single family look.
5. While I can understand that the economics of "More and Larger is Better" from a builders perspective and maybe that of the town, too, I think we need to be careful not to overcrowd the parts of the property where housing is to be built.
6. Human Services considers transportation within the community a key element of its latest iteration of its Plan of Conservation and Development. There is no mention of the location of transportation stations or parking or how this area of town will be connected to the rest of the Resources in Town in this plan.
7. I think more conversation with the School systems, Rec Department, our Board of Selectman and Commission on the Use of Publicly Owned Land is needed to fine-tune what they think will add to the inventory of needed facilities. I think that there are, perhaps, better

places to locate a facility like a hockey rink (enclosed) and swimming pool (enclosed) than this location. For instance, the more centrally located open tract on the Fitzgerald property in the center of town near the fire station, or moving a couple of ball fields from the land located near the parkway tunnels to the Fitzgerald property and building a hockey and pool complex on that property, leaving more of the former country club property open which is more appropriate for walking trails and appreciation of nature. That is, don't limit the conversation about the Town's needs to only this piece of property. We would be falling short of our responsibilities if we do as it may lead to a less than optimal use of these very valuable Town assets.

B. Patrick Madden
258 Newton Road
Woodbridge, Connecticut 06525
(203) 393-1351
bpatrick.madden@gmail.com

On Tue, Apr 1, 2025 at 11:44 AM Karen Crosby <kcrosby@woodbridgect.org> wrote:

Good Morning

Please forward your feedback from the 3rd TAC Meeting held on Tuesday, March 25th to me before 4:30 pm today so I can forward to Cooper Robertson today.

Thank you

Karen Crosby

Assistant Administrative Officer

Town of Woodbridge

[11 Meetinghouse Lane](#)

[Woodbridge, CT 06525](#)

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April 26, 2025

Woodbridge Conservation Commission
11 Meetinghouse Lane
Woodbridge, CT 06525

Cooper Robertson
40 Fulton St
New York, NY 10038

Dear Cooper Robertson,

On behalf of the Woodbridge Conservation Commission, this letter outlines our recommendations for the former Country Club Woodbridge (CCW) property. It summarizes the commission's experience and concerns with the master planning process. It also explains how and why the current options for the property do not take advantage of a rare opportunity to conserve a valuable piece of habitat for future generations. Not only are the current proposed plans inconsistent with residents' conservation values, as clearly indicated by current surveys, but they also contradict what our residents voted for when they approved the purchase of this property.

Standing behind the wishes of our residents throughout the master planning process will result in the most successful outcome.

Becoming a Leader in Conservation and Open Space | A Rare Opportunity

Open space conservation is increasingly critical in an age of rapidly declining biodiversity and a changing climate. Constant scientific reports sound a steady drumbeat of these growing threats, including warming and other extreme weather that continues to shatter records, as well as alarming reductions in national songbird and butterfly populations. The conservation of open space serves as a bulwark against these effects by increasing climate resilience and providing critical habitat and connectivity for the billions of organisms enduring the onslaught of these human-made disasters. Local municipalities' decisions regarding their land are the foundation on which the environment's salvation – or decimation – rests. Land-use change is the leading cause of biodiversity loss and the detrimental effects of environmental change. Even small decisions, like developing or conserving a single plot of land, contribute to the national and global emergency unfolding before us.

The former CCW site is at precisely this crossroads. Past decision-makers have repeatedly made expedient and short-sighted choices to develop and fragment lands across our region, decisions that cannot be undone. On the other hand, far-sighted leaders have wisely understood the value of open space and intact habitat not only to the myriad creatures that call our planet home but also to the well-being and economic value of the local town. The town of Woodbridge will soon choose between these two futures. We hope its choice is the right one.

Woodbridge Residents and Our Love for Rural Beauty and Green Space

One of Woodbridge's greatest assets is its open spaces and natural environments, amenities enjoyed not just by its residents but also by those from the surrounding communities that lack green space. For decades, Woodbridge leaders and residents have worked together to demonstrate the importance of open space and ensure that the shared vision continues. Survey after survey by town residents confirms that maintaining Woodbridge's beauty, preserving its rural landscape, and finding new opportunities for open space are top priorities. Our school takes the first spot on the priority list, but open space is right behind with nothing else in third. The town's 2015 and 2025 POCD also extoll the virtues of green space and the town's commitment to natural areas.

The present goals and actions from the 2015 POCD that support our recommendations concerning the Country Club of Woodbridge property include the following:

- Ensure future development will not endanger species identified by the CT Natural Diversity Database. Ensure future development will not endanger species identified by the CT Natural Diversity Database.
- Develop policies and incentives to encourage preservation of operating and historic farms and avoid development on prime farmland soils.
- Develop an Open Space Plan focused on expanding and preserving greenways and targeting parcels with valuable characteristics.
- Focus on preserving key parcels [of open space] and closing gaps in existing protections.
- Adopt low-impact development regulations and best management practices into development regulations.

Likewise, the state of Connecticut's POCD also describes the importance of open space. Woodbridge is and should remain a leader in ensuring we're doing what is right to preserve and meet our own and the state's conservation goals.

Preserving the Former CCW | A Critical Habitat with Statewide Conservation Importance

The CCW serves as a unique gem and sanctuary not only for its habitat but also for passive recreation in the greater New Haven area. It is critical to the quality of life for residents and key to the ecosystem for regional conservation. Although formerly a golf course, in the 15 years since it was abandoned, the site has transitioned into a rare young forest and grassland ecosystem, representing only 3% of Connecticut, and is essential for well over 50 state-listed species. Local birders have documented multiple breeding populations of state-listed birds, information that will soon be reflected in Connecticut's official biodiversity database, the NDDDB. What other important plant and animal species exist on the site is unknown. However, birds are the best studied of any organism, so rare birds often indicate that uncommon mammals, insects, plants, and other species call the site home. The former CCW's location within the local landscape is also of high conservation relevance, as it connects to heavily forested RWA corridors and the Yale Preserve, providing critical movement corridors and helping to fulfill a goal of the POCD by adding to the Woodbridge Greenway. This site is not simply another plot of unused space, but is critical to local and regional conservation.

Any residential development on the site would impact the site's conservation value well beyond the development's footprint. Residential development exudes a wide anthropogenic halo that envelops much of the surrounding environment. Noise and light pollution disturb nesting and migration patterns. Cats are a major bird killer, especially ground-nesting (and state-listed) birds like the woodcock or prairie warbler, species that local birders have documented breeding at the site. Nutrient and pesticide runoff from lawns pollute waterways and overwhelm the water purification ecosystem services provided by the site. High-density human activity associated with residential development impacts animal behavior, including nest site selection and timing of foraging activities. In addition, many of the species that use the site are state-listed precisely because they are shy and do not tolerate a rapidly expanding human footprint. Leaving 100 acres as green space but associating it with housing will leave those 100 acres impoverished and severely reduce their conservation value. Furthermore, housing development disregards a town-wide vote to purchase the property for open space and with voters' current conservation values.

Woodbridge Residents Advocate for Open Space: A Long History of Conservation

Through multiple referendums and surveys over several years, Woodbridge residents have consistently stated that they do not want residential development on the site (<https://www.nhregister.com/metro/article/Controversial-plans-for-Woodbridge-country-club-13473554.php>). Multiple proposals to develop the site have been rejected either by referendum or when developers pulled their applications due to local opposition. Even the data gathered during the current CCW master planning process, despite its many problems outlined below, has consistently shown that residents want the site to remain open space.

Although residents have indicated they want the town to “do something” with the property, it is clear that this “something” does not include residential development. The sentiment behind the call to take action is that residents want the CCW’s purpose to be clearly defined and that it should not continue in its current nebulous and unresolved state, with its constant stream of proposed developments followed by inevitable rejection. Conservation of the site, developing a clear plan to increase access for passive recreation and resident enjoyment, and performing habitat restoration and ecological enhancement clearly address the call to “do something” by defining the site’s purpose and place in the community.

Community Discontent Over CCW Master Planning: Woodbridge Residents' Wishes Ignored

At the start of the CCW master planning, the push for a collaborative and inclusive process was well-received. Residents were energized by the promise of a neutral process to discover their wishes and looked forward to having their voices heard. To date and based on the project options, it is clear that the spirit of the process has not met expectations and does not integrate the feedback from town residents.

The recent survey embodies several of the issues. Many residents have not completed it because the questions require ranking various options, all of which include housing. There is no option for just open space or passive recreation. Consequently, the data cannot accurately reflect residents' preferences, especially for alternatives that were not ranked first. For instance, a resident who prefers only green space and opposes housing is forced to rank housing, which skews the perception that residents favor housing when they do not. Additionally, the survey does not use geolocation to verify if respondents are

Woodbridge residents or ask them to self-report, allowing non-residents to participate. Reports suggest that non-residents have been encouraged to vote for housing. Despite these biases, the survey results still align with past sentiments: residents do not want housing at the site.

To us, the strongest example of a flawed process that fails to capture the true wishes of our residents is that every option for the site (e.g., A-D) includes housing. When forced to rank these options, residents chose option A, the one with the least housing. We suggest that this is not an indication that residents want housing, but that they picked the least bad option because they had no other choice. An option that excludes housing and focuses solely on open space and active recreation is a reasonable choice, supported by a large number of residents. By excluding this option, residents feel they are being forced to accept residential development and have lost trust that the CCW master planning process is fair.

The town could have saved significant time and effort if it had solicited an authoritative answer to whether the people wanted housing on this site. If the answer was no — a likely scenario — the focus of the master planning process could have been much different. For example, options might have focused on making the site accessible and useful to most residents, enhancing the site's conservation value, identifying which parts to protect, or whether to include active recreation or even light commercial uses, such as a coffee shop. Instead, the town assumed the answer to this crucial question and likely got it wrong. This oversight may lead to the unfortunate result that residents will reject any option emerging from this process, nullifying the significant time and financial investment by the town.

While we understand that Cooper Robertson needs to serve its client, the board of selectmen, we also suggest that it is important for consultants to advise their clients that they are heading down a path that will not be successful. A consultant's ideal form of success is shared success with the client. We respectfully suggest that Cooper Robertson take a more active role in interpreting what options will be successful given the data and local sentiment, and provide this advice to the board. The board is free to ignore this advice, but at least Cooper Robertson will have performed its duty and not ignored this significant issue.

Support for Smart Development

The Woodbridge Conservation Commission supports open space conservation, diverse and healthy communities, and ensuring we provide equitable housing to help the town

achieve its housing goals. There are many ways to accomplish this without compromising our conservation priorities. Opportunities, including accessory dwelling units, allowing for mixed-use buildings, converting office buildings to apartments, and intensifying development in already developed areas, such as the business district, are just a few ways to help achieve smart development. We can accomplish this by embracing the fact that conserving ecologically important habitats, such as the former CCW, can go hand in hand with many options for achieving housing diversity. Unfortunately, the current view of the former CCW as a microcosm of the town and attempting to use it to achieve housing and conservation goals overlooks a holistic approach that focuses developments on those parts of town that make the most sense, while also recognizing those sites that maximize conservation value.

A Rare Opportunity to Provide Open Space For Generations

The town must embrace this rare opportunity to position Woodbridge as a conservation leader that promotes careful and thoughtful development and understands the ripple effect associated with it. The beautiful landscape of the former CCW will serve as a sanctuary for future generations. Imagine if New York City bowed to local builders' will and developed Central Park. We would never have known about one of the most unique sites in the world, and New Yorkers would have lost a significant part of their quality of life and local pride. The former CCW can be our Central Park.

While Woodbridge boasts several open space sites, none offer the unique, parklike natural habitat found at this location. Developing the site would merely transform it into a backyard for nearby residents. Instead, preserving it as a natural open space, enhancing passive recreation, and actively managing it to boost its conservation value would create a central hub for all residents to enjoy and a source of community pride. Among all proposed options, only this vision addresses the urgent climate and biodiversity crises, aligns with the residents' wishes, and provides the most significant benefits to the greatest number of people.

Sincerely,

The Woodbridge Conservation Commission

Sharon de Kadt (Co-chair)

Diana McCarthy-Bercury (Co-chair)

Barbara Hagan-Smith

Ben Carlson

Rachel Guerra

Valerie Holley King

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Former Country Club of Woodbridge

Community Outreach Report

January – April 2025

Prepared By:

Chuck Coursey

Coursey & Company

Executive Summary

This report documents comprehensive community outreach efforts conducted from January through April 2025 regarding the future development of the Former Country Club of Woodbridge (CCW) property. The outreach included direct contact with property abutters, meetings with community organizations, and engagement with non-abutter residents.

Outreach Summary

Abutters Engagement

Phone calls and information were left at homes inviting the opportunity to meet, ask questions, and raise concerns at all properties.

Category	Count
Town Property	5
Vacant Property	1
Contact/Meetings	17
No return contact	21
No Contact	4
Total	48

38 of the 48 properties were contacted multiple times. Met with 31 individuals from 17 homes.

Organizations Engaged

Woodbridge Park Association, Woodbridge Housing Committee, Congregations Organized for a New CT, Woodbridge Beth-El Center, Woodbridge Land Trust, Massaro Community Farm, Woodbridge Community Gardens. Met with 40 individuals representing these seven organizations.

Additional Engagement

Met with 17 non-abutters.

Total meetings conducted with 88 individuals.

Detailed Findings

ABUTTERS

Kelly & Javier Aviles (1/14)

Address: 45 Ansonia Rd

Background:

- Javier serves on the Woodbridge Board of Finance
- Family has two young school-age children
- Actively use the property for sledding, walking, birding, and hiking

Key Concerns & Preferences:

- Primary concern: preventing negative impact on public schools from over-crowding
- Concerned about other multi-family developments hurting schools
- Support for affordable housing for young people beginning their careers
- Preference for development that preserves open space for passive recreation
- Support for boutique hotel/inn and dining establishment to meet needs of young adults and families
- Opposition to office development or dog park
- Interest in rental space for children's birthday parties or family gatherings
- Boutique hotel marketing suggestions: "birders," "eco-tourism," and parents of area college students
- Restaurant preference: casual establishment like "The Hops" or New England Brewery

Aron Galinovsky (1/14)

Address: 76 Woodfield Rd

Background:

- Resident since approximately 2012

- Previously upset about golf course closure
- Had issues with golfers hitting balls onto property and taking food/beverages from patio

Key Concerns & Preferences:

- Strong opposition to housing, especially affordable housing
- Preference for recreational uses
- Open to restaurant development at former clubhouse location

Erin & Robert Murphy (1/21)

Address: 1156 Johnson Rd

Background:

- Young family with children
- Rob serves as Girls Hockey Coach at high school
- Erin participates in PTO
- Regular users of property for dog walking

Key Concerns & Preferences:

- Strong interest in ice skating rink on property
- Emphasis on maintaining sledding hill (very important to neighborhood)
- Appreciation for new sledding parking
- Support for restaurant/brewery similar to The Hops Company (THC) or New England Brewing Company
- Vision for family-friendly venue with large picnic tables, pizza, fire pit, lawn games, children's play area
- Preference for time restrictions (children excluded after certain hour)
- Opposition to housing on golf course
- Support for redevelopment of already developed areas only
- Interest in mixed-use development with retail on first floor and residential above
- Opposition to grocery store or dog park

Thomas & Suzanne Chaplik (1/21)

Address: 9 Rimmon Road

Key Preferences:

- Golf course area should remain undeveloped
- Support for enhanced trails and cleanup
- Development should be limited to previously developed areas

Martha "Muffy" German, Lynn Piascyk & Janet Ciarleglio (1/28)

Martha "Muffy" German

Address: 1170 Johnson Road

Key Positions:

- 100% of Golf Club should remain Open Space
- Property must be controlled by town in perpetuity
- Requirement for long-term lease arrangement
- Town control necessary to prevent developer "bait and switch"
- Support for Inn or Nature Center on developed land

Lynn Piascyk

Address: 80 Woodfield Road

Position: Board of Education Member

Key Positions:

- 100% of golf course should remain open space
- Support for Inn & Spa similar to Madison Beach Club or Watch Hill Inn
- Opposition to senior housing due to lack of nearby services/bus service
- Not necessarily opposed to development further east on Woodfield
- Interest in facility similar to Grace Farms in New Canaan
- Desire for attractions to draw visitors to Woodbridge
- Opposition to dog park (town already has one)
- Opposition to ATVs on golf course property
- Concerns about current drug activity in clubhouse parking lot
- Issues with cars driving on golf course paths

Janet Ciarleglio

Address: 1115 Johnson Road

Background: 61-year town resident

Key Positions:

- 100% of golf course should remain open space
- Long-term planning perspective (50-100 years)
- Support for fishing in pond, potential ice skating use
- Protection of sledding hill
- Support for separate bicycle and walking/running paths
- Support for colonial-style inn and clubhouse at existing clubhouse location
- Interest in miniature golf course
- Utilization of former parking lot across street for development parking

Collective Positions (All Three):

- Opposition to baseball fields
- Should not compete with town center
- Opposition to extensive retail
- Preservation of rural character
- Opposition to four-story buildings
- Concerns about school overcrowding
- Opposition to senior housing at this location
- Preference for senior and multi-family housing at The Flats
- Concerns about young families straining school system when replacing departing seniors

Jeff Hughes (2/12)

Address: 1128 Johnson Road

Position: Board of Education Member and Chair of Infrastructure Committee

Key Positions:

- Belief that town referendum supported purchasing property to save from development and maintain as open space
- Strong preference for property to remain open space
- Support for pool, hotel, bar, restaurant, brewery, nature center

- Support for improved existing trails
- Opposition to affordable housing

Drea Gordon (2/20)

Address: 1140 Johnson Rd

Background: Single mother, therapist with 45 clients, son Diesel in first grade

Key Concerns & Preferences:

- Property maintenance needs, particularly poison ivy removal/treatment
- Family background: father was former Yale doctor and selectman
- Concern about schools' inability to handle student influx
- Interest in pool facility (currently uses JCC for fee)
- Support for coffee shop as gathering space
- Interest in additional park (Pease Park has limitations)
- Opposition to apartments or houses
- Preference for return to country club use
- Support for development that doesn't strain already stretched services (schools)

Joseph Zhou (2/25)

Address: 19 Ansonia Road, Woodbridge, CT 06525

Phone: 860-518-5030

Key Concerns:

- Initially believed proposal already existed for CCW
- Skeptical of housing development
- Concerned about negative impact on property values
- Relieved no current proposal exists

Adrienne & Al Smith (2/26)

Address: 17 Ansonia Rd

Background: Al is TAC member and former Partner of Murtha Cullina

Key Positions:

- Questioning of "balanced approach" combining housing, open space, and development

- Reference to letter from deceased First Selectman stating referendum purpose was not to save property for open space
- Strong opposition to development, especially housing, across from their property (Ansonia Road)
- Warning of "huge fight" if housing proposed across street
- Al's acknowledgment that limited housing might be necessary despite personal preference against it

Shermaine Smart (2/26)

Address: 1105 Johnson Rd

Key Concerns & Preferences:

- Primary concern: property terrain and runoff from CCW causing flooding (property acts as "funnel" from CCW)
- Opposition to dense housing
- Support for maintained and improved trails
- Open to development on previously developed portions (clubhouse area)
- Opposition to high-intensity development (restaurants, hotels, venues with high traffic/noise)
- Belief that new housing would negatively impact taxes and property values
- Support for senior housing based on positive experience in Orange (55+ condos increased property value without adding school children)
- Support for community recreation center
- Opposition to Woodbridge becoming like Milford
- Emphasis on economic self-sustainability for tax impact considerations

John Vignali (3/12)

Address: 18 Rimmon Rd

Key Concerns & Preferences:

- Concern about visual impact from his property (CCW across street)
- Support for community needs: pool, restaurants, high-end shops
- Support for housing, including affordable housing, preferably single-family homes
- Concerns about runoff and septic system impacts
- Interest in natural gas service to neighborhood

- View that keeping CCW unused represents wasted opportunity

Aaron Kuan (3/12)

Address: 11 Ansonia Road

Background: Moved in approximately one year ago

Key Preferences:

- Preservation as open space for passive recreation (hiking, skiing, sledding)
- Avoidance of major retail
- Support for light commercial in clubhouse area
- Uncertainty about inn concept
- Interest in establishment similar to Bear Barbeque

Stan Tamarkin (3/19)

Address: 51 Ansonia Road

Key Preferences:

- Support for 9-hole golf course
 - Support for affordable housing
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ORGANIZATIONS

Woodbridge Park Association (1/14)

Leadership Present:

- President: Catherine Wick
- Vice President: Brenton Elliott
- Treasurer: Matt Edwards
- Assistant Treasurer: Ian O'Flaherty
- Secretary: James Hubbard
- Superintendent: Nathaniel Case
- Legal Counsel: Brenton Elliott

Additional Members Present: Brigid Carney, Christopher R. Dickerson, Barbara Fabiani, Debra M. Forselius, Richard Forselius, Jeff Gee, Chris Hubbard, Andy Jackson, Thomas Kenefick, Jeffrey

Historical Context Provided:

- Association believes property was purchased with intention of maintaining as open space
- Members believed voters supported town purchase because it was "promised" to remain open space
- Association previously proposed subdividing 15 acres for open space to former Board of Selectmen (proposal rejected)

Key Positions:

- **Unanimous opposition** to housing on the site
- Belief that housing on part of property is predetermined outcome
- **Unanimous belief** that new housing should be built on previously developed land for repurposing, not undeveloped land
- Suggestion of "Clover Hill Farm" as future branding name
- **Majority support** for redeveloping previously developed land
- Some support for boutique hotel
- Recognition that much land includes "prime farm land soils" and POCD calls for avoiding farmland soil development

Supported Uses:

- Frisbee Golf Course
- Passive Recreation
- Walking Trails

Opposed Uses:

- Dirt Bike Trails
- Housing

Housing and Community Development Advocates (1/21)

Participants:

- **Kathy Hunter** - Woodbridge Housing Committee
- **Matt McDermott** - Congregations Organized for a New CT
- **Jennifer Paradis** - Woodbridge Beth-El Center

Collective Position: Strong advocates for housing (affordable, market rate, senior)

Kathy Hunter's Input:

- Belief there's sufficient space to satisfy all interests
- Housing should have neighborhood character similar to Fieldstone on Derby Turnpike and LaScana in Orange

Jennifer Paradis's Input:

- Deep desire for balanced community space serving future needs with economic development and open space
- Support for development in areas with invasive species
- Need for housing for older residents: accessible, smaller, economically feasible for fixed incomes
- Suggested owner-occupied homes in \$200-400k range
- Support for starter homes for post-college residents
- Support for rental units at 60-80% AMI
- Demographic context: 1,100 school children in 1970 vs. 800 today

Matt McDermott's Input:

- Need for housing for people in their twenties (nothing affordable currently available)
- Disputes argument that housing negatively impacts schools
- Support for public pool, tennis courts, active recreation

Woodbridge Land Trust (2/26)

Members Present: Bryan Pines, Chris Keevil, Cathy Wick, Dick Jaynes, Mike Raymond, Cynthia Anger

Key Positions:

- Recognition that wetland areas are increasing; future plans should account for this
- Opposition to indoor ice rink
- Support for keeping golf course space undeveloped and open with enhanced trails and maintenance
- Support for cross country running course, recreation, picnicking, concerts, basketball court, 90-foot baseball diamond
- Emphasis on preserving beauty of view sheds and natural growth
- Philosophy: "Don't put a human stamp on every acre"

- Opposition to housing on site
- Uncertainty about demand for multi-purpose recreation center (services offered elsewhere in town)
- Support for boutique hotel with restaurant
- Michael Raymond's position: didn't completely rule out recreation center, emphasized "don't overlook the seniors when it comes to recreation"

Massaro Family Farm

Tom Handler's Input:

- Opposition to single-use development
- Opposition to McMansions
- Support for development around clubhouse: coffee shop, restaurant
- Concerns about traffic patterns
- Opposition to dense housing
- Opposition to conservation easement for entire property
- Support for financially sustainable recreation center with pool
- Mixed feelings about affordable housing; definite need for senior affordable housing
- Preference for leasing rather than selling land

Suzanne Werth's Input:

- Preference for 55+ community
- Support for hiking trails
- Emphasis on senior affordability

Steve Munno's Input:

- Recognition of numerous town needs
- Concern about lack of gathering places
- Worry about business district vulnerability to storm/flood damage
- Support for inn, coffee shop, restaurant in clubhouse area
- Recognition of existing trail availability; need for community gathering spaces
- Suggestions: arboretum, pollinator path, nature center, Pre-K daycare

Jason Morrill's Input:

- Support for commercial repurposing of clubhouse
- Support for inn, coffee shop, restaurant
- Support for housing along Woodside Road
- Support for 2-3 family townhomes (affordable)
- Opposition to McMansions
- Support for maintaining large portion as open space

Mary Gorham's Input:

- Philosophy: solution must include something for everyone
- Cannot be single-purpose development
- Support for large portion as open space, trails, recreation
- Opposition to McMansions
- Support for private developer taking down clubhouse and building studio & 1-bedroom affordable housing on half closer to parkway
- Interest in solar park with crops and livestock

Bob Tucker's Input:

- Possibility of extending bus route with sufficient ridership
- Support for mixed-use approach in different areas
- Support for home lots along Johnson & Ansonia on property fringe
- Support for inn concept
- Support for 3-family homes

Anne Boucher's Input:

- Appreciation for Open House format (conversations vs. lectures)
- Preference for semi-recreation, semi-open space approach
- Strong belief in Woodbridge's need for affordable housing

Woodbridge Community Gardens (3/26)

Location: 9 Oak Hill Lane

Representatives: Thera Bowen & Andy Stack

Background: Have operated community gardens for 20-25 years

Thera Bowen's Input:

- Opposition to golf courses (belief they all fail)
- Support for some housing development
- Support for diversity
- Opposition to losing all open space
- Potential uses: Town pool, Pickleball, Recreation Center, New England Brewery, Bakery, Coffee Shops

Andy Stack's Input:

- Recognition that walking paths need repair
 - Support for "stay wild but with maintained trails" approach
 - Recognition that fairways have become bird nesting areas
 - Opposition to tax increases
 - Nostalgia for golf course (always empty)
 - Support for 50/50 open space and housing split
 - Opposition to expensive developments like Toll Brothers for budget-conscious seniors
-

NON-ABUTTERS

Margarite & Walden Dillaway (1/21)

Address: 1196 Johnson Rd

Walden's Input:

Background: Active "birder," daily property walker, New Haven Bird Club member

- Recognition of Sea Ducks using property during February migration
- Support for brewery
- Question about separating two properties (pre-developed and golf course)
- Position: "Any housing on the golf course is incompatible with open space"

Margarite's Input:

- Opposition to retail anywhere
- Support for redeveloping already developed areas

Collective Positions:

- Opposition to dog park
- Support for boutique hotel

Jim & Diane Urbano (2/3) & Terry Cramer

Addresses:

- Jim & Diane Urbano: 52 North Pease Road
- Terry Cramer: 54 Ansonia Road

Jim Urbano's Background & Input:

Position: Town conservation commission member **Development Experience:** Past development for Bayer, Research Drive, 14 market rate apartments in "the flats"

- Belief that town purchased land to protect from development
- Conservation commission preference for golf course as open space/trails

Diane Urbano's Input:

- Support for developing 10 acres
- No objection to housing

Terry Cramer's Background:

- Family owned farm in town

Collective Supported Uses:

- Boutique Hotel
- Corporate Housing
- Brewery/Restaurant
- Agriculture
- Skating
- Sledding
- Town pool

Collective Positions:

- High-density apartments belong in commercial areas, not at CCW
- Recognition of limited bus service

- Support for senior housing on 10 acres (one floor)
- Recognition that people move to Woodbridge for: (1) Excellent Schools and (2) Open Space

Paula Fernanda Swanson & Maria Cruz Kayne (2/20)

Backgrounds:

- **Paula Fernanda Swanson:** Architect & Urban Planner
- **Maria Cruz Kayne:** Co-Founder of Massaro Community Farm, Past Member Woodbridge Conservation Commission, Board of Selectman

Their Proposed Plan for Property: (Presented tour of west side along Johnson Road)

- Cultural Arts & Nature Center
- Natural amphitheater as performance space
- Olympic-sized swimming pool facility
- Full-service Country Inn (40-60 rooms)
- New Municipal Transportation System
- Roundabout at intersection of Rimmon Road, Ansonia Road, Fountain Road and Park Lane

Tracey Wittreich (2/3)

Address: 1180 Johnson Road

Background: Delivers babies at Yale; husband is Jeff Gee from Woodbridge Park Association

Key Concerns & Positions:

- Opposition to new parking lot (contains toxic millings)
- Context: Connecticut pushing for 21% statewide Open Space
- Reference: March 2023 Darien purchase of 60 acres for \$75 million
- Opposition to selling Woodbridge open space
- Support for keeping golf course as open space
- Opposition to ATVs on property
- Flexible position on 10 acres around clubhouse location
- Support for boutique hotel for weddings and bar mitzvahs

Nancy Clark (2/12)

Address: 46 Rimmon Road

Environmental Advocacy Position:

- Belief property should be left entirely for wildlife habitat
- Personal wildlife observations: bear, coyote, fox, suspected bobcat residence
- Bird conservation concern: observed half of Connecticut endangered species list birds on property, found numerous nests
- Position that developing habitat would be "crime against nature"
- Statistic: "Birds on our planet are half extinct already"
- Anger about parking lot installation at Ansonia Road/Johnson Road corner
- Specific concern: parking lot destroyed only observed white crowned sparrow habitat
- Economic position: Woodbridge residents can afford \$50 per capita annually for open space preservation

Jeanette Glicksman (3/12)

Position: Director of Human Services

Address: 1097 Johnson Road

Key Positions:

- Opposition to motorized vehicles on paths
- Support for limited senior housing at clubhouse area if housing is included
- Opposition to hotel or catering
- Support for Pickleball, tennis, basketball near Merritt Parkway & Tower

Barbara Hagan (3/12)

Affiliations: Historical Society & Conservation Commission

Address: 10 Newton Rd

Key Positions:

- Ideal preference: entire parcel protected and undeveloped
- Understanding of need for compromise
- Support for small boutique inn with spa and restaurant
- Disappointment in town's allowance of clubhouse deterioration
- Support for clubhouse area as best development location
- Opposition to housing

Joi Prud'homme (3/12)

Affiliation: Conservation Commission

Address: 21 Barberry Lane

Key Concerns:

- Long-term planning perspective: 100-150 years considering climate change
- Future local farm needs greater than today
- Concern about development impacts on Woodbridge schools
- Belief that additional housing will negatively impact schools

Ben Carlson (3/19)

Address: 89 Center Street

Key Positions:

- Willingness to collaborate with housing advocates
- View of CCW as part of solution through cooperation
- Recognition that property requires maintenance (forest will regrow if left alone)
- Need for invasive species removal and management
- Support for maintaining and consolidating trails
- Support for passive recreation
- Support for development in clubhouse area if development occurs

Karen Sklarz (3/19)

Address: 11 Deepwood

Key Positions:

- Support for site remaining open space
- Opposition to any housing on site
- Support for botanical gardens, restaurant, trails
- Support for poison ivy and invasive species removal
- Philosophy: "People want to be in nature"
- Opposition to chain establishments (Papa Johns, Dunkin Donuts, Home Depot)

Laurence Grotheer (3/19)

Address: 1097 Johnson Road

Key Concerns & Positions:

- Belief town purchased property to protect from development
- Concern about development impacts on aquifer used by him and neighbors
- Recognition that Johnson Road parcel is flat and suitable for fields
- Support for improved trails and cart paths for walking
- Support for cutting down driving range net to protect birds
- Potential supported uses: bridal trail for horses, recreation center, frisbee golf
- Support for forest restoration and conservation group maintenance control

Amy Marella (4/17)

Background: Former First Selectman & DEP Commissioner

Phone: 203-752-8658

Key Concerns:

- Process concerns: belief that "fix is in" for housing
- Concern that proposed senior housing is too large and expensive for actual needs
- Position that 2-3 bedrooms on multiple floors doesn't address downsizing and aging in place needs
- Support for conservation easement on golf course area
- Support for clubhouse area redevelopment
- Concerns about phasing approach

Gerry Fusco (4/18)

Address: 11 Brookside Drive

Key Concerns:

- Belief that surveys are flawed
- Need for option showing minimal investment approach (trails only)
- Lack of sufficient information for informed decision-making
- Need for cost information for all options
- Perception that initial survey favored housing

Sharon de Kadt (4/21)

Address: 94 Center Street

Key Positions:

- Preference for least development option
 - Belief any development will harm habitat
 - Support for over-55 housing and boutique hotel at clubhouse location only
 - Opposition to other development that would disturb habitat
 - Lack of confidence in future change protections
 - Concern about tariff impacts on costs
 - Worry about development creep
 - Need for adherence to agreed-upon limits
 - Support for invasive species containment
 - Support for native specimen tree planting and arboretum creation
 - Opposition to over-manicuring
 - Mixed position on skating rink, pickleball, tennis
 - Emphasis on spaces for wildlife habitat and spawning
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Summary and Conclusions

This comprehensive outreach effort engaged 88 individuals across three categories: property abutters, community organizations, and non-abutter residents. The feedback reveals diverse perspectives on the future of the Former Country Club of Woodbridge property, with several recurring themes:

Common Themes

Open Space Preservation: Strong consensus for preserving significant portions of the property as open space, particularly the former golf course area.

Development Location: General agreement that any development should occur on previously developed areas, particularly around the former clubhouse.

Housing Debate: Sharp division between those supporting various forms of housing (affordable, senior, market-rate) and those opposing any residential development.

Community Amenities: Broad interest in community-serving facilities such as pools, restaurants, trails, and recreational facilities.

Environmental Concerns: Consistent emphasis on protecting wildlife habitat, managing invasive species, and preserving natural features.

Economic Considerations: Concerns about tax impacts, property values, and the need for economically sustainable development.

