

Commission on the Use of Publicly Owned Property Recommendation for 3 Bond Road

Pursuant to its role as defined within Town Code § 75-65(B), the Publicly Owned Property Commission (a/k/a the Commission on the Use of Publicly Owned Property ("CUPOP")) reviewed the town owned properties located at 3 Bond Road, in furtherance of CUPOP'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: "Land and buildings, the uses of which are not under the direction of existing commissions or other agencies of the Town." Town Code § 75-65(A)(3). **(Appendix A)**

The Property (Appendix B)

3 Bond Road: 2 Acres

Zone A (Residential)

Appraised Value: \$4,000

Assessed Value: \$2,800 (2024)

The property is located in a residential area, and begins on Bond Road running north a distance of approximately 689 feet, then bending east at approx. 482 feet. The parcel is situated between 5 Bond Road and 9 Bond Road. It is a narrow parcel approximately 50 feet wide. It is noted as an unbuildable lot. The owner of record is Town of Woodbridge as far back as records indicate, no sale date was on file. It does not appear to be in a wetlands area (attached). The parcel begins slightly below street level at Bond Road, decreasing slightly as it bends eastward (attached). An easement exists for ingress/egress. There are no restrictions on record for the property.

CUPOP Investigation (Appendix C)

A Grant of Easement was issued on August 6, 1984. It was recorded for record by the Town Clerk on August 13, 1984. The First Piece starting at #7 Bond Road. It was described as "Old Highway" on a certain map/survey prepared for the builders of #7 Bond Road. The map is dated April 19, 1979 with several revisions through October 1983 (not on file), and a map for adjacent properties is dated September 1, 1994 (on file). The Second Piece describes the use of the easement, which is to maintain accessway for the purpose of ingress and egress from Bond Road for cars, animal and pedestrian traffic, and the right to maintain utility, sewer and drainage facilities to the adjacent properties. There is no obligation now or at any time to repair, restore, improve or maintain the easement area. The parcel was sold to the Town of Woodbridge for (\$1.00) one dollar.

CUPOP Recommendation

This research was reviewed at the June 23, 2025 CUPOP meeting as part of Agenda #6. Since the adjacent properties to this undeveloped parcel would be land locked without access through this

parcel, it is the recommendation of CUPOP to not change the property use, and to leave the property as is.

Appendix A

ARTICLE XI
Publicly Owned Property Commission ²¹

§ 75-62. Establishment.

There is hereby created the Publicly Owned Property Commission.

§ 75-63. Purpose.

The Commission shall be responsible for making recommendations on the proper usage of all publicly owned property in the Town of Woodbridge.

§ 75-64. Membership. ²²

The Board of Selectmen shall appoint six members. In addition there shall be two ex officio members, one selected by the Town Plan and Zoning Commission and one selected by the Conservation Commission from their respective memberships.

§ 75-65. Duties and powers.

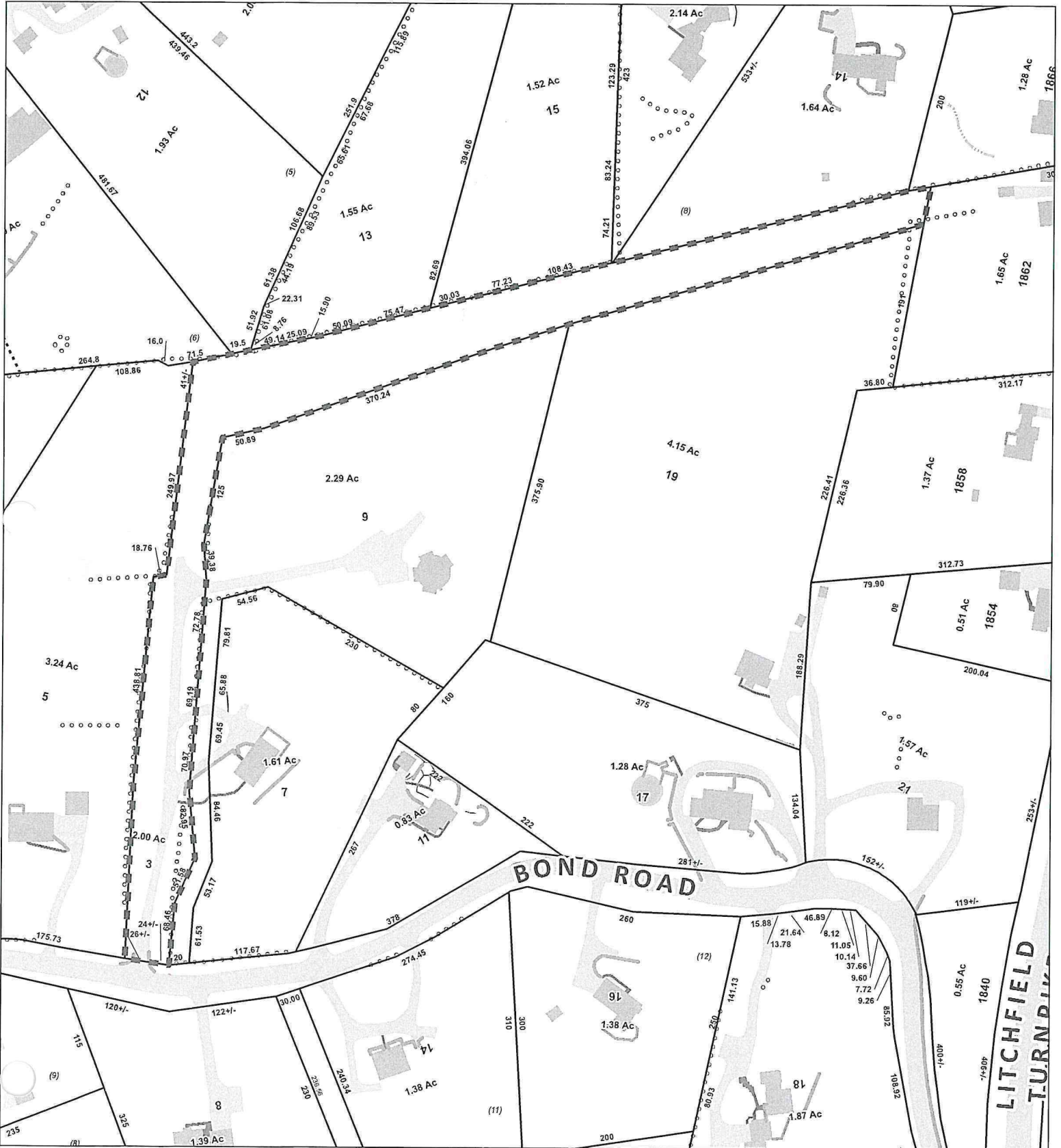
- A. The Commission shall classify all publicly owned property or property affected with a public interest in the following categories:
- (1) Land and buildings dedicated to open space or other use under the terms of grants-in-aid conditions;
 - (2) Land and buildings, the uses of which are now under the direction of existing commissions or other agencies of the Town;
 - (3) Land and buildings, the uses of which are not under the direction of existing commissions or other agencies of the Town;
 - (4) Land and buildings to which the Town has the option to purchase and/or right of first refusal.
- B. It shall be the duty of the Commission to study the uses of all such land and buildings from time to time and to study and recommend to the Board of Selectmen the acquisition, by purchase or otherwise, uses, changes in uses, or direction of such uses by appropriate commissions or agencies now existing or to be created, with such expert advice, research, resources and assistance as it shall deem appropriate to such duties.
- C. All such Town agencies and commissions administering, using or affecting such land and buildings shall report to the Commission as required by it.

Appendix B

Town of Woodbridge, Connecticut - Assessment Parcel Map

GIS ID: 1804-170-3

Address: 3 BOND RD



Approximate Scale:

1:1,800

Map Produced; April 2024

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Woodbridge and its mapping contractors assume no legal responsibility for the information contained herein.

State Use 9030
Print Date 4/24/2020 3:47:10 PM

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT															
TOWN OF WOODBRIDGE 11 MEETINGHOUSE LANE WOODBRIDGE CT 06525		3	Below Street			1	Paved	3	Rural	Description		Code	Assessed		Assessed		6167 WOODBRIDGE, CT VISION								
										EX COM LN		21	4,000		2,800										
		SUPPLEMENTAL DATA										Total		4,000		2,800									
Alt PrcI ID SUB-DIV SD MAP # COLOR PHOTO TRACT 1602 GIS ID 100043						UTIL ROW SLIDE 2004 BAA VILLAGE VOTING D Assoc Pid#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
TOWN OF WOODBRIDGE				0								0				Year		Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
																2019		21	2,800	2018	21	2,800	2017	21	2,800
																Total		2800	Total	2800	Total	2800	Total	2800	
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		Number		Amount		Comm Int												
Total				0.00												APPRaised VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)										0					
0001										Appraised Xf (B) Value (Bldg)										0					
										Appraised Ob (B) Value (Bldg)										0					
										Appraised Land Value (Bldg)										4,000					
										Special Land Value										0					
										Total Appraised Parcel Value										4,000					
										Valuation Method										C					
										Total Appraised Parcel Value										4,000					
NOTES																									
OLD ANCIENT HIGHWAY LOT #13 ON MAP																									
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments						Date	Id	Type	Is	Cd	Purpost/Result						
														04-24-2013	BQ			92	Reval/full						
														12-18-2003	BQ			92	Reval/full						
LAND LINE VALUATION SECTION																									
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes			Location Adjustment		Adj Unit P	Land Value							
1	9030	Municipal	A		2.000 AC	10,000	1.00000	0	0.20		1.000	UNBUILDABLE/R.O.W				1.0000	2,000	4,000							
Total Card Land Units					2.000 AC	Parcel Total Land Area 2.0000										Total Land Value 4,000									

Unique ID: 3626

Woodbridge

Card No: 1 Of 1

Location:	3 BOND RD			Map Id:	1804 170 3		Zone:	A		Date Printed:	11/12/2024		
				Neighborhood:	3				Last Update:	11/11/2024			
Owner Of Record					Volume/Page	Date	Sales Type			Valid	Sale Price		
TOWN OF WOODBRIDGE					0000/0000					No	0		
11 MEETINGHOUSE LANE, WOODBRIDGE, CT 06525							Exempt						
Prior Owner History													
Permit Number	Date	Permit Description											
Supplemental Data												Appraised Value	
Census/Tract	1602			VisionPID	100043			Total Land Value			4,000		
Dev Map ID				Street Description	Paved			Total Building Value			0		
GIS ID				TOPO	Below Street			Total Outbldg Value			0		
Route							Total Market Value			4,000			
District													
Utilities													
Acres					State Item Codes								
Land Type	Acres	490	Total Value		Code	Quantity		Value					
Comm Vac Excess	2.00	0.00	4,000		52-Commercial Vacant Land	2.00		2,800					
Total	2.0000	0.00	4,000										
Assessment History (Prior Years as of Oct 1)						490 Appraised Totals							
	2024	2023	2022	2021	2020	Type	Acres	Value	Type	Acres	Value		
Land	2,800	2,800	2,800	2,800	2,800								
Building	0	0	0	0	0								
Outbuilding	0	0	0	0	0								
Total	2,800	2,800	2,800	2,800	2,800	Totals			0.00 0				
						Application Date:		Expiration Date:					
Comments													

Information may be deemed reliable, but not guaranteed.

Revaluation Date: 10/1/2022

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2019.



Woodbridge
Connecticut

Information on the Property Records for the Municipality of Woodbridge was last updated on 12/13/2024.



Parcel Information

Location:	15 BOND RD	Property Use:	Vacant Land	Primary Use:	Residential Vacant Land
Unique ID:	103308	Map Block Lot:	1903 170 15	Acres:	1.5200
490 Acres:	0.00	Zone:	A	Volume / Page:	0308/0042
Developers Map / Lot:	567/2	Census:	1602		

Value Information

	Appraised Value	Assessed Value
Land	102,500	71,750
Buildings	0	0

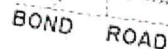
Owner's Information

Owner's Data
WEINER GERALD T & TINA 15 BISHOP DRIVE WOODBIDGE, CT 06525

- [illegible]

1. HERBERT LITTLER, DEPT. OF AG. STATISTICS, DIVISION OF A COMPOSITE REPORT, "COMPOSITE SURVEY OF THE PLAIN AND MOUNTAIN STATES," DATED HEREIN IS SUBSTANTIALLY CORRECT AND MAY BE REPRODUCED IN ACCORDANCE WITH THE STANDARDS OF A "CLASS 2" SURVEY AS DEFINED IN THE CODE OF "SACRAMENTO" STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CALIFORNIA" AS REPRODUCED AND ADOPTED BY THE CONNECTICUT STATE LAND AND SURVEYING CO., SEPTEMBER 19, 1954.

THIS PURCHASER HAS BEEN ADVISED BY THE SELLER THAT THE
ITEMS ARE BEING SOLD AS IS, WITHOUT WARRANTY, AND THE SELLER
IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE PURCHASER'S PROPERTY
OR PERSONS.



PLAN SHOWING A
SURVEY OF LAND

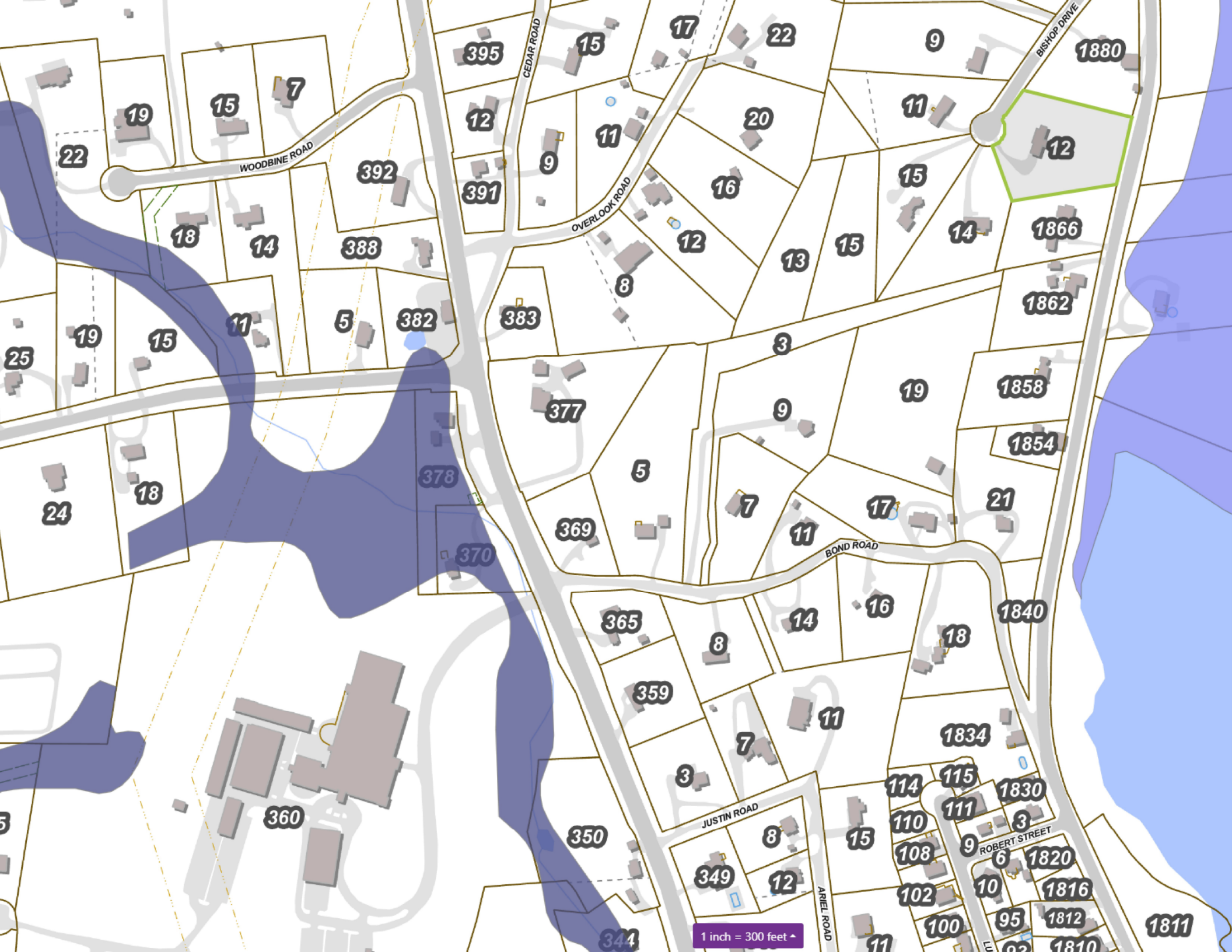
GERALD T. WEINER
AND
TINA WEINER

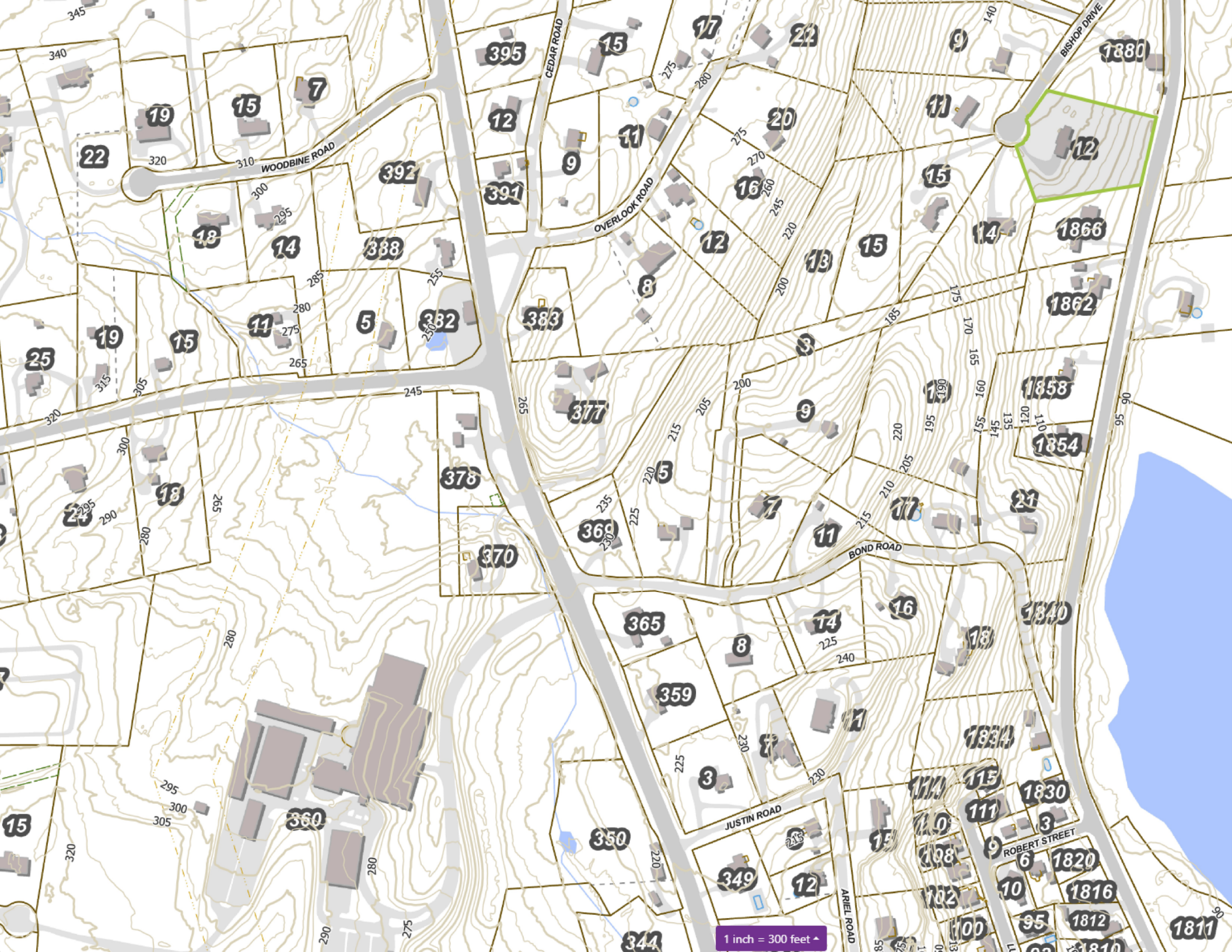
LOCATED OFF BOND ROAD

WOODBIDGE, CONNECTICUT
SEPTEMBER 1, 1994 SCALE 1"=1'



567





Appendix C

GRANT OF EASEMENT

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME -- GREETING:

KNOW YE, That the Town of Woodbridge, Connecticut, a municipal corporation organized and existing under the laws of the State of Connecticut, acting herein by Russell B. Stoddard, First Selectman, duly authorized, for the consideration of ONE (\$1.00) DOLLAR and other valuable considerations, received to its full satisfaction of Keat-Jin Lee, of the Town of Woodbridge, County of New Haven and State of Connecticut, Vasant B. Khachane of the Town of Bethany, in said County and State, and M. B. Shimelman, Trustee of M. B. Shimelman, M.D., P.C. Profit Sharing Plan, of the Town of Woodbridge, in said County and State, James Horbury, Bridget G. C. Horbury, Walter G. Muller, Martha Muller, Roberto M. Martinez, Cielo Martinez, Gerald T. Weiner, Tina Weiner, Dorothy Bailey Willis, all of the Town of Woodbridge, County of New Haven and State of Connecticut, James S. Grant, Ruth D. Grant, of the Town of Wilton, County of Fairfield and State of Connecticut, herein designated as the Releasees, does by these presents remise, release and forever quit-claim unto the said Grantees as tenants in Common and their respective heirs, assigns and successors forever an easement in common with others over, under, in and through those two certain pieces or parcel of land situated in the Town of Woodbridge, County of New Haven and State of Connecticut, which easement is bounded:

FIRST PIECE

Commencing at a point which is the Southwest corner of land now or formerly of the Grantees herein known as #7 Bond Road, running North 31 degrees 15 minutes, 51 seconds East, a distance of 68.46 feet; thence running North 49 degrees, 59 minutes, 36 seconds East, a distance of 51.58 feet; thence

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Southbury, CT 06488
(203) 264-9677

running North 22 degrees, 30 minutes, 37 seconds East, a distance of 82.95 feet; thence running North 30 degrees, 28 minutes, 9 seconds East, a distance of 70.97 feet; thence running North 31 degrees, 16 minutes, 4 seconds East, a distance of 69.19 feet; thence running North 32 degrees, 16 minutes, 50 seconds East, a distance of 97.78 feet; thence running North 18 degrees, 17 minutes, 58 seconds East, a distance 39.38 feet; thence running North 40 degrees, 17 minutes, 49 seconds East, a distance of 125 feet; thence running South 75 degrees, 58 minutes, 40 seconds East, a distance of 50.89 feet; thence running South 83 degrees, 24 minutes, 45 seconds East, a distance of 370.24 feet to a point to which forms the Northeast corner of said land of the Grantees herein known as #7 Bond Road; thence Northerly along the Western boundry of land now or formerly of Walter G. Muller and Martha Muller, 50 feet more or less; thence Westerly along the Southern boundary of land now or formerly of Weiner, 432 feet more or less; thence Southerly along the Eastern boundary of land now or formerly of Horbury, 250 feet more or less; thence Westerly along a portion of the Southern boundary of land now or formerly of Horbury, 19 feet more or less; thence Southerly along the Eastern boundary of land now or formerly of Horbury, 438 feet more or less; and thence Easterly along the Northern boundary of said Bond Road, 50 feet more or less, back to the point beginning.

The First Piece hereinabove described is shown as "Old Highway" on a certain map to be filed with the Woodbridge Town Clerk entitled, "SURVEY PREPARED FOR STRATFIELD BUILDERS of #7 BOND ROAD, WOODBRIDGE, CONNECTICUT, 'PROPOSED SUBDIVISION PLAN' J.I. BLACK & ASSOCIATES ENGINEERS & LAND SURVEYORS ORANGE, CONN." Scale 1" = 40', which map is dated April 19, 1979, and revised April 25, 1979, May 10, 1979, August 28, 1979, September 13, 1979, January 4, 1980, October 3, 1980, and October 24, 1983.

SECOND PIECE

Beginning at a point, being the Northeast corner of land of Keat-Jin Lee, et al, and the Northwest corner of land now or formerly of Walter G. & Martha Muller, thence running in an easterly direction along the northerly boundary of land now or formerly of Walter G. & Martha Muller for a distance of 416.5 feet, more or less on a bearing of N 84° 31' 42" E, thence running northerly for a distance of 34 feet more or less along the westerly boundary of land now or formerly of Dorothy Bailey Willis to a stone wall, thence running westerly along the southerly boundary of land now or formerly of

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Southbury, CT 06488
(203) 284-4677

Roberto M. and Cielo Martinez for a distance of 350' more or less, and along the southerly boundary of land now or formerly of Gerald T. and Tina Weiner for a distance of 84' more or less, thence running southerly for a distance of 50' more or less to the point of beginning.

The within easement shall be for all lawful purposes for which a highway may be used including, but not limited to the right to construct and maintain an accessway for the purpose of ingress and egress from Bond Road for vehicular, animal and pedestrian traffic and the right to install and maintain utility, sewer and drainage facilities.

This easement is for the benefit of the Grantees and their successors and assigns as owners of property adjacent to said aforescribed premises.

It is the intention of the parties to this Grant that said easement shall not be personal to the said Grantees but shall run with the adjacent land of the Grantees, their heirs, successors and assigns and be in conjunction with and subject to rights of others, if any. Any rights of way of others are hereby reserved over the above-described premises. The above-described easement is herein granted to the Releasees without warranty of any nature, and further by their acceptance hereof, the Releasees agree, for themselves, and their respective heirs, successors and assigns, that neither the Releasor nor its successors or assigns shall have any duty or obligation now or at any time hereafter to repair, restore, improve, maintain or in any manner care for the easement area."

TO HAVE AND TO HOLD the above easement hereby remised, released and quit-claimed thereto unto the said Releasees, and their respective heirs, successors and assigns forever, to their own proper use and behoof.

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Southbury, CT 06488
(203) 264-4977

IN WITNESS WHEREOF, the said Town of Woodbridge, has hereunto set his hand and seal of this Town of Woodbridge, Connecticut, this 6th day of August, 1984.

Signed, sealed and delivered
in the presence of:

Travis Whiteland

By: Russell B. Stoddard
Russell B. Stoddard
First Selectman

Consolidated

STATE OF CONNECTICUT)
COUNTY OF NEW HAVEN) ss. Woodbridge Aug. 6, 1984

Personally appeared, Russell B. Stoddard, of the Town of Woodbridge, as aforesaid, signer and sealer of the foregoing instrument, who acknowledged the same to be his free act and deed as said First Selectman and the free act and deed of said Town of Woodbridge before me.

Travis Whiteland

Notary Public
My Commission Expires: March 31, 1987

Received for record August 13, 1984 at 9h 45m a.m. and recorded by:

Polly P. Schuy Town Clerk

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