



Town of Woodbridge

Plan of Conservation and Development

Adopted: December 8, 2025

Effective: January 1, 2026

Acknowledgments

The **Town of Woodbridge Plan of Conservation and Development** was prepared with the input of elected officials, community leaders, and volunteers, business owners, and residents—each of whom contributed their time and expertise to the goals, strategies, policies, and actions that will guide the Town for the next decade.

The Town of Woodbridge would like to thank all those who participated and provided insightful comments and feedback throughout the process. These contributions have guided the preparation of the Plan of Conservation and Development. The Town would like to recognize the contributions of the following:

To our Neighbors and Residents in Woodbridge and
to the Commissions and Committees that Participated.

Commissioners of the Woodbridge Town Plan and Zoning Commission, Present and Former, Who Contributed to the 2025 Updated Town Plan of Conservation and Development:

Jeffrey A. Kennedy, Chairman
Aaron Hoffmann, Vice Chairman
Paul Schatz, Secretary
Andrew Skolnick
Benjamin Cherry
James Horwitz
Kathleen Hunter (alternate)
Robert Wiznia (alternate)
Robert Klee (former Chairman)
Yonatan Zamir (former Vice Chairman)
Cynthia Gibbons (former alternate)
Sarah Locke (former Alternate)



Staff

Kristine Sullivan, Land Use Analyst

Woodbridge Board of Selectman

Mica Cardozo, First Selectman
Sheila McCreven
Maria Madonick
Steve Munno
Andrea Urbano
David Vogel

Consultant





Town of Woodbridge
Town Plan and Zoning Commission
11 Meetinghouse Lane, Woodbridge, Connecticut 06525

The Town Plan and Zoning Commission of Woodbridge, Connecticut, is pleased to submit our completed 2025 Plan of Conservation and Development (“POCD”). Section 8-23 of the Connecticut General Statutes requires Connecticut municipalities to prepare and submit a POCD to the state every ten years that focuses on each Town’s unique planning actions.

Working with our neighbors, elected officials, and Town commissions and committees, the TPZ navigated the compilation of our POCD over the past year through public comment, community meetings, and working sessions. We are grateful for all the insights and feedback we received.

TPZ adopted the final form of the POCD on December 8, 2025, with an effective date of January 1, 2026. Our Plan demonstrates the unique and meaningful heritage of our conserved space harmonized with our community’s efforts to expand housing choices for older adults, young people, and others, and sustain growth.

The POCD is not a static document. For example, the recently passed Special Session Public Act 25-01 requires towns to prepare a new Housing Growth Plan, necessitating future changes to this POCD. The TPZ looks forward to working with our Town leadership and neighbors on this effort and again sincerely thanks the many people who assisted us with comments and support over the past year.

Jeffrey A. Kennedy
Chairman
Town Plan and Zoning Commission
December 8, 2025



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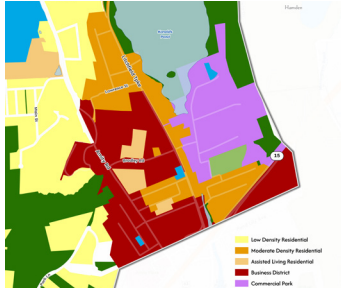


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Introduction

Introduction to Woodbridge

The Town of Woodbridge (the Town) is located in southern Connecticut, within New Haven County and the South Central Regional Council of Governments (SCRCOG). Woodbridge is bordered by the towns of Bethany, Hamden, New Haven, Orange, Seymour, Derby, and Ansonia; its eastern border with Hamden aligns with West Rock State Park and features steep slopes and scenic views from within the Park.

Woodbridge can be characterized by its extensive open spaces and natural areas, strong public schools, community amenities and services, and valuable historic and cultural resources that reflect the Town's heritage. The Town offers residents a unique balance of rural landscapes, suburban living, and convenient access to regional destinations and amenities, including the cultural, educational, and economic opportunities of nearby New Haven. This Plan of Conservation and Development (POCD) examines these characteristics and identifies opportunities for preserving the Town's defining qualities while accommodating strategic, and appropriate, development that supports residents' long-term quality of life.

History of Woodbridge

The lands and waterways of what is now the Town of Woodbridge were stewarded through generations by the indigenous peoples of the Quinnipiac, Paugussett, Wappinger, and other Algonquian-speaking tribes, including the Naugatuck and Wepawaug. European families, who were members of the colonial jurisdictions of New Haven and Milford founded in 1639, began to settle and farm the land here in the early 1640s.

Originally known as Amity Parish, Woodbridge was incorporated in 1784 and included Bethany Parish until 1832, when Bethany seceded and became its own community. Woodbridge (named after the first settled minister in the community, Benjamin Woodbridge) attracted residents from nearby New Haven, looking for a quieter and more rural setting.¹ Historically, the Town was primarily an agricultural community but its physical landscape has evolved throughout its history, with major changes stemming from the clearing of forest for farmland, and later for residential and commercial development; damming of the West River, which created Konolds Pond, Glen Lake, and Lake Dawson and Lake Watrous; traprock blasting along the West Rock ridge; and significant grading to facilitate transportation improvements, like Route 15 (Merritt Parkway).^{2/3}

Woodbridge's population remained limited through the late 1800s, but residential development increased following the expanded use of automobiles, transforming the community into a modern suburb following World War I and growing to the 2020 US Census population of 9,087.^{4/5} Today, Woodbridge is largely residential, with a small commercial core, known as the Business District, along the southeastern border with New Haven, and significant open spaces throughout the community.

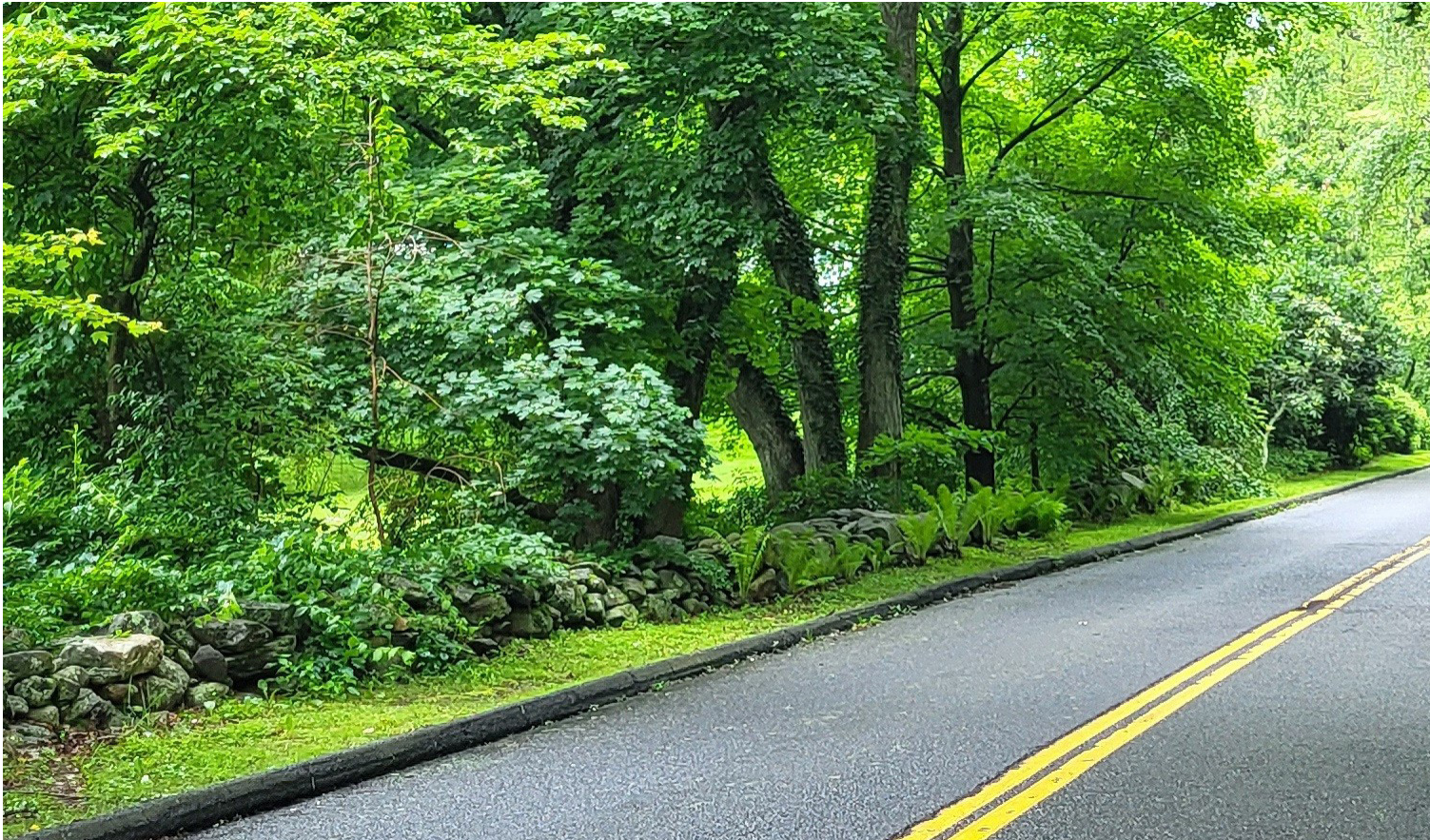
What Is a Plan of Conservation and Development?

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A POCD (the Plan) is an official policy document adopted by a municipality's Town Plan and Zoning Commission, outlining the community's goals and priorities for conservation and development. The Plan analyzes community data and existing conditions, collects and incorporates local knowledge and feedback, and establishes a future land use and implementation plan that guides community development for the next decade. A well-crafted POCD that evaluates the community's current position and conveys its desired future, through a community vision and action-based recommendations, will provide Town administrators with insight and guidance to make informed, responsible land use policies and decisions.

Connecticut General Statutes (CGS Chapter 126, Section 8-23) describe the POCD development process; statutes require that the Town Plan and Zoning Commission (TPZ) prepare, adopt, and amend their POCD at least once every 10 years. The TPZ must consider physical, economic, social, and governmental trends and community needs in the Plan's development. In addition, the TPZ must consider the Town's role in broader planning efforts—the content of the State's Conservation and Development Plan, as well as the appropriate Regional POCD, should be considered while developing the local POCD, along with the State's six growth management principles.

.....



Plan Development Process

A POCD update includes a few key elements: data collection and analysis, review of broader planning documents, public engagement, visioning, and an implementation strategy. These pieces combine to create a comprehensive, forward-thinking plan, with broad public consensus, that guides the community in achieving its vision for the future.

Active participation from the TPZ and Town Staff is critical throughout this process. The Town of Woodbridge initiated its POCD update in August 2024 in partnership with SLR. While SLR provided technical expertise and guidance throughout its development, the POCD is a product of community members' (including Town Staff and the TPZ) knowledge, feedback, and dedication to the Town and its future.

Community Profile. SLR collected existing conditions data related to Woodbridge's demographics, housing, economic development, land use and zoning, transportation and community infrastructure, natural resources, and sustainability and climate resiliency. Data sources include the US Decennial Census, the American Community Survey (ACS), the Connecticut Department of Labor, Department of Transportation, and Department of Economic and Community Development, among others. The existing conditions analysis serves as the baseline assessment of the community as it is today. See Chapter 2 for a look at "Woodbridge Today," as well as **Appendix A** for the Community Profile and Existing Conditions Inventory.



State, Regional, and Local Planning. Woodbridge’s existing planning documents informed the development of this plan, most prominently, the 2015 POCD established a foundation from which to make updates. Additional local plans were also reviewed, including the Town’s Business District Vision/Placemaking and Connectivity studies (2023), Affordable Housing Plan (2022), and Open Space Plan (2020). A comprehensive review of State and regional planning documents, as required by Connecticut General Statutes, ensured that the Town’s POCD would be consistent with ongoing planning efforts in and around the community. Major plans reviewed included the State’s (2025-2030) Conservation and Development Policies Plan (including the State’s six growth management principles) and SCRCOG’s 2018 POCD. Each document provides valuable context for planning efforts that may impact Woodbridge and helps the community understand its future in the context of the larger region and State, while also ensuring that recent local initiatives are incorporated into the next decade of planning.

Public Engagement. Public engagement is a fundamental part of planning a community’s future, ensuring the POCD is developed in a collaborative way and fosters consensus building. Woodbridge’s public engagement for the Plan consisted of a community-wide survey, two community workshops, and public TPZ meetings throughout the Plan’s development:

- **Community Survey.** Launched in June 2024 both online and in person, the community survey was available for five weeks, garnering 633 responses, which represents seven percent of the Town’s 2020 population. Survey results provided local insight into community conditions, hopes, and concerns. An overview of public engagement results is provided within this chapter, and the complete analysis is available in **Appendix B**.
- **Community Workshops.** Community workshops informed the public and gathered additional feedback and community consensus throughout the Plan’s development. The first community workshop was held following the conclusion of the survey. This workshop focused on sharing results from the community survey and gathering additional feedback on some of the most important topics within the community. The second community workshop was held in Spring 2025 and focused on building community consensus regarding proposed goals, strategies, and actions.
- **TPZ Meetings and Public Hearing.** The TPZ held formal meetings throughout the Plan’s development process to provide project updates and conduct working sessions on the community vision statement, goals and strategies. In accordance with TPZ policy, all meetings were open to the public, but the TPZ does not accept public comments during meetings. The TPZ held a public hearing in accordance with Connecticut State Statutes for the adoption of the POCD. Public comments were heard at this hearing and considered for incorporation into the final Plan.



Visioning. A POCD's vision statement is aspirational and attainable, reflecting the community's values and priorities for the coming decade. Woodbridge's vision statement incorporates the information gathered from the community-wide survey and the first community workshop. The Town Staff and the TPZ refined the proposed draft vision to ensure it properly reflected the community's attitudes and desires. Development of the final vision statement revealed three important themes, which serve as the framework for implementing the Plan over the next 10 years: Pursuing Responsible Growth and Housing Diversity, Embracing Sustainability and Resiliency, and Promoting a Welcoming Community.

Goals, Strategies, and Actions. An effective POCD is action oriented and provides clear direction for plan implementation. Proposed goals, strategies, and actions align with the Town's vision and community themes. The Town's 2015 POCD served as the basis for the preliminary goals and strategies to ensure important and relevant content was carried forward. Additional goals and strategies, developed in coordination with Town Staff and the TPZ, address gaps and updates. Specific actions, with a timeframe and responsible party, make these goals and strategies actionable and achievable.



Public Engagement Results Overview

Total Survey Responses



633 Survey Responses
7.0% of 2020 Population

Community Priorities



Schools



Economic Development



Open Space

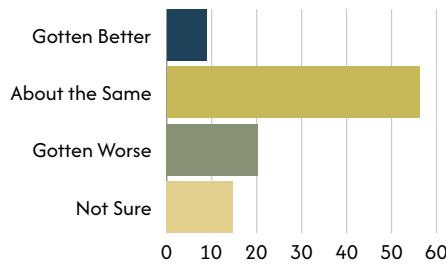
Quality of Life

Overall Quality of Life Rating



Survey respondents rated the overall quality of life in Woodbridge positively with an average of 7.6 out of 10 (10 being the highest).

How has the quality of life in Woodbridge changed since 2015?



What is special about life in Woodbridge?*



Open Space
72.2%



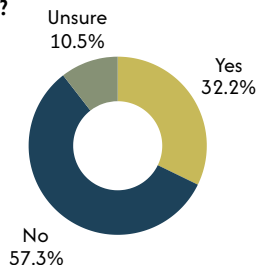
Schools
70.4%



Location
60.2%

Housing

Do you feel that Woodbridge's housing is accessible and affordable to people of different ages and lifestyles?



Over 40 percent of survey respondents feel there are too few...



Affordable Housing
47.1%



Mixed Use Housing
45.1%

56 percent of survey respondents would prefer affordable housing to be in the form of single-family structures.

Economic Development

Over 50 percent of survey respondents feel there are too few...*



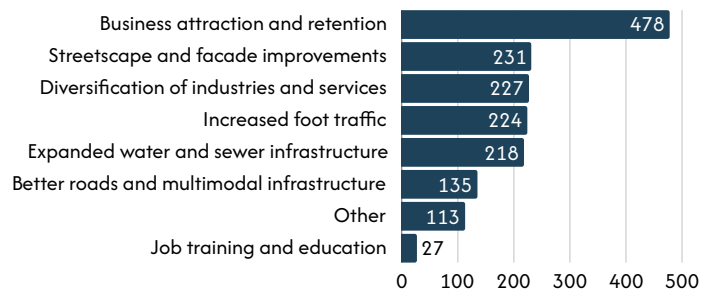
- Restaurants (78.1%)
- Retail Stores (75.3%)
- Entertainment & Cultural Facilities (64.1%)

Over 60 percent of survey respondents feel the Business District is...*



- lacking a good mix of shops, restaurants, offices, and amenities (68.4%)
- not visually attractive (61.5%)
- not thriving (67.4%)

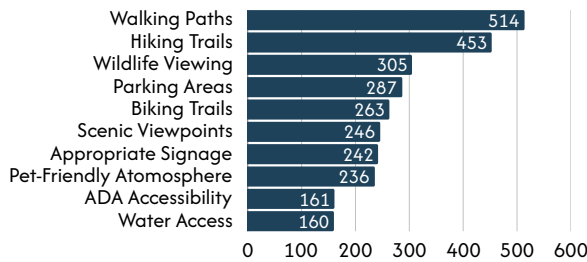
Survey Respondents highlight the greatest economic development needs are...*



*This is a "select all that apply" question, so results will not add up to 100% or are presented by a count rather than percent.

Open Space

What elements of open space are important to you?*



Over 50 percent of survey respondents feel that Woodbridge is doing enough to protect...

- Wetlands
- Rivers and streams
- Lakes and ponds
- Public open space



Historic Resources & Cultural Facilities

Over half of participants would like the Town to...

- identify additional local historic resources
- identify or create additional cultural facilities

Community Facilities

All Community Facilities were rated as excellent or adequate, with the Fire Department receiving the highest rating.

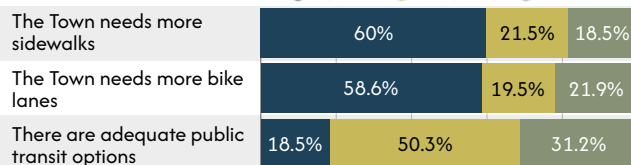
Woodbridge has too few...

- Pools/Swimming Facilities
- Places to bike, skate, or skateboard



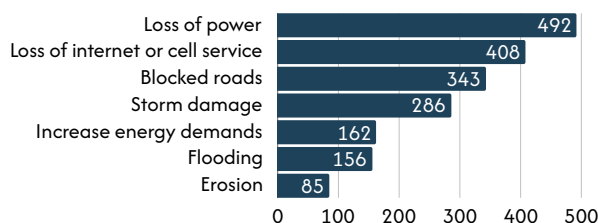
Transportation

● Agree ● Disagree ● No Opinion



Sustainability & Resilience

Survey respondents reported experiencing the following issues in Woodbridge over the last decade.*



Open House #1



October 8th, 2024

Total Attendance: 82 people

The POCD Team conducted several activities to help understand the community's preferences for future development and to help start the visioning process. The following provides an overview of the findings.

Business District Activity Results

- **Business Type Preferences**
 - Small restaurant/cafes
 - Small retail
 - Outdoor dining
- **Amenities Preferences**
 - Open Spaces
 - Street Trees
 - Pedestrian and bicyclist amenities

Community Facilities Activity Results

- **Community Facility Preferences**
 - Community Pool
 - Community Center
 - Bike and pedestrian infrastructure

Housing Activity Results

- **Preferences for Middle Housing**
 - Accessory dwelling units (ADUs)
 - Cottage courts

Postcards from the Future Results

- **Key themes**
 - Maintain the rural, small-town, and historic character of the community.
 - Enhance and emphasize the Town's beautiful open spaces and trail systems.
 - Create a vibrant and thriving downtown/business district.
 - Diversify the Town's housing stock.
 - Support quality community facilities and services.

Open House #2



April 8th, 2025

Total Attendance: 30 people

The POCD team hosted an open house style meeting with four stations. The stations had information on the draft theme areas, goals, strategies, and actions for people to review and provide comments on. In total, the Team received 75 comments.

How to Use this Plan

This POCD serves as a dynamic guide for conservation and development activities in Woodbridge for the next decade. The Plan is designed to assist the Town and its Boards and Commissions in making informed land use and development decisions. The Plan may be used to:

- **Guide Commission and Board Activities.** When evaluating proposals and initiatives, Town Staff and elected and appointed officials should ensure proposals are consistent with the POCD's vision and future land use plan. Site-specific context must be considered when evaluating a proposal's consistency with the POCD. Other considerations when evaluating a proposal's consistency with POCD policies include whether the initiative or proposal fits within, or detracts from, the goals, strategies, and actions presented in this Plan.
- **Plan for Improvements.** The POCD's analysis of current conditions provides insight into community demographics and includes an inventory of facilities, infrastructure, and natural resources. This foundational assessment, along with the recommended actions, can aid in capital improvement planning and budgeting.
- **Secure Funding and Grants.** By articulating the Town's priorities on key issues such as residential and economic development, transportation, and community infrastructure, this POCD can be referenced to strengthen applications for grants and funding opportunities. Highlighting priority initiatives within the Plan supports efforts to secure resources for future projects and planning efforts.

It is important to understand that the goals, strategies, and actions presented in this Plan are intended to work together in guiding future growth, conservation, and community investment within Woodbridge. Given the interconnected nature of community planning, these objectives will occasionally compete with one another. Therefore, the review, consideration, and implementation of this POCD should be done holistically; policy and regulatory decisions based on the content of this Plan should evaluate the social, environmental, and financial impacts to ensure that outcomes are balanced, equitable, and aligned with the Town's vision and values.



Beacon Falls

INTRODUCTION

Bethany

Hamden

Town of Woodbridge

Seymour

Ansonia

Derby

New Haven

Orange

West Haven



A circular graphic with a white center containing the number '02' in a dark blue serif font. The circle is bordered by a thin gold line and a green dotted line.

02

Woodbridge Today



Community Demographics



Zoning



Land Use



Conservation in Woodbridge



Development in Woodbridge

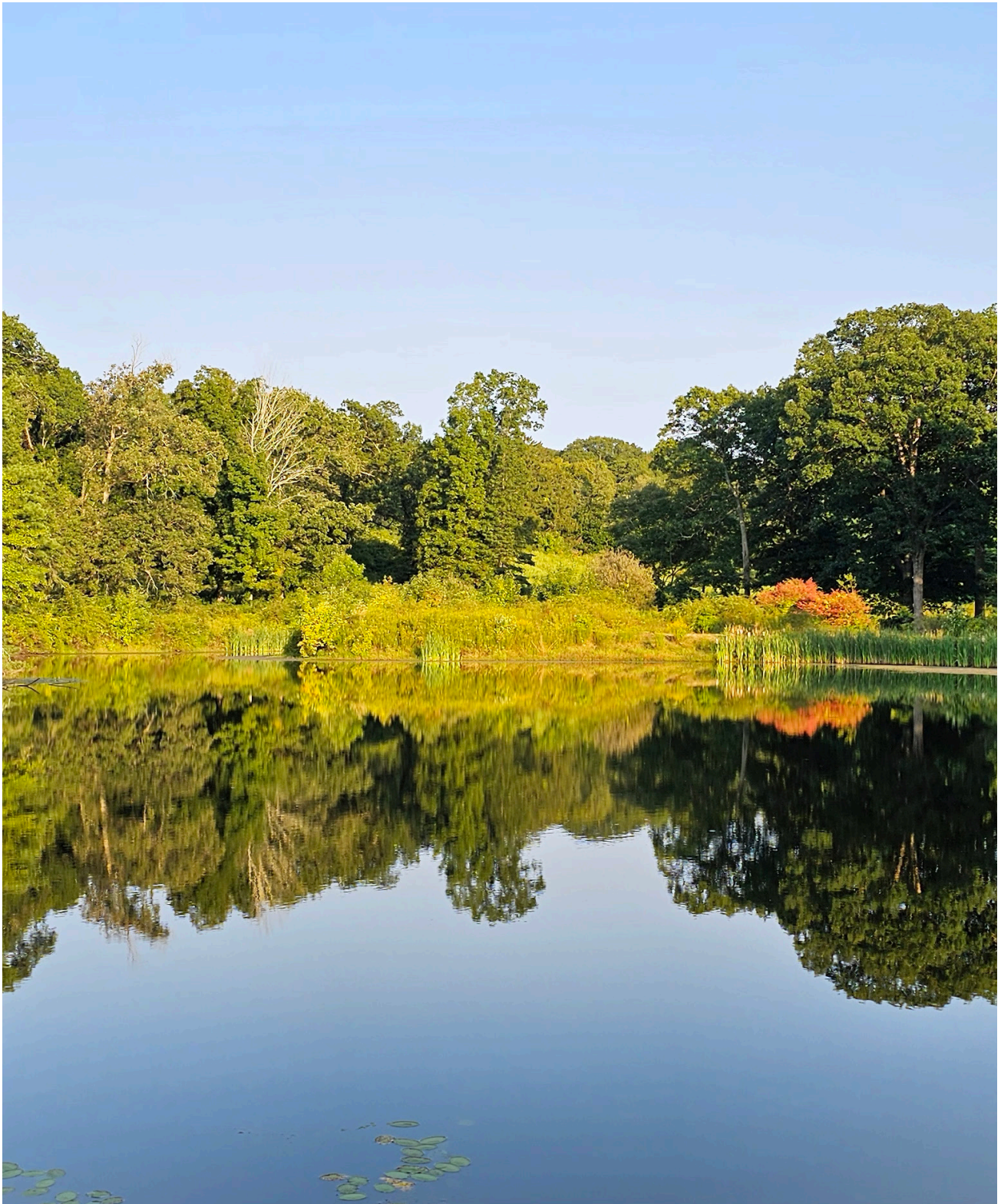
Woodbridge Today

This chapter provides a review of community data and existing conditions in the Town of Woodbridge. Material presented in this Chapter is organized as follows:

- **Community Demographics**
Population, Age, Household, Education, and Income Trends
- **Zoning and Land Use**
Existing Zoning Districts and Land Use Patterns
- **Conservation in Woodbridge**
Open Spaces, Natural Resources, Sustainability and Resiliency, Historic and Cultural Resources
- **Development in Woodbridge**
Housing and Economic Trends, Transportation Infrastructure, Sewer and Water Infrastructure, Community Facilities and Services

This review offers a comprehensive foundation for understanding the Town's current conditions and provides a benchmark for evaluating changes within Woodbridge over the next decade.

(See **Appendix A** for additional data and information.)



Community Demographics



The Town's demographic profile provides insights into the community's population and identifies key characteristics and trends, such as age and household size, that may be important considerations for long-term land use planning.

Woodbridge saw modest population growth since 2010, and projections indicate stability through 2035. Woodbridge's population grew rapidly between 1990 and 2000 but has remained largely stable since. The Town's population grew by 97 people (1.1 percent) to 9,087 between 2010 and 2020, reflecting a slightly higher growth rate compared to New Haven County (0.3 percent) and the State (0.9 percent).⁶ The ACS estimates Woodbridge's 2022 population to be 9,050 (+/- 32), indicating that the Town's population continues to be stable, despite migration patterns associated with the COVID-19 pandemic.⁷ Projections through 2035 maintain this stability, estimating a population of 9,053. Woodbridge's population stability is likely associated with the Town's relatively built-out physical condition. Despite the continued population stability, other demographic parameters (age, race, ethnicity, etc.) do indicate evolving dynamics within the population.

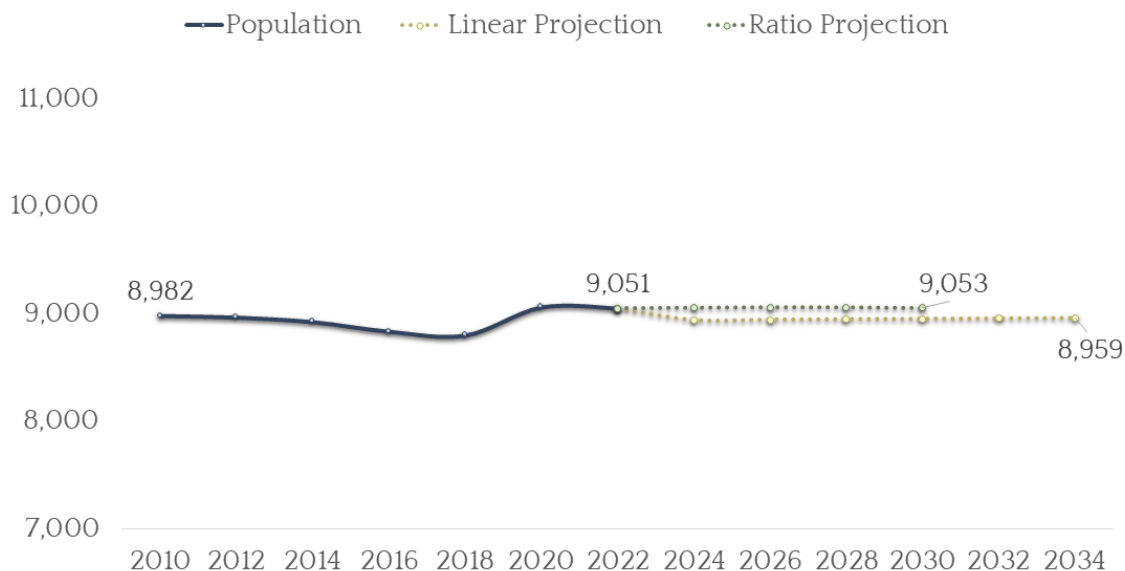
Woodbridge is younger than it was a decade ago.

Woodbridge's median age decreased from 47.6 in 2010 to 46.2 in 2020 (-0.8 years), a trend significantly different compared to the previous decade, in which median age in Woodbridge rose 4.8 years.⁸ ACS data suggests that the decline in median age was driven by an increase in young adults, mostly among those aged 20-24.⁹ During this time, the youth population (0-19) remained remarkably stable; however, trends varied within this population—there was an increase in those aged 0-9, while the population between the ages of 10-19 declined.¹⁰

Public school enrollment increased at Beecher Road School over the last decade.

Woodbridge is a part of two school districts—Woodbridge School District (Beecher Road School [Pre-K through 6th grade]) and Amity Regional School District (ARSD) 5 (Amity Middle School–Bethany [Grades 7 and 8] and Amity Regional High School [Grades 9–12]). According to the School District, enrollment at Beecher Road School increased 9.8 percent between the 2014–2015 school year and the 2024–2025 school year.

Population Projections



The Woodbridge and Amity School Districts are a major draw for families moving to the community, reflected in the increased population of children aged 0-9 and the increase in school enrollment over the last 10 years. More recent school enrollment projections suggest continued moderate growth in enrollment over the next 10 years, with enrollment potentially peaking in 2032 at 960 students.¹¹

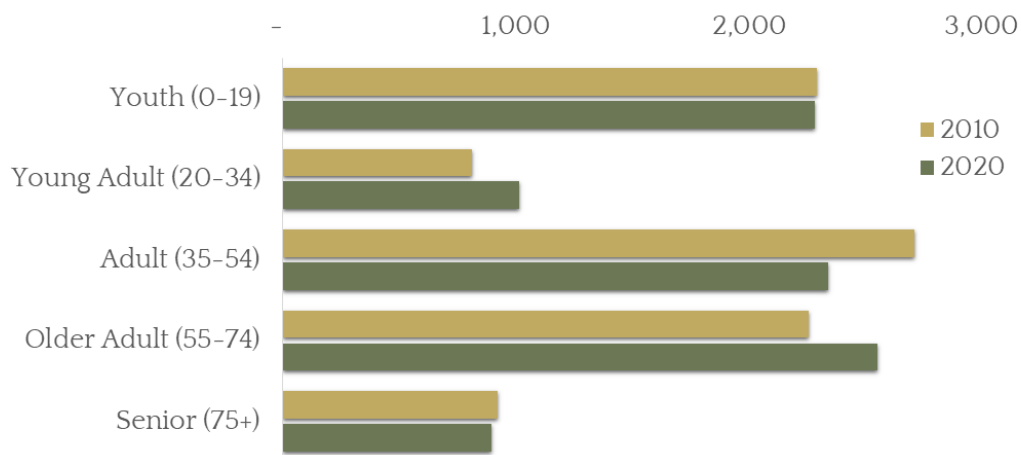
Conversely, general enrollment within the ARSD has declined over this timeframe; however, these trends are also influenced by demographic dynamics in the towns of Bethany and Orange, in addition to Woodbridge. While enrollment at Amity Regional High School declined 9.3 percent district-wide, Woodbridge's enrollment within the ARSD has increased by 28 students (4.8 percent) since 2014. Recent enrollment projections for the ARSD suggest a slight decline in both middle and high school enrollment over the next five and 10 years but acknowledges that homes sales have increased district-wide, which may result in an increase in families with school-aged children in the community.

Despite Woodbridge getting younger, the 65+ population continues to increase. According to the 2022 ACS, the Town's population aged 65+ increased 17.3 percent (298) since 2010, reflecting the aging of the Baby Boomer generation (born 1946-1964), which currently makes up 28 percent of the Town's total population.

Community survey respondents indicate the Town's public schools and educational system are the top priority for the community for the next decade, scoring an 8.45 out of 10

By 2035, this generation will have reached or surpassed retirement age, with their needs for recreational, health, mobility, housing, and social services firmly established. At the same time, Generation X (born 1965–1980) will be entering retirement age. Over the coming decade and beyond, Generation X will continue to bring new and evolving demands for services and community infrastructure to support healthy aging.

Population Change Across Age Groups



Woodbridge's population continues to diversify (see Table 1). US Census' 2020 data indicates that the Town is predominantly White (73 percent), but Hispanic, Asian, Black, and multi-racial residents represent a growing share of the population. Between 2010 and 2020, the following populations increased: the Hispanic population (+263 persons), the Asian population (+423 persons), the Black or African American population (+91 people), the 'some other race alone' population (+57 persons), and the multi racial population (+240 persons).¹²

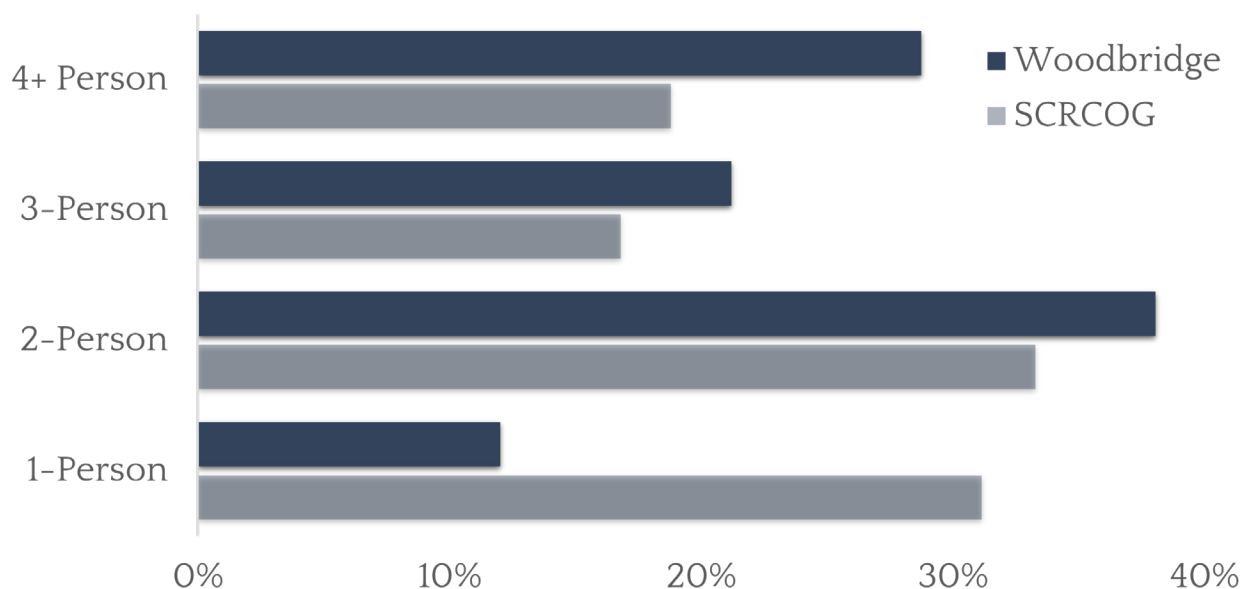
Household size in Woodbridge is evenly distributed across smaller (1–2 people) and larger (3+ people) households. The Town's previous POCD identified a trend of increasing numbers of small households (1–2 people) within Woodbridge; however, recent ACS data suggest this trend has stabilized, with an even distribution among small and large households (each making up 50 percent of all households in Town). Woodbridge's average household size is slightly larger than that of the SCRCOG region and is comprised of mostly two-person (38 percent) and 4+ person (29 percent) households, while one-person households make up a significantly smaller share of households in the Town (12 percent) compared to the region (31 percent).¹³

TABLE 1

POPULATION CHANGES (2010–2020)		
Mutually Exclusive Racial or Ethnic Group	Count	Percent
Not Hispanic or Latino	-166	-1.9%
White	-980	-12.9%
Black or African American	91	52.6%
American Indian and Alaska Native	1	25.0%
Asian	423	54.2%
Native Hawaiian and Other Pacific Islander	2	0.0%
Some other race alone	57	356.3%
Two or more races	240	189.0%
Hispanic or Latino (all races)	263	92.6%
Total	97	1.1%

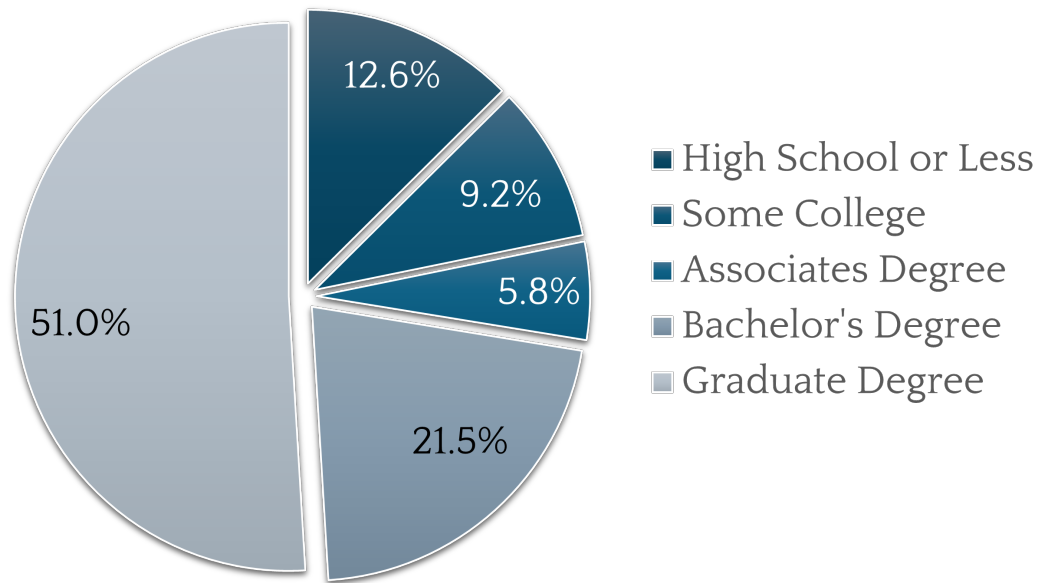
Source: US Decennial Census, 2010 and 2020

Household Size Comparisons



Woodbridge remains a highly educated community. Woodbridge's educational attainment levels, for those 25 years or older, are higher than the region and State, with 72.5 percent of Woodbridge's 25+ population holding a bachelor's degree or higher, compared to 40.4 percent of SCRCOG and 41.4 percent of the State.¹⁴ Over half of the Town's 25+ population has some type of graduate degree (Master's, Professional, or Doctorate).

Educational Attainment Levels (25+ Years)



Median annual household income remains high. Woodbridge's median household income of \$190,536 in 2022 is more than double that of the region (\$83,617) and State (\$90,213).¹⁵ Nearly 85 percent of Woodbridge households are earning \$100,000 or more each year, with nearly 50 percent making \$200,000 or more annually.



Zoning



The Town's zoning regulations are the most important set of standards that determine what can be built in different areas of Woodbridge by establishing permitted activities, allowable density and scale, and building placement. Woodbridge utilizes residential, commercial, industrial, mixed-use, rural, and park districts, as well as various overlays (Floodplain, General Business A, and the Woodbridge Village District).¹⁶ The Town has made updates to its zoning regulations since the last POCD, including an official map update (2019), which added the T-Districts to the regulations (T-1 Rural, T-2 Rural, and T-3 Sub-Urban). Other amendments include the addition of Opportunity Housing Development regulations, establishment of cannabis regulations, and revisions to the Affordable Housing District regulations. (See [Figures 2-1a and 2-1b](#) for Town of Woodbridge Zoning Maps.)

Residential Districts

Most of the Town's land area is residentially zoned. Residential districts include Residential A, B, and T-3 Sub-Urban; however, the vast majority of land is zoned Residential A, which allows for both single-family and two-family homes on parcels 1.5 acres and larger. Properties zoned Residential B are limited but found northwest of the Business District. The T-3 Suburban district includes lower density residential areas that are adjacent to higher density mixed-use zones. Existing residential districts do allow higher density development only when a property is served by public sewer and water and located outside of a public water supply watershed; however, the number of properties that meet this criteria is limited. Accessory dwelling units are also permitted in residential districts.

Commercial and Industrial Districts

Woodbridge has limited land area zoned for business and industrial uses; these areas are entirely concentrated along lower Amity Road and Litchfield Turnpike, immediately

adjacent to New Haven and the Wilbur Cross Parkway, serving as a gateway to the Town and a center of employment and services. These districts include General Business (GB) and Business/Industrial (BI), which permit a variety of, and more intensive, commercial and industrial land uses. Residential uses are permitted in the General Business District Overlay (GBA) for both second-floor apartments and Opportunity Housing developments.

Development Districts

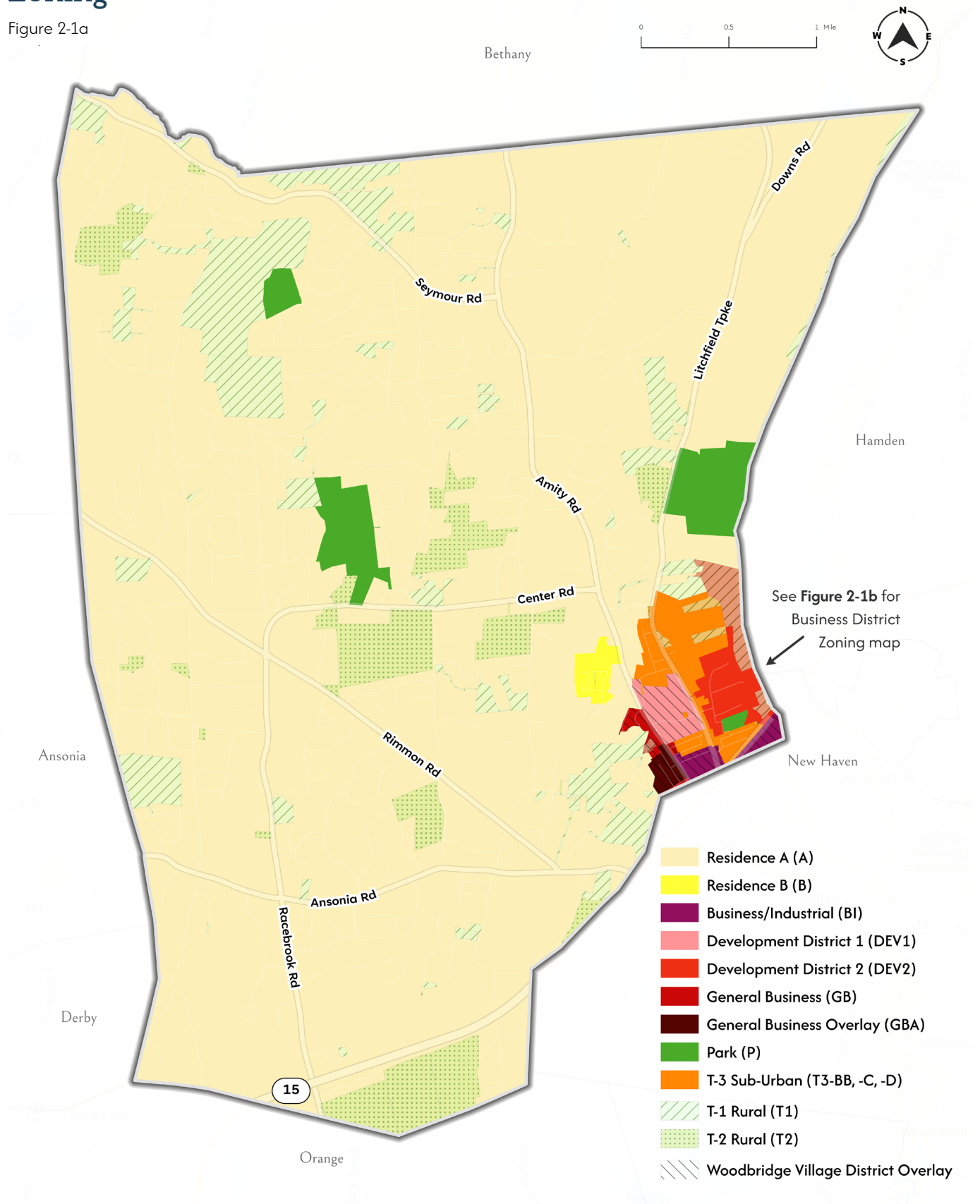
Woodbridge's two development districts, Development District 1 (DEV1) and 2 (DEV2), are found between lower Amity Road and Litchfield Turnpike and the lower, eastern side of the West River. DEV1 includes parcels east of Amity Road and west of the Litchfield Turnpike and accommodates commercial and limited residential uses. DEV2 includes parcels east of the Litchfield Turnpike, along Bradley Road, South Bradley Road, and Lunar and Research Drives, and allows for mixed commercial and industrial uses, with connections to recreational spaces.

The Woodbridge Village District

The Woodbridge Village District (WVD) is a unique overlay district with distinctive character, landscape, and historic value. According to the Town's regulations, this district "gives added definition to the design and placement of buildings; maintenance of public views; paving materials and placement of public roadways; and other elements appropriate to maintain and protect the character of the village district." The WVD overlays three base zoning designations (BI, DEV1, and GB) and is intended to protect and enhance the landscape related to the West River, the views of West Rock Ridge State Park and Konold's Pond, the Town's limited mixed-use area, and various historic structures within the underlying districts. Development within the WVD requires architectural review, for which guidelines are provided in the regulations.

Zoning

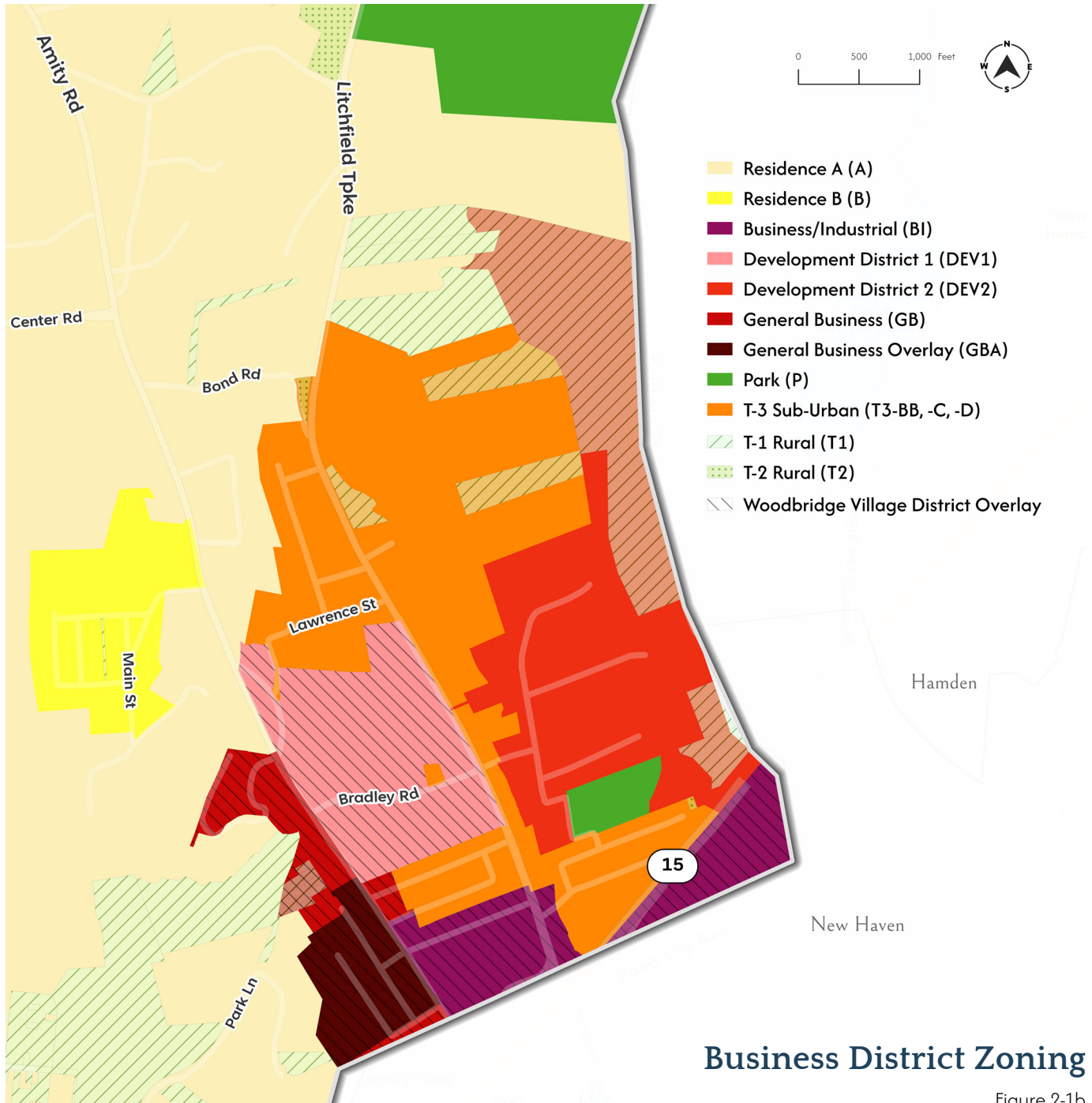
Figure 2-1a



Source: Town of Woodbridge Zoning

Other Districts

Woodbridge also incorporates two rural districts (T-1 Rural and T-2 Rural), one Park district (P), and a flood hazard overlay district into their zoning regulations. The rural districts consist of land that is largely unsuitable for development (based on topography, hydrology, or vegetation) or land in an open or cultivated state. According to the Town's zoning regulations, these districts include woodland, agricultural areas, grasslands, sport fields, golf courses, cemeteries, and school grounds. The Town's Park district includes all land set aside for parks and open spaces that are publicly (or semi-publicly) owned. Finally, Woodbridge utilizes a flood hazard overlay zone, delineated by Federal Emergency Management Agency (FEMA) Flood Insurance Maps.





Land Use



Land use is guided by a town's zoning regulations and influences its social, economic, environmental, and aesthetic attributes. Land use was analyzed using the Town's parcel data and supplemented with State and regional land use designations and aerial photography. Woodbridge has been largely built to the limits of current land use regulations, with limited parcels available for development. Woodbridge's land use (by area) is predominately residential, followed by public utility land, and parks, recreation, and open space land (see Figure 2-2).

Residential land use is the most common within Woodbridge, comprising 55.2 percent of all land in the community, which is consistent with the large amount of land zoned for residential use in the Town. This land use category also includes properties currently used for agricultural purposes.

Over 60 percent of survey participants feel the Business District is lacking a strong mix of shops, restaurants, offices, and amenities.

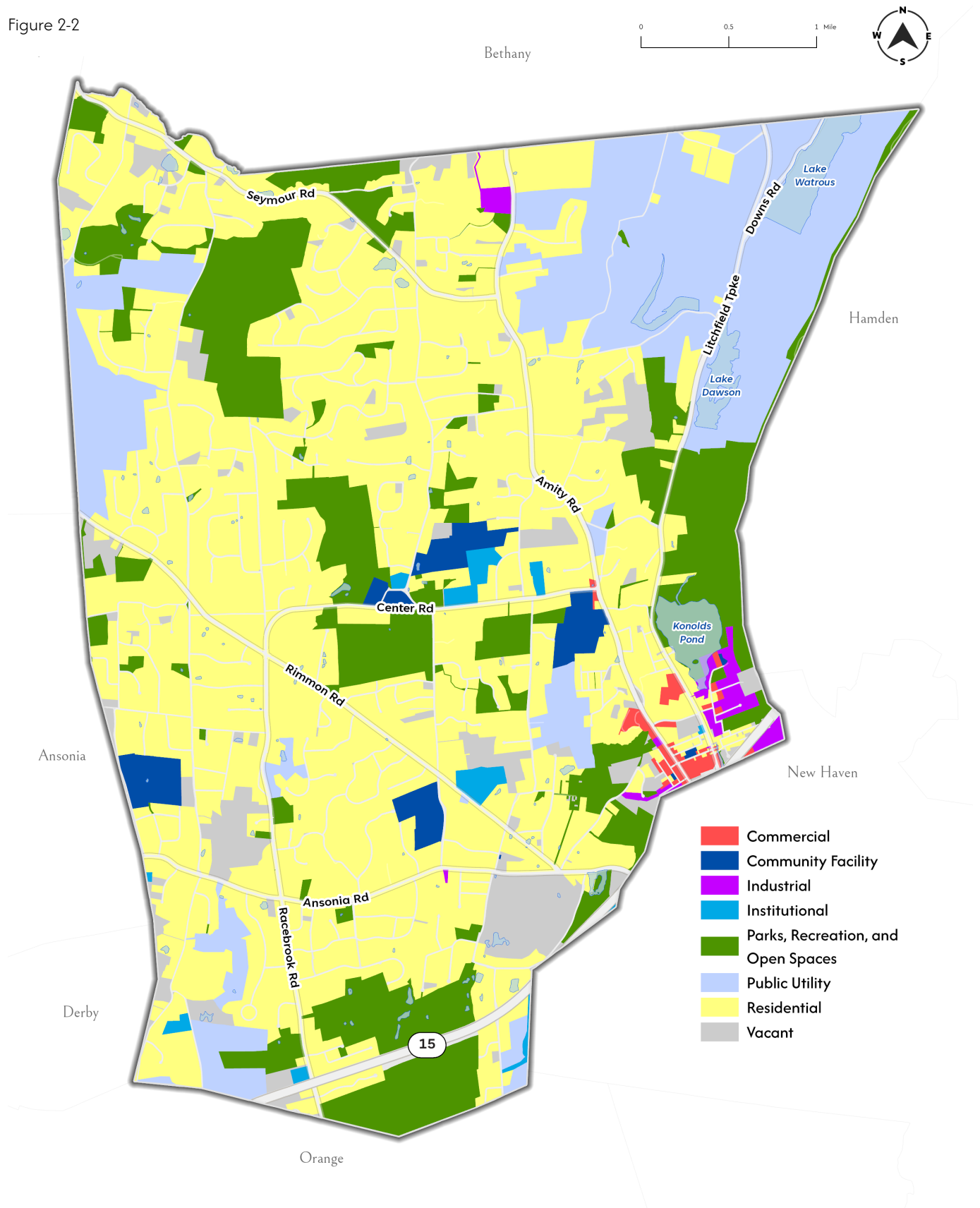
Economic development is the second-highest priority identified by survey respondents (8.42 out of 10).

Commercial and Industrial land uses make up less than two percent of the Town's land area but are almost entirely concentrated from lower Amity Road (Route 63) over to West Rock Ridge State Park. These land uses can be divided into two geographic areas: the Business District and the Commercial Park Areas.

- **The Business District** consists of those areas zoned General Business (GB), Business Industrial (BI), and Development District 1 (DEV1), all of which are overlayed by the Woodbridge Village District (WVD) regulations. This area is the hub of business and commerce in Woodbridge and properties are largely privately owned. It is primarily auto-oriented, but the Town has been making improvements to develop a more pedestrian-friendly village center. There are several vacant and underutilized parcels located in this area that present opportunities for new commercial development. Currently, the largest undeveloped site in the area falls under the DEV1 zoning designation, which allows for health care facilities, retail, residential active adult communities, research and development, and medical laboratories.
- **Commercial Park Area** consists of those areas zoned Development District 2 (DEV2), located east of the Litchfield Turnpike, and is more focused on industrial land uses. DEV2 allows office, laboratory, manufacturing, and commercial recreational uses. Undeveloped parcels in the DEV2 area are constrained by steep topography. Redevelopment opportunities exist in the DEV2 for parcels that are underutilized or in need of updating.

Land Use

Figure 2-2



Source: Town of Woodbridge; SCRCOG; SLR

Parks, Recreation, and Open Space uses account for 17.6 percent of land area in Town and include those parcels that are publicly accessible and dedicated to parks and recreation, or those formally protected by easements and/or land trust ownership. Many of the parcels are owned and managed by the Woodbridge Park Association, the Woodbridge Land Trust, the Town of Woodbridge, or the State of Connecticut. Areas classified as parks, recreation, and open space include the Elderslie Preserve, Alice Newton Street Memorial Park, and Town-owned lands bordering, and/or in the viewshed of, West Rock Ridge State Park.

Community Facilities and Institutional land uses are 2.0 percent and 0.8 percent of the Town's land area, respectively. Community facilities generally refer to Town-operated facilities, like Town Hall, the Center Building, the Fire Station, and public schools. In Woodbridge, many of these facilities are concentrated in the area of Center and Newton Roads. Town-owned agricultural land is also included within this category. Institutional properties generally consist of religious, institutional, and private schools.

Public Utility uses make up 17.3 percent of land area in Town and include those properties owned by public utility companies, like Connecticut Light and Power and the South Central Connecticut Regional Water Authority (RWA). The largest concentration of public utility land is located in the Town's northeast corner, is owned by the RWA, and contains Lake Watrous, Lake Dawson, and the Glen Dam Reservoir. There are also substantial RWA lands on the southwestern side of Town. Due to their use and management, many public utility lands are perceived as open spaces within the community, although they are considered separately for the purposes of this analysis.

Undeveloped Land comprises 5.8 percent of the Town's land area across 190 parcels. Eighty percent of these parcels are residentially zoned, many of which are under two acres. Some commercial undeveloped properties are present in the Business District; however, many are constrained by their topography.

According to survey participants, the most important elements for open space include walking paths (90 percent), hiking trails (79.3 percent), and wildlife viewing areas (53.4 percent).







Conservation in Woodbridge



Conservation in Woodbridge establishes an inventory of Woodbridge's resources and characteristics that play an important role in the Town's community identity, environmental quality, and long-term sustainability. Topics discussed include open spaces (the Open Space Plan, the Woodbridge Park Association, West Rock Ridge State Park, Greenways & Trails), natural resources, sustainability and resilience, and historic and cultural resources.

Open Spaces

Woodbridge is fortunate to have a wide variety of open spaces that range from wooded trails to ball fields and playgrounds to open parcels (see **Figure 2-3**). Local open space planning is primarily conducted by the Town's Conservation Commission, which makes recommendations to the Board of Selectmen about the preservation, development, and conservation of natural resources within the Town. Other commissions with roles in open space preservation and management include the Agricultural Commission, the Recreation Commission, and the Commission on the Use of Publicly Owned Properties.

Over 60 percent of survey participants feel Woodbridge has enough farmland, active and passive recreation areas, and open spaces.

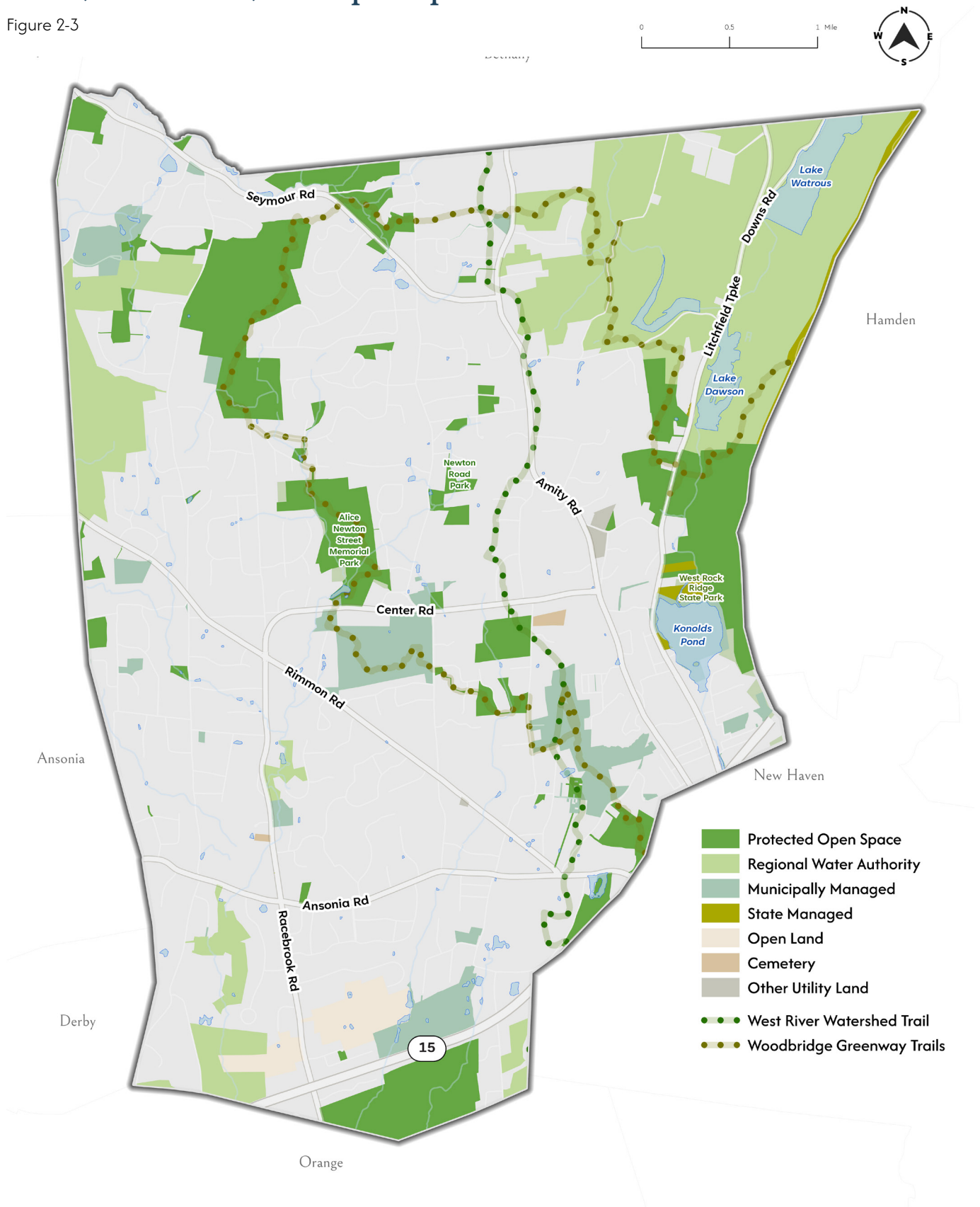
The Conservation Commission is responsible for the development of the Town's Open Space Plan (OSP), which was last updated in 2020 and identifies open space goals and classifications, defines open space, and provides guidance on acquisition and funding opportunities for future open spaces. The Conservation Commission defines open space in their Open Space Plan (OSP) as:

Any area, including forest and farmland, that when set aside for preservation:

1. Maintains and enhances the conservation of the natural and scenic resources
2. Protects biodiversity and habitats
3. Protects natural streams and water supply
4. Protects conservation of soils and wetlands
5. Protects against erosion
6. Enhances the value to the public of abutting or neighboring parks, forest, wildlife preserves, greenways, trails, land trust properties, or other open spaces
7. Enhances public active and passive recreation opportunities
8. Preserves historic and archeological sites
9. Promotes orderly suburban development
10. Maintains and enhances scenic value, thus preserving the rural character of the Town

Parks, Recreation, and Open Space

Figure 2-3



Sources: Town of Woodbridge; SCRCOG; DEEP

According to the OSP approximately 37 percent of the land area in the Town is open space. The OSP uses the following classification categories:¹⁷

- **Protected Open Space** includes land that is fully protected subject to restrictions that limit the use and transfer of property to permanently maintain its status for conservation and recreation, and RWA Protected that is designated as Class I and/or Class II Water Authority property by the DPH under CGS 25-32. According to the OSP, 25 percent of the Town's land area is protected open space.
- **Open Land** includes unprotected land that is Municipally Managed, RWA Managed (Class III), PA 490 land (designated as forest, pasture, or farmland under Public Act 490), and No Protection (privately owned land with unencumbered rights to pursue development). According to the OSP, 12 percent of the Town's land area is open land. As of 2024, Woodbridge reported 102 acres of PA 490 farmland, 1,763 acres of PA 490 forest land, and 558 acres of PA 490 open space land to the Department of Energy and Environmental Protection (DEEP).

The Town's OSP establishes eight objectives for open space planning and management in Woodbridge. These objectives include address classifying, rating, and identifying properties with special conservation value, defining and clarifying use designations for open space, creating an Open Space Management Plan, and trail and greenway extensions, among others.

Open space is also planned for at the regional and state levels. SCRCOG does not have a standalone open space plan for the region but does address open space strategies within the 2018-2028 Regional Plan of Conservation and Development, including exploring the potential for developing a regional open space plan. The State of Connecticut's most recent open space planning document is the 2016-2020 Green Plan, which set a goal of protecting 21 percent of the State's land as open space by 2023. The Green Plan is due for an update; however, no additional information is available at this time.



The Woodbridge Park Association

The Woodbridge Park Association (WPA)¹⁸ was established in 1928, making it one of the oldest non-profit land trusts in Connecticut. The Association's mission is to acquire land in the Town for the purposes of habitat preservation and wildlife refuge, forest management, and public park and recreation uses. This local non-profit organization is dedicated to the stewardship of two publicly accessible protected open spaces in Town: Alice Newton Street Memorial Park and Newton Road Park.

Alice Newton Street Memorial Park (7 Meetinghouse Lane) is a 100-acre property offering a variety of trails for public recreation. The Park consists of multiple habitat types, including forested land, streams, and wetlands, whose flora and fauna are viewable from the existing trails. In 2024, the WPA adopted a Forestry Management Plan for the Park, establishing a 10-year plan for the Association's stewardship of the land and strategies for improving the health and diversity of the Park's ecosystems.

Newton Road Park (5 Hampton Drive) is a 20-acre property located at the headwaters of the Wepawaug River's eastern branch. The Park features several trails, including a small footbridge, a boardwalk, and a picnic area.

West Rock Ridge State Park

West Rock Ridge State Park ("West Rock Ridge") is a State-owned and managed park located along the eastern border of the Town. West Rock Ridge offers a variety of recreational activities including 21 miles of marked hiking trails and areas for bicycling, fishing, horseback riding, cross-country skiing, and rock climbing. Parking and picnic facilities are also provided. According to CTparks.com, West Rock Ridge has one of the highest concentrations of rare and endangered species of any park in Connecticut.



Greenways and Trails

Greenways are defined by the State of Connecticut (CGS 23-100) as “a corridor of open space that (1) may protect natural resources, preserve scenic landscapes and historical resources or offer opportunities for recreation or nonmotorized transportation, (2) may connect existing protected areas and provide access to the outdoors, (3) may be located along a defining natural feature, such as a waterway, along a man-made corridor, including an unused right-of-way, traditional trail routes or historic barge canals or (4) may be a greenspace along a highway or around a village.” Woodbridge has two officially designated greenways in Town:

- The 12-mile **Woodbridge Greenway** was officially designated in 2002 and serves as an important link within the regional greenway system, connecting New Haven, Hamden, Bethany, Seymour, Ansonia, and Derby. The Woodbridge Greenway begins in West Rock Ridge State Park, travels through RWA land, and across numerous municipal parcels and utility easements.
- The **West River Greenway** was officially designated in 2015 and traverses five towns: Bethany, Hamden, New Haven, West Haven, and Woodbridge. The Woodbridge section of the Greenway includes trails along the West River extending towards Konalds Pond.

The **Woodbridge trail system** includes over 35 miles of trails that are interconnected and managed by the Town, the State, and several other land trusts and agencies. The trail system includes the Naugatuck Trail, one of the oldest trails in Connecticut, and trails at Alice Newton Street Memorial Park, Newton Road Park, Bethany and Massaro Community Farms, Bishop and Race Brook Estates, Fitzgerald and Meadows Tracts, Pine Hill, Elderslie Preserve, and the RWA property.



Natural Resources

Woodbridge's natural resources include the quality of its air, the condition of its surface and groundwater supplies, the fertility and ecological functions of its soil, and its native plant and animal species. The character, sustainability, health, and quality of life of the Town will all be enhanced by the continued protection and conservation of these resources.

Soils

Soils play an important part in determining the suitability of land for different kinds of use and development (see [Figure 2-4](#)). Some soils provide important agricultural resources (farmland soils) while others provide important ecosystem services, but impose considerable constraints, like septic system suitability, on future development (wetland soils).

- **Farmland Soils.** The US Geological Survey (USGS) Natural Resources Conservation Service (NRCS) classifies farmland soils in two categories. Prime farmland is classified by both its physical qualities and economic potential, able to "produce sustained high yields of crops when treated and managed according to acceptable farming methods."¹⁹ Farmland of statewide importance is defined by similar but somewhat less stringent criteria.

Woodbridge has nearly 3,600 acres of designated farmland soils, making up 30 percent of the Town's total land area.²⁰ The majority of these lands have already been developed with residential and other non-farming uses. As of 2024, Woodbridge reported having 102 acres of farmland protected through the Public Act 490 (PA 490) program across 19 different parcels in Town.²¹ Although active farming is less prevalent than it once was in Woodbridge's past, the preservation and stewardship of remaining farmland soils is important for supporting the local agricultural economy (including active farming and agritourism activities) and maintaining the Town's agricultural heritage. Woodbridge's Agricultural Commission is tasked with helping to identify and address challenges facing local farmers, promoting public awareness of the benefits of local farms, and identifying opportunities for the Town to further support existing agricultural operations in the community. For more information on the Town's agricultural heritage, please see the "Historic and Cultural Resources" section of this chapter.

- **Wetland Soils.** Wetland soil provides a wide variety of beneficial ecosystem services, helping to prevent and mitigate flooding, enhancing water quality, and providing nutrient-rich habitats for a vibrant and biodiverse community of plant and animal species. The unique hydrology, soils, and plant and animal communities of wetlands all contribute to their valuable characteristics. Under Connecticut law, wetlands are defined according to "Poorly Drained," "Very Poorly Drained," or "Alluvial/Floodplain" soils as classified by the USGS. Woodbridge has approximately 1,500 acres of poorly drained/very poorly drained soils and 256 acres of alluvial/floodplain soils.

Steep Slopes

Steep slopes can constrain future development in Woodbridge, posing a range of issues due to instability, erosion, runoff, and septic siting. Steep slopes generally include those over 15 percent; however, the Town's zoning regulations classify steep slopes as those equal to or greater than 25 percent. These sites are predominately located near West Rock Ridge State Park in the eastern edge of Town, and in the northwest corner of Woodbridge.

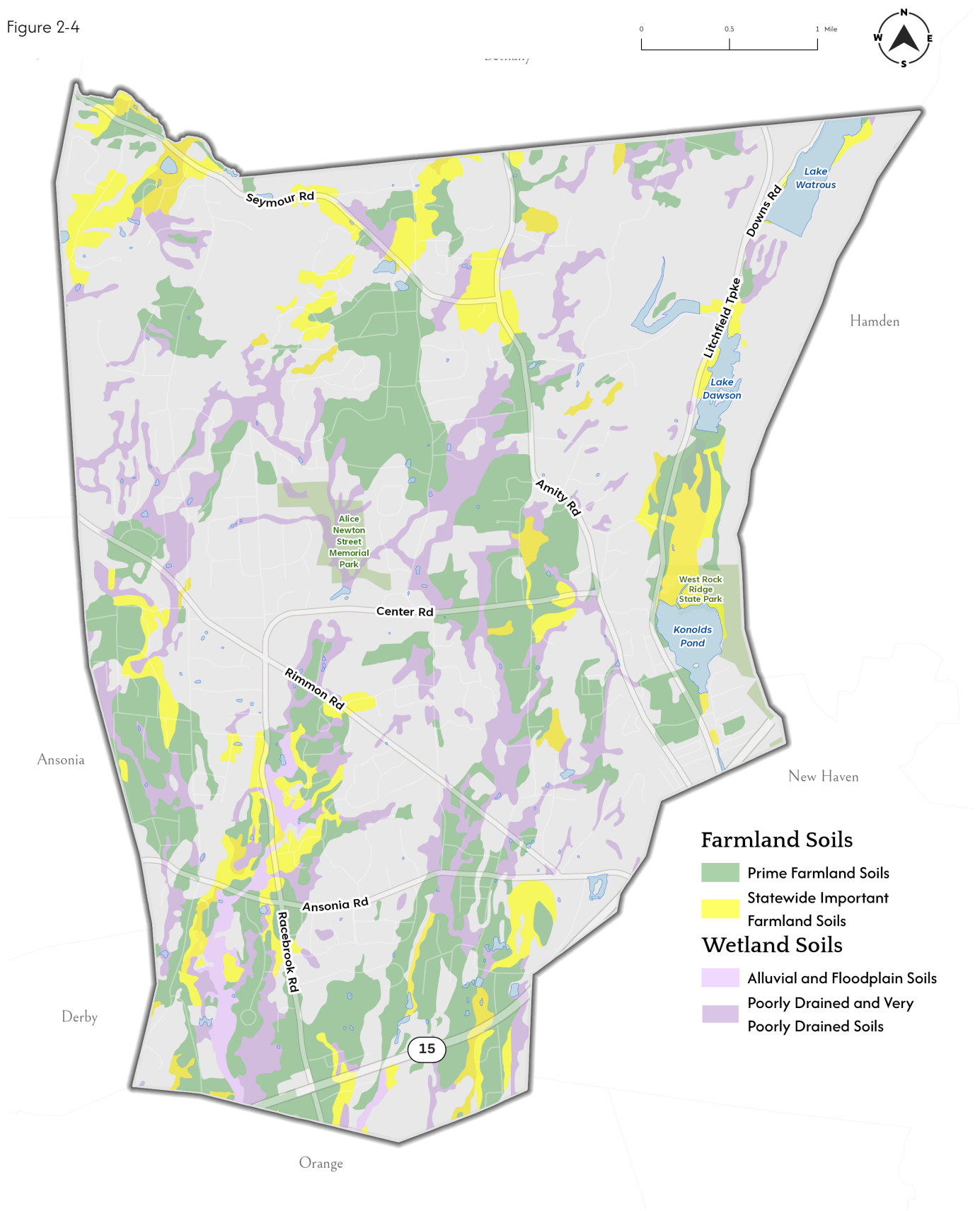
Watersheds and Water Supply

Woodbridge lies between the major South-Central Coast and Housatonic watersheds and is part of several regional watersheds, with the Naugatuck and South Central Western Complex basins covering large portions of its land area (see [Figure 2-5](#)). A majority of the Town's land within the South Central Western Complex watershed is classified, and protected, as a public drinking water watershed.

Woodbridge's water supply is managed by RWA, which provides service to a regional population of approximately 430,000 people. RWA assesses water quality and reviews projects within its public drinking watersheds to ensure safe drinking water resources for its communities. All proposals that come before the Woodbridge TPZ or the Inland Wetlands Agency within a public drinking water watershed are required to notify RWA of their proposal for additional review.

Soils

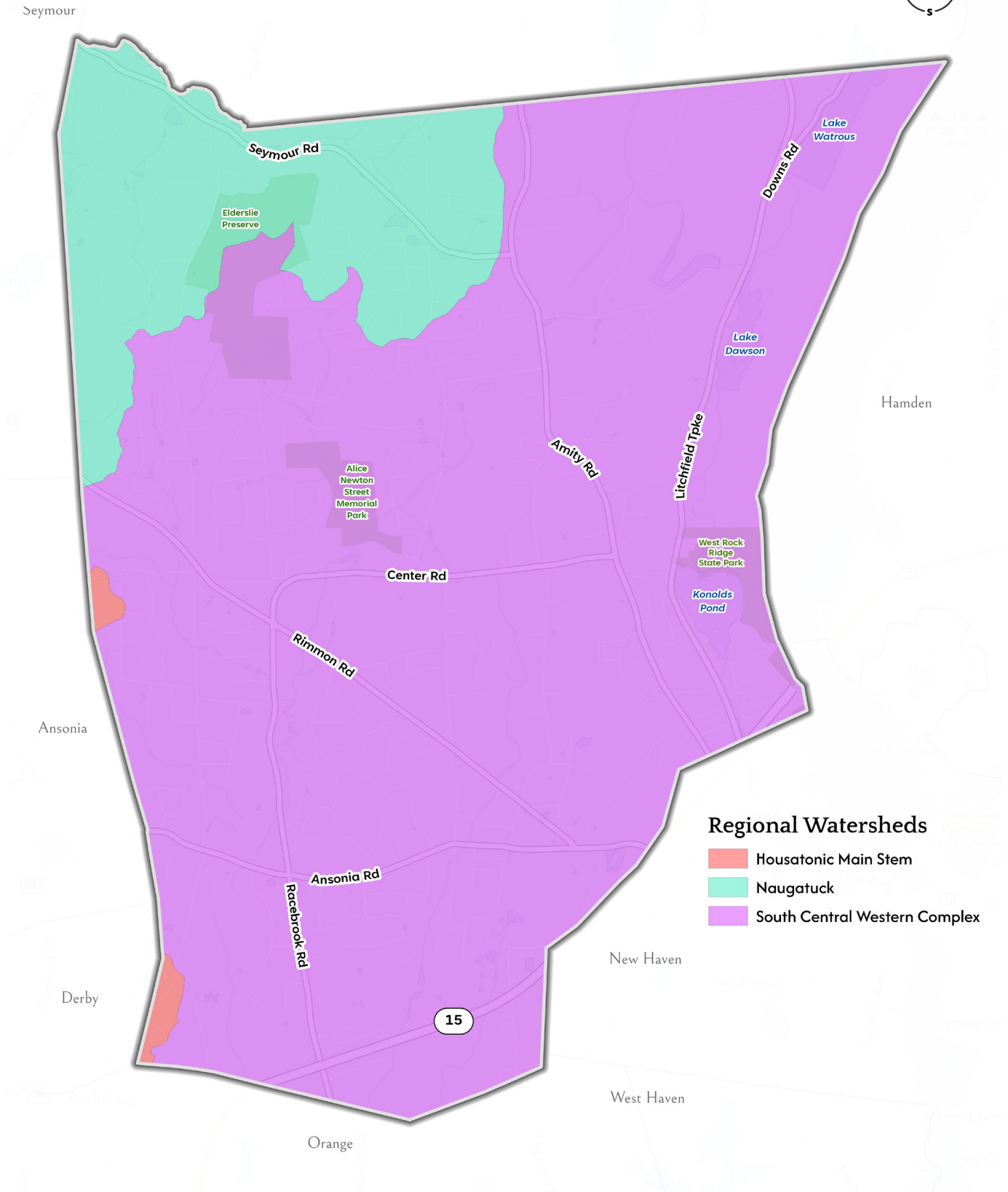
Figure 2-4



Source: Town of Woodbridge; CT ECO; NRCS

Watersheds

Figure 2-5



Sources: Town of Woodbridge; DEEP

Surface Waters

Woodbridge's surface water is classified by DEEP to indicate how suitable a body of water is for drinking water, waste assimilation, wildlife habitat, and recreational uses, based on several chemical and biological criteria. Woodbridge's surface water is of high quality, with all bodies of water rated at 'AA' or 'A' levels, which designate the water bodies as current or potential drinking water sources.

The Impaired Waters List, which is separate from the state's surface water classification system, identifies those waterbodies that do not meet water quality standards for their designated use(s). When a waterbody fails to meet the appropriate criteria for its use(s) due to pollution (commonly bacteria, phosphorus, nitrogen, etc.), it is considered impaired and requires a pollution reduction plan. According to DEEP, as of 2022, the Wepawaug River and West River are considered impaired for recreation, and the West River is also impaired for fish consumption.

In low-lying areas around streams and lakes, flooding can be a serious risk to both property and safety. FEMA maintains a Flood Map Service Center (MSC) that designates flood-prone sites by the frequency at which they are expected to be inundated (see [Figure 2-6](#)). The base scenario that FEMA considers is a 100-year flood, in which a flood has a one percent chance of occurring in a given year. FEMA also provides 500-year flood zones, which corresponds to a 0.2 percent chance of occurring in a given year. While Woodbridge's designated flood hazard areas cover less than seven percent of its total area, these designations affect some 329 parcels within the Town.²² For landowners whose parcels lie within the 100-year flood zone, mitigation measures and flood insurance provided by FEMA through the National Flood Insurance Program can help reduce the risk of costly damage from a serious flood.



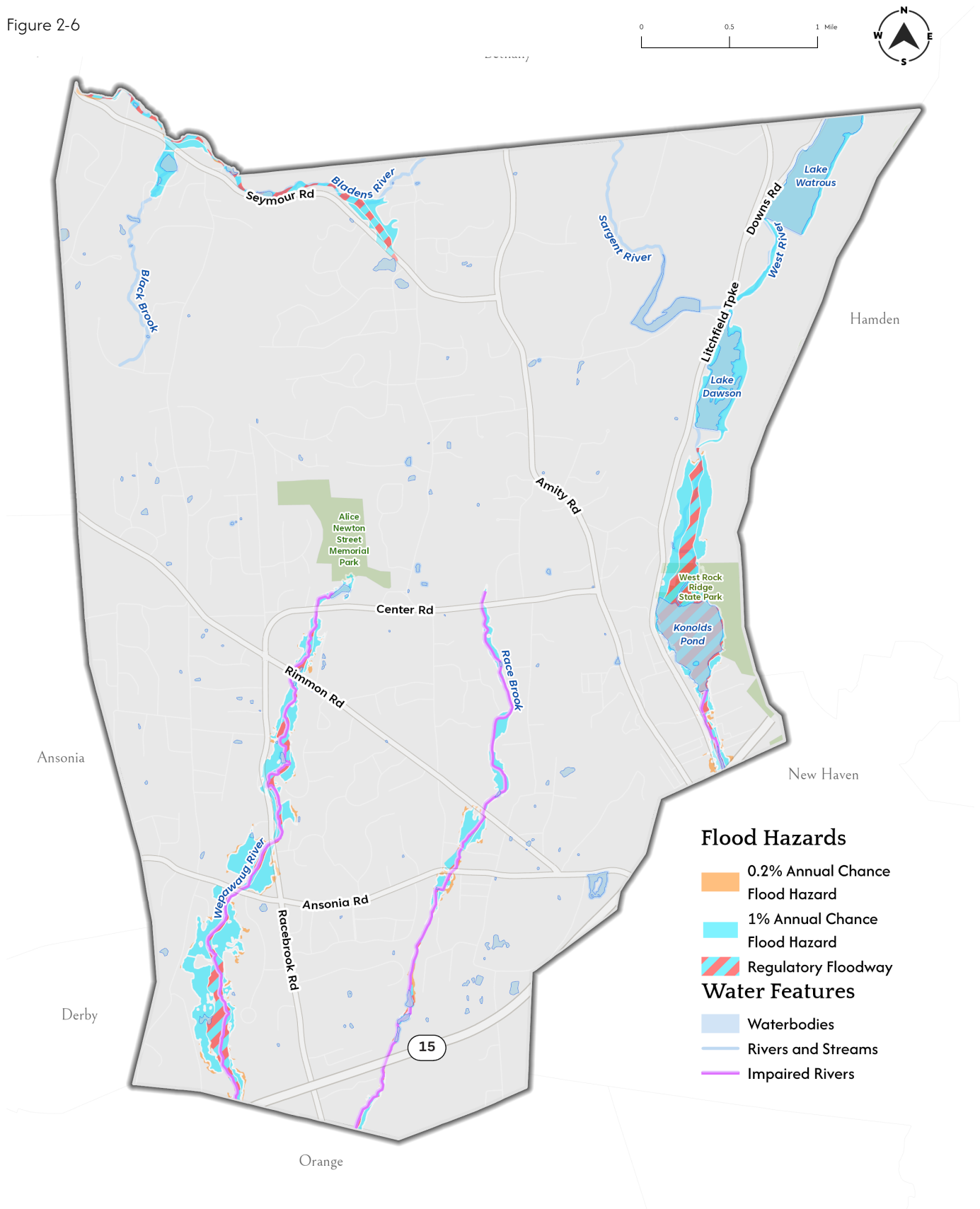
Biodiversity

Woodbridge's parks, open spaces, and forested and agricultural lands provide a wide range of habitats for local plant and animal species and support wildlife movement, water quality, and climate regulation, among other ecological benefits (see [Figure 2-7](#)). Protection and stewardship of these habitat areas can help to maintain and enhance local biodiversity, ensuring that native species and the ecological functions of these habitat areas are sustained over time. The long-term health of these systems is heavily influenced by their connectivity; habitat fragmentation threatens local biodiversity, as large, contiguous blocks of open space allow for natural systems to function in an integrated manner and provide for core habitat areas that buffer species from the impacts of development. The presence of invasive species also threatens the health of Woodbridge's biodiversity; invasive species management is critical for protecting native habitats and requires coordinated efforts between the Town, private land owners, and local, regional, and state conservation organizations and agencies. .

- **Endangered, Threatened, and Species of Concern.** The Natural Diversity Database (NDDDB) is a tool used by DEEP to document and map the approximate locations where endangered, threatened, and other species of concern have been identified by scientists, conservation groups, landowners, and DEEP. Exact locations are excluded from mapping to protect these species and landowner's property rights. Areas identified within the NDDDB present potential locations for municipalities, land trusts, and/or landowners to consider for conservation measures, including acquisition, easements, or other protective strategies. An NDDDB review and determination is also required for development proposals that need a DEEP permit; this review and determination is used to show compliance with the State's Endangered and Threatened Species Act and provides standard best management and avoidance practices to protect the species.²³ Several NDDDB areas have been identified in Woodbridge, most commonly in and around West Rock State Park, where rare species and unusual microclimates have created a unique ecological community (including the critical habitat areas of dry subacidic forest and subacidic rocky summit outcrop). Over 200 bird species have been recorded on West Rock Ridge, including breeding pairs of endangered and threatened falcons and hawks, as well as a high concentration of rare plants. Other notable species include the eastern box turtle and the wood snake.

FEMA Flood Hazards and Water Features

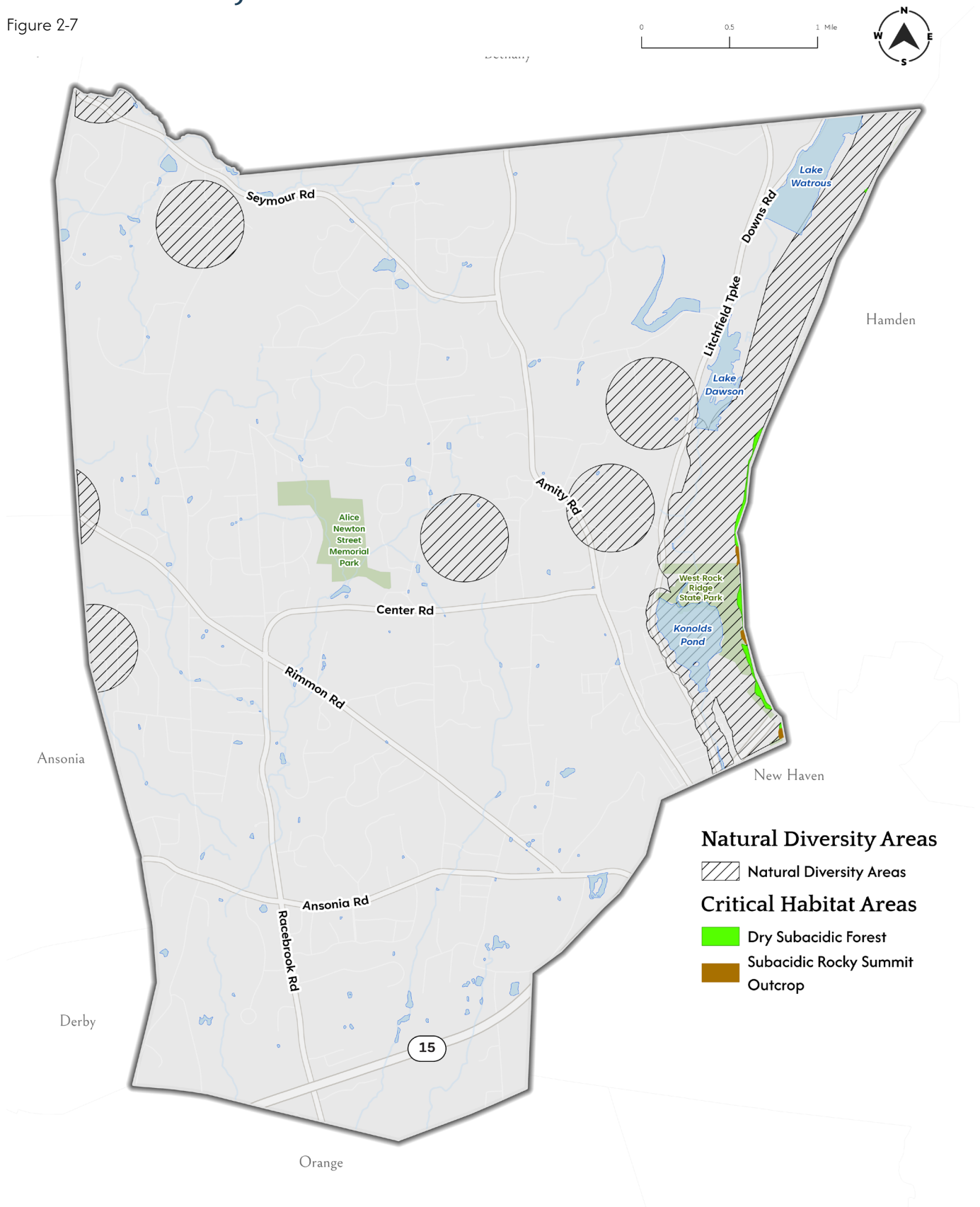
Figure 2-6



Sources: Town of Woodbridge; FEMA; DEEP

Natural Diversity and Critical Habitat Areas

Figure 2-7



Sources: Town of Woodbridge; DEEP

Sustainability and Resiliency

Sustainability is the foundation of a thriving community and may be defined as meeting today's needs without compromising the ability of future generations to meet theirs. A sustainable community integrates environmental, social, and economic principles to create a balanced and resilient living environment.

A POCD is essential to achieving this vision. As a long-range planning tool, the POCD provides a roadmap for growth and resource management, guiding land use, infrastructure, housing, and economic strategies in ways that protect natural assets, foster resilience, and promote inclusive prosperity. By embedding sustainability principles into the POCD, the community ensures that every decision made today contributes to a healthier, more vibrant, and enduring future.

Woodbridge's Sustainability Committee, which was established in 2017, is charged with making recommendations to the Board of Selectmen for consideration on sustainability initiatives, including town building energy use, recycling, waste, and food systems, vehicles and transportation, and community education and outreach. Existing sustainability projects and initiatives in Woodbridge have included:

- Incorporation of low impact development techniques into municipal projects.
- Promoting reduced energy consumption through increased public education and access to resources for energy audits, solar installations, and other clean energy programs.
- Installation of solar panels at the Public Library and Beecher Road School, along with investigating opportunities for additional panels at other community facilities and Town-owned properties.
- Partnership with Blue Earth Compost, a Hartford-based composting business, to establish a curbside food scrap collection program in Town; the program requires a minimum of 50 households to sign up for services, which as of 2025, had not yet been reached.

In addition, Woodbridge is registered with **Sustainable CT**, a voluntary certification program that recognizes thriving and resilient towns in Connecticut. Woodbridge received a Bronze Certification in 2018 by demonstrating the Town's commitment to sustainability through a points-based system. Woodbridge's certification application included major components such as the Open Space Plan and West River Watershed Management Plan, implementation of low impact development techniques, and high energy performance achievements, among others. The Town's Bronze Certification was recertified in October 2025, which included new municipally-led sustainable, equitable, and healthy initiatives, programs, and events.



Hazard Mitigation and Preparedness/Resilience

Woodbridge's hazard mitigation and preparedness is evaluated in the SCRCOG Regional Hazard Mitigation Plan (HMP), which provides a regional mitigation strategy, identifies projects, and establishes a framework for decision making related to mitigation.

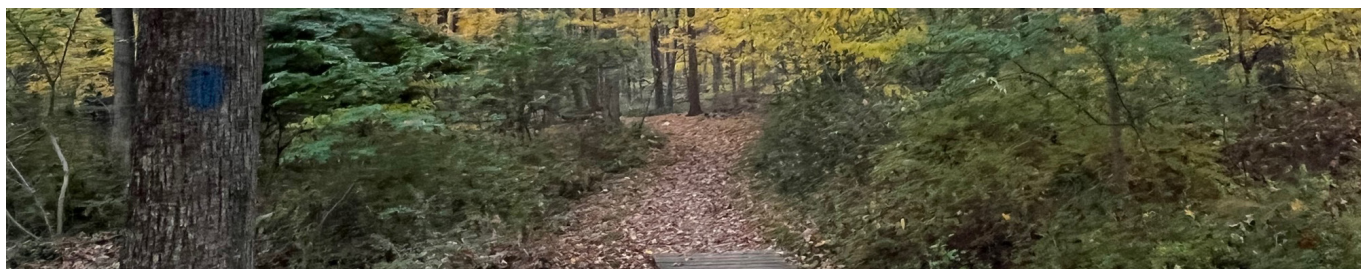
Major goals within the Regional HMP include:

- Reducing the impact of natural hazards by integrating mitigation policies and practices into local community planning;
- Minimizing flood hazards, through the National Flood Insurance Program, regulatory standards, and flood mitigation projects;
- Supporting the proper care of healthy, native trees in the region to reduce associated hazards and increase resilience;
- Building capacity for natural hazard mitigation and climate adaptation at the local level; and
- Increasing public awareness and preparedness for natural hazards through community-based public education.

The high frequency of severe weather events in recent years has brought the need for increased attention to planning for natural disasters, including creating both physical infrastructure and policies and programs that can continue to function well under challenging conditions. Priorities range from building transportation and utility infrastructure that can withstand severe weather conditions, to establishing strong social networks and communications systems that ensure vulnerable residents are checked on and cared for during an emergency, to encouraging residents to prepare their homes and families with emergency supplies in the event of flooding, high winds, lost power, or other dangerous conditions.

Woodbridge is equipped to coordinate a response to emergency situations, such as severe storms, through an Emergency Operations Plan and Emergency Operations Center (EOC), with responsibility for coordination resting with the Deputy Chief of the Woodbridge Police Department. In case of a disaster, the EOC can provide coordination between different agencies and ensure resources from fire, police, and state emergency responders are used to maximum effect. The Center Building is the community's designated emergency shelter. The Town should continue to consider improvements for the facility to ensure it is sufficient to operate as such.

Electric outages have been a recurring problem for Woodbridge residents, with the Town's large supply of forested land presenting many opportunities for wind damage to power lines. Improving this situation will require a two-pronged approach: opportunities for burying power lines, or otherwise ensuring their ability to withstand severe weather, should be accompanied by a focus on improving forestry management to identify and prune or remove trees that pose significant hazards to power lines and poles.



Historic and Cultural Resources

Woodbridge's history is largely rooted in a strong relationship between its Indigenous people, the natural environment, and agricultural traditions. Agriculture is an important part of Woodbridge's history and cultural identity; active farming drove the local economy throughout its early settlement and helped shape the community's natural and built landscape. Numerous buildings and sites across the Town showcase this heritage, including farmsteads (such as that of Roger Sherman, the only person to have signed all four of the United States' founding documents), historic barns (including over 50 listed on the State's Barns Survey), and residences showcasing 20th century architecture.

This section discusses the historic resources in Woodbridge that are listed on the National Register of Historic Places as well as local cultural resources. Woodbridge has additional historic resources, not listed below, that are listed on the State Register, are locally designated, or that have been inventoried through official surveys. Information provided in this section was gathered from the following resources: the 2015 Plan of Conservation and Development, the Town of Woodbridge, the National Register of Historic Places, and the Amity & Woodbridge Historical Society. See Chapter 1 for information on Woodbridge's town history.

National Register of Historic Places Listings

The Woodbridge Green Historic District was listed on the National Register in 2003 and encompasses the Town's historic center along Meetinghouse Lane. The District is home to various government, educational, and religious structures, featuring mid-19th century Greek Revival, 20th century Colonial Revival, and Neo-Classical Revival architecture. Historic structures in the District include: First Congregational Church (1832) (also referred to as the First Church of Christ, UCC in Town), Town Hall (1919), Center School (1928), the Clark Memorial Library (1940), and the Woodbridge Fire Station (1930).

The Darling Family Farmstead and Museum, which has been on the National Register since 1979, is a town-owned resource located on the Litchfield Turnpike. The site is a rare example of a colonial-period farm, boasting a magnificent 1772-1774 gambrel-roofed house and many significant barns and other outbuildings but is still surrounded by open space and agricultural lands. The buildings are managed by the Amity and Woodbridge Historical Society, which uses them to store and

display its large collection of archives, furniture, textiles, and other domestic and farming equipment. The museum is open to the public, without charge, during scheduled open houses and by appointment.

The Castle-Russell House, located on the northern end of Amity Road, is a mid-19th century dwelling featuring Greek Revival architecture.

The Chatfield Farmstead, located in northwest Woodbridge and built between 1878 and 1882, was historically part of a working dairy farm but is now an active horse farm (Bladen Valley Farm). The Farmstead features Gothic Revival and Late Victorian/Italianate architecture and is most famous for its large and well-preserved red barn.

The Cement Kiln and Quarry was built in 1874 by the Durgy Cement and Umber Company to produce cement from local bedrock in the area and later operated by the New England Cement Company. Both companies struggled to maintain success; however, the site is a national landmark and an example of early industry within the area.

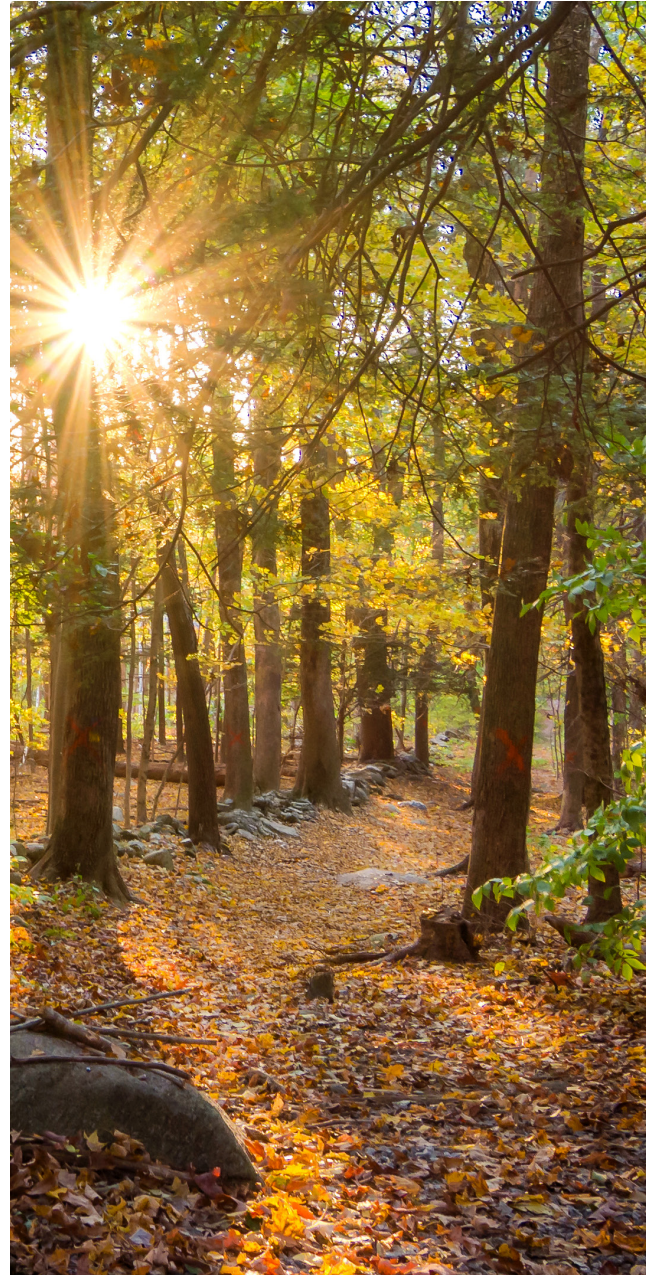
The Old South School, built in 1877, is a one-room schoolhouse located on Johnson Road. The schoolhouse previously served as the Town's first official firehouse (1928) but was fully renovated and restored in 2013 and currently serves as an interactive classroom for local students to learn about the Town's history.

Cultural Resources

Palestine Museum US, located at 1764 Litchfield Turnpike, is the first Palestinian museum in North America. The museum maintains a permanent collection of Palestinian art and a library of Palestinian history and culture.

Amity Creative Theatre, located within the Amity Regional High School, produces local theatre productions featuring students and broader community members.

10selden (formerly Amity Teen Center) is a creative arts center for Woodbridge adolescents. 10selden allows local students to socialize in a space dedicated to youth interests including electronic gaming / gaming events, internet café, live music and performing arts, and a basketball court.





Development in Woodbridge



Development in Woodbridge establishes a review and inventory of the Town's built environment, including housing and economic conditions, transportation infrastructure, sewer and water infrastructure, and community facilities and services.

Housing

The Town's housing profile sheds light on the community's housing, living arrangements, and evolving needs. This section will examine Woodbridge's housing data and trends over the last decade, assessing how changes in the housing stock and affordability during this period may influence long-term planning strategies for the municipality.

Home construction rates appear to be increasing. Woodbridge has 3,500 housing units.²⁴ According to 2022 ACS data, 94 percent of the Town's housing units are occupied. Housing production in the Town peaked in the late 1990s and declined through the late 2010s, likely attributed to limited developable land in Town and the 2008 nationwide downturn affecting the housing and mortgage industry. Permit data from DECD suggests that production is increasing again, with 26 housing permits issued between 2020 and 2022, of which 16 were for one-unit structures and 10 were for two-unit structures.

Most households are owner-occupied, and tenure patterns remain consistent over the last decade. According to 2012 and 2022 ACS estimates, the share of owner-occupied and renter-occupied housing has remained consistent over the 10-year period. Out of the total number of occupied housing units, 90 percent are owner-occupied and 10 percent are renter-occupied.²⁵ Renter occupancy in Woodbridge is much lower than in the region (35.8 percent) and State (31.2 percent).

The majority of housing units in Woodbridge are larger, single-family structures. Ninety percent of all housing units in Woodbridge are single-family, detached structures, the vast majority of which are owner-occupied units. The Town has a larger share of housing units with three or more

bedrooms (85.6 percent) compared to that of the region (52.5 percent) and State (58.2 percent).²⁶ This is consistent with construction trends for the time period in which much of Woodbridge's housing was built—nearly 70 percent of the Town's housing units were built prior to 1980, when larger household sizes were more common. However, as of the 2022 ACS, 50 percent of households in Woodbridge are one- and two-person households.

Owner-occupied units are primarily single-unit detached structures (single-family residential), although there are some two-unit structures, whereas renter-occupied units are much more diverse—43 percent are located within one-unit structures (attached and detached), 25 percent within two-unit structures, and 30 percent within 3+-unit structures. Of these structures with three or more units in them, most units are located in structures with 20 or more units, with very few located in structures of three-to-five units, which indicates a lack of middle housing options. (See **Appendix A** for more details on housing.)

Survey respondents have mixed opinions about housing types—while almost 50 percent say there is a good amount of small, single-family homes, 40 percent feel there are too few.

Home values and rent prices are high. The median home value in Woodbridge is \$506,400; this value is 118 percent higher than the State median (\$232,700) and 64 percent higher than that of SCRCOG (\$309,600). The median rent in Woodbridge is \$1,812—28.7 percent higher than SCRCOG and 31.9 percent higher than the State. While most rental units in Town cost between \$1,500–\$1,999 per month, 21.8 percent of rental units cost more than \$2,500 per month compared to just 5.3 percent within SCRCOG.²⁷

Home sales have fluctuated over the last decade, but prices continue to rise. Between 2014 and 2023, Woodbridge averaged 112 single-family home sales per year, with sales peaking (135) in 2016.²⁸ Woodbridge continues to have some of the highest housing prices among its surrounding communities; the median single-family home sale price (nominal dollars) has increased 58 percent between 2014 and 2023, with almost all growth during this period occurring after 2020. Median sales price remained relatively steady from 2014 (\$396,750) to 2020, when the median sales price increased from approximately \$416,000 (2020) to \$630,000 (2023); this price increase was driven by the housing boom during the COVID-19 pandemic, and prices currently remain at their all-time high.

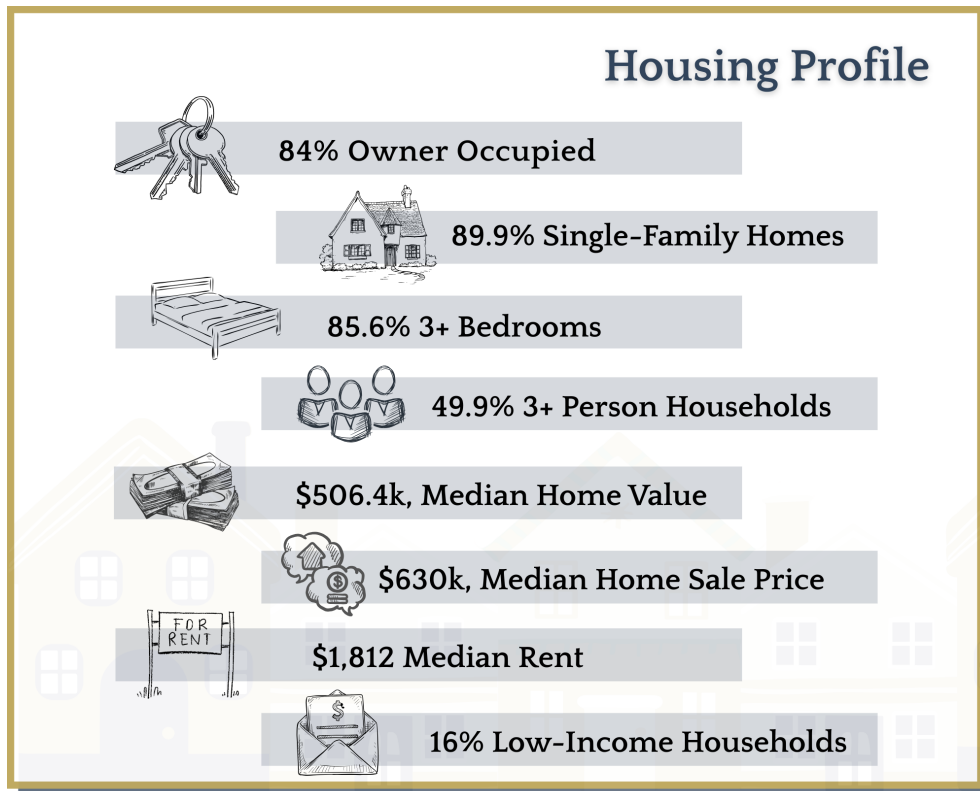


Affordable Housing

Households in Woodbridge are housing cost burdened, and protected affordable housing units are limited. In general, housing is considered affordable for a household if it costs that household less than 30 percent of their gross household income. Individuals or families paying more than 30 percent of their gross household income on housing are considered cost burdened and may have difficulty affording other necessities. Households of any income level may be cost burdened. The 2022 ACS indicates that 18.8 percent of all households in Woodbridge are cost burdened, but a larger share of renter households (33.5 percent) are cost burdened compared to owner-occupant households (17.1 percent).

State and Federal affordable housing policies and programs focus on the affordability of housing for low-income households, which are defined by HUD as those households who make 80 percent or less of the Area Median Income for the Metropolitan Area. Each year, HUD sets income limits for Metropolitan Areas that determine eligibility for affordable housing programs; income limits vary by household size. According to HUD 2023 Income Limits, an individual living in Woodbridge making less than \$65,050, or a family of four making less than \$92,900, would be classified as a low-income household and qualify for affordable housing assistance. The latest data from HUD indicates that 16 percent of households (470) in Woodbridge meet the low-income threshold, including 300 owner-occupant households and 170 renter households.²⁹

CGS § 8-30g defines "affordable housing" as either government assisted housing or deed restricted housing that preserves the affordability of such housing units for households making less than or equal to 80 percent of the Area Median Income. Government assisted housing includes subsidized affordable housing units as well as households receiving tenant rental assistance and ownership units that are financed with a Connecticut Housing Finance Authority or United States Department of Agriculture below-market-rate mortgage. Only 40 units, or 1.2 percent of Woodbridge's housing stock, qualifies as affordable housing under this definition. CGS § 8-30g establishes an Affordable Housing Land Use Appeals procedure which allows applicants to contest a municipality's decision to reject a proposed affordable housing development; however, municipalities whose housing stock is at least 10 percent affordable housing are exempt from this appeals procedure. Municipalities may also receive a temporary moratorium if they show progress toward the 10 percent goal. As only 1.2 percent of Woodbridge's housing stock qualifies as affordable housing under CGS § 8-30g, Woodbridge is not exempt from the Affordable Housing Land Use Appeals procedure.³⁰



Woodbridge has made efforts to improve housing affordability within the community. The Town acknowledges the housing affordability crisis within the State and is committed to improving affordability conditions locally. In 2021, Woodbridge established a Housing Opportunity Study Committee, which was tasked with proactively planning for more affordable and diverse housing, assessing housing needs, identifying barriers to broad housing options, and ensuring a commitment to State and federal housing laws. The Committee partnered with a consultant to assess housing conditions and develop the Town's first Affordable Housing Plan (AHP). Approved by the Board of Selectmen in 2022 and amended in 2025, the AHP outlined strategies to preserve, maintain, and enhance the Town's housing supply, improve affordability, and expand homeownership opportunities. In November 2025, the Connecticut State Legislature enacted H.B. 8002, An Act Concerning Housing Growth. Under this legislation, municipalities must adopt housing growth plans or participate in regional plans, which will supersede existing local affordable housing plans. Consequently, Woodbridge's Plan of Conservation and Development (POCD) and all housing-related policies must comply with H.B. 8002. To meet these requirements, the Town Plan and Zoning Commission (TPZ) will convene a subcommittee in 2026 to review the legislation and update the POCD accordingly.

The following specific actions are highlighted in the Affordable Housing Plan (2025) Preface:

- Woodbridge should actively encourage the development of smaller dwelling units to create a more affordable, diverse mix of housing opportunities, including affordable housing, to accommodate both older residents looking to downsize and remain in Woodbridge and younger people and in-town workers who would like to settle in Woodbridge but cannot purchase units at the price points commanded by the existing housing stock.
- Woodbridge should utilize Town-owned properties with public water, public sewer, and/or access to transportation for high density housing development that will meet the needs of our current and future population while preserving desirable open space.
- Woodbridge should support the expansion of sewer and water infrastructure to increase viable sites for housing opportunities and economic expansion while responding to the health and safety concerns expressed regarding the impact of construction on the water shed and aquifers.
- Woodbridge has recently amended its zoning regulations to permit multifamily housing under some circumstances, but it should further examine its requirements and find additional opportunities to increase and diversify housing production.
- In addressing the presence of "naturally affordable" housing in Woodbridge, the Committee acknowledges that this can provide a limited number of affordable units, and the Town should explore subsidy programming to ensure housing quality standards.
- Woodbridge should support the construction or conversion of buildings in the commercial district to be mixed use, incorporating both shops or offices and apartments.

In addition to the creation of the Housing Committee and AHP adoption, Woodbridge has amended their zoning regulations to promote housing choice and economic diversity within the community for both low- and moderate-income households, primarily by allowing accessory dwelling units in any zoning district that permits a single-family residence and multifamily housing in areas served by public water and sewer and not located within a public water supply watershed.

Economy and Workforce

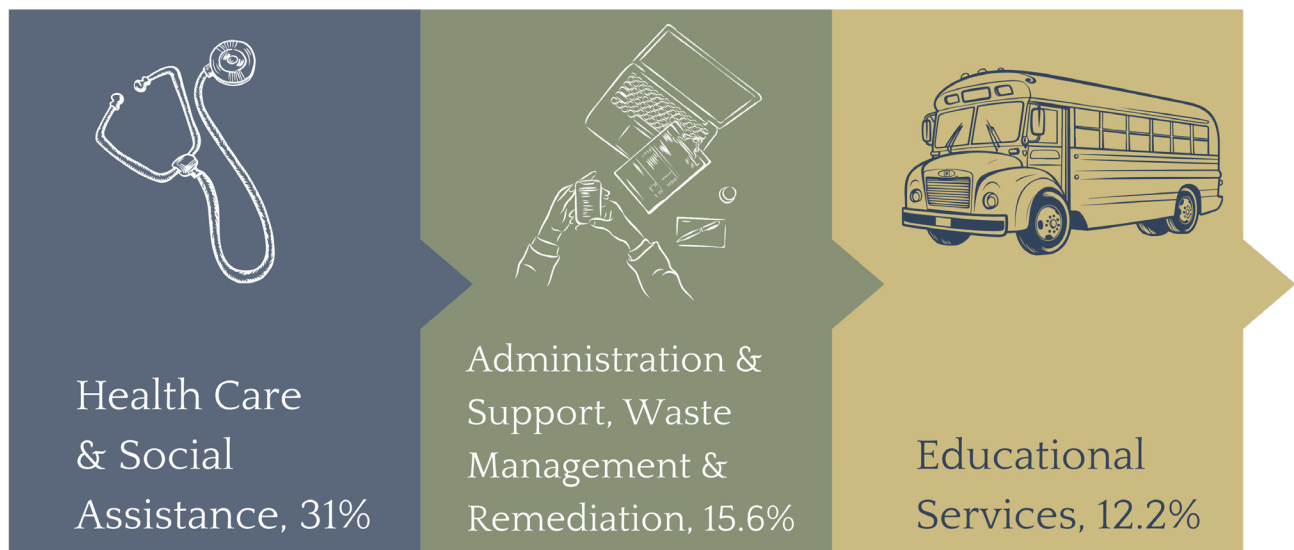
This section examines the state of Woodbridge’s local economy, including unemployment and major industries, and municipal finances, using data gathered from the Town of Woodbridge, the Connecticut Department of Labor, and the US Census On the Map (2021).

The Town’s unemployment rate remains lower than the County’s. Woodbridge has continued to maintain a lower unemployment rate than New Haven County. Over the last 10 years, peak unemployment (5.5 percent) occurred during the COVID-19 pandemic (2020); however, rates have been recovering since and returned to 2.8 percent in 2023.³¹

Employment in Woodbridge is largely service-oriented. People that work in Woodbridge are largely employed in the health care and social assistance (31.0 percent of jobs); administration and support, waste management, and remediation (15.6 percent); and educational services (12.2 percent) industries.³² Principal employers include the ARSD, the Town of Woodbridge, and the Jewish Community Center.³³

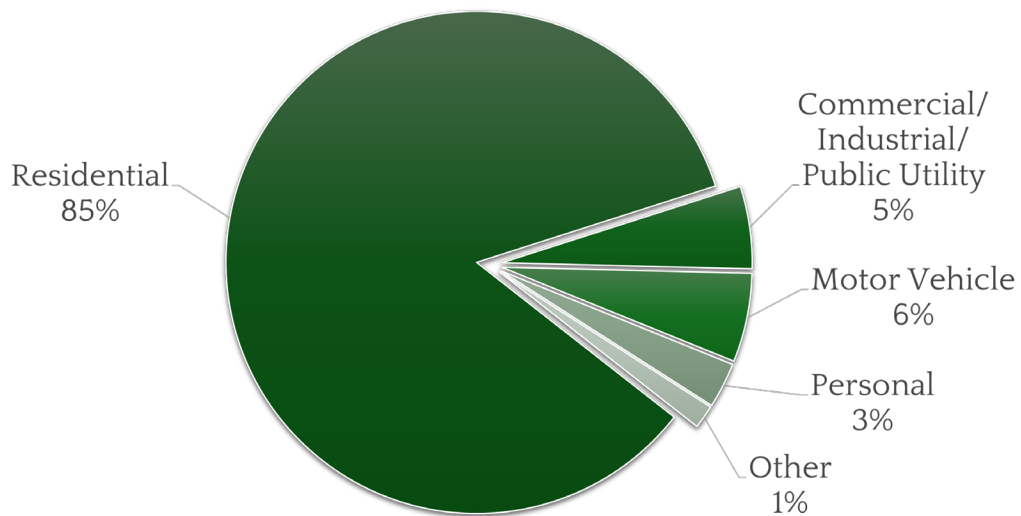
New Haven is a popular employment location for Woodbridge residents. Just over six percent of employed Woodbridge residents also work within the community, and nearly 60 percent of employed residents travel less than 10 miles to get to work, with 28.1 percent working in New Haven. The most common employment industries for Town residents include educational services (23 percent) and health care and social assistance (19.6 percent).³⁴ This includes many employees of Yale University, the University of New Haven, Yale-New Haven Hospital, and social assistance organizations within the greater New Haven area. Yale and its associated research centers and businesses also provide employment in the professional, scientific, management, and administrative professions, which accounts for 6.6 percent of jobs held by Woodbridge residents.

Employment Industries in Woodbridge



Woodbridge remains financially strong. The financial position of the Town of Woodbridge has remained strong in recent years. Total revenue from property taxes in FY2024 (the most recent year for which data is available) amounted to \$51.2 million. General Fund expenditures amounted to \$58.8 million, resulting in a net increase in the Town's position of approximately \$910,000 in FY2024. Moody's has issued its highest possible bond rating, AAA, for Woodbridge's debt. The Town's Grand List (October 1, 2024), including real estate, personal property, and motor vehicles, amounted to a total assessed taxable value of \$1,681,121,748.28. Ownership is broadly distributed, and the 10 largest property owners collectively own 4.16 percent of the Town's taxable assessed value. The Grand List leans heavily on residential property, which accounts for 85 percent of its value. The Town's FY2025–2026 real and personal property mill rate is 32.62, with a motor vehicle mill rate of 32.46.³⁵

Grand List, Financial Year Ending 2024



Transportation and Road Infrastructure

Woodbridge's transportation network consists of local and State roads with limited public transit, pedestrian, and bicycle amenities and facilities (see [Figure 2-8](#)). Safe and efficient transportation options continue to be an important component of the quality of life in Woodbridge.

Road Network

The Town's road network forms the primary transportation system and infrastructure within Woodbridge. According to the Connecticut Department of Transportation's (CTDOT) data, the road network consists of over 80 miles of Town roads and 29 miles of State roads that serve vehicle, transit, and cyclist users.

The functional classification system of the Town's roads is based on a hierarchy ranging from expressways and arterials (provide fast connections between towns and regional activity centers) to collectors (provide local circulation through and between neighborhoods and connect to arterials) and local roads (provide circulation through neighborhoods at the lowest levels of speed and mobility).

The State roads provide the higher road classifications within Woodbridge (collector to expressways). The specific road classifications in Town are:

- Freeways and Expressways: State Route 15 (Wilbur Cross Parkway)
- Principal Arterials: State Routes 63 and 69
- Minor Arterials: State Routes 67, 243, and 313
- Major Collector: State Route 114
- Local: All other Town roads

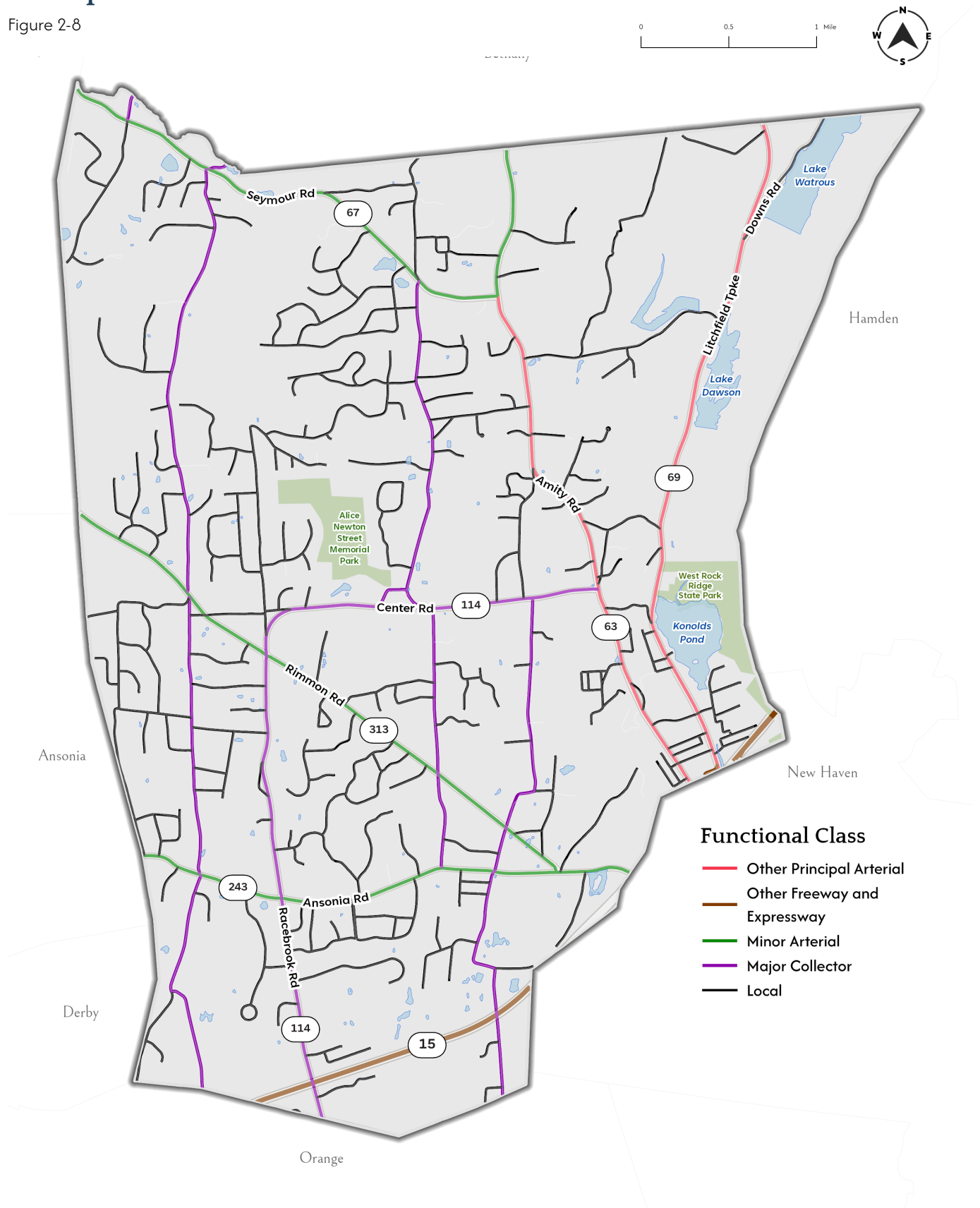
Local roads are maintained by the Town's Department of Public Works (DPW). Routine maintenance, plowing, and resurfacing programs and funding are included in the Town's annual budget.



58.1 percent of survey participants feel that the roads in Woodbridge are safe, and 62.2 percent feel that road conditions are good.

Transportation and Road Infrastructure

Figure 2-8



Sources: Town of Woodbridge; CTDOT

Traffic Volumes and Safety

The State of Connecticut collects annual average daily traffic (AADT) counts, which measure the annual total vehicular traffic along a route, averaged over 365 days. According to CTDOT's 2015 and 2021 traffic monitoring data, traffic volumes in Woodbridge, with the exception of traffic on Route 313, have declined over the past several years.

Road crash data from the University of Connecticut (UConn) Connecticut Crash Data Repository (CTCDR) 2019-2024 indicate that most traffic accidents in Woodbridge occur on State routes at major intersections and along Route 15 (Wilbur Cross Parkway). Crash rates over the last five-year period have remained consistent, but there was a decline in 2020–2021 (likely associated with the COVID-19 pandemic).³⁶ See **Appendix A** for more information on traffic accidents and safety.

State Routes

State Route 63 (Amity Road) runs parallel to Route 69 in southern Woodbridge before turning north towards central Bethany and continuing to the northwestern corner of the State, where it terminates in Canaan. Between Bradley and Fairground Roads, an additional northbound lane is added to the two lanes that run the length of the Town. As a principal arterial, Route 63 carries the highest traffic volumes of any roadway in Woodbridge except for the Wilbur Cross Parkway. In 2021, Route 63 traffic volumes ranged from 7,000 daily vehicles near the Bethany town line to 14,500 daily vehicles at Route 15, which is a slight decline from 2015 volumes.³⁷

State Route 69 (Litchfield Turnpike) runs north/south along the eastern edge of Woodbridge, passing Lake Dawson, Lake Watrous, and West Rock Ridge before entering Bethany and continuing north. The road narrows from four lanes where it crosses Route 15 to two lanes through most of Woodbridge before adding a second northbound lane north of Downs Road. In 2021, Route 69 traffic volumes ranged from 6,800 daily vehicles where the route crosses into Woodbridge from Bethany to 15,000 daily vehicles at the southern portions of the roadway near Route 15.³¹

43.9 percent of survey participants indicate that traffic congestion is **not** a major issue in the Town.

State Route 67 (Seymour Road) runs along the northwestern border of Woodbridge, originating at Route 63 and continuing northwest towards Litchfield County, ultimately ending in New Milford. In 2021, the two-lane arterial road traffic volume averaged 6,800 daily vehicles.³¹

State Route 243 (Ansonia Road) provides the Town with an east-west route through the southern part of Woodbridge, delivering a connection from Route 63 in New Haven to Ansonia before connecting to Route 115 further west. Route 243 runs through Woodbridge as a two-lane arterial. In 2021, traffic volumes ranged from 6,100 daily vehicles at the New Haven town line, 3,200 daily vehicles east of Route 114, and 2,700 daily vehicles west of Route 114. Traffic volume on Route 243 has declined since 2015.³¹

State Route 313 (Rimmon Road) is a two-lane road running southeast to northwest from Route 243 in Woodbridge, past Naugatuck State Forest, and ending in Seymour where it meets Route 67. Traffic volumes in 2021 along Route 313 were below 3,100 daily vehicles east of Route 114 but higher west of Route 114 (7,700 daily vehicles). The average volume on Route 313 has increased since 2015.³¹

State Route 114 (Center Road / Racebrook Road) connects southern and central Woodbridge to Orange, where it terminates at US Route 1. Beginning as Center Road off Route 63, Route 114 runs west past Woodbridge's Meetinghouse Lane / Newton Road municipal facilities before turning south and continuing past Wilbur Cross Parkway as Racebrook Road. Traffic counts in 2021 ranged from 4,600 to 5,700 daily vehicles along the northern portions of the roadway to 6,700 to 8,400 daily vehicles as Route 114 heads south towards the Town line.³¹

Public Transit

CTtransit provides a public bus service to the greater New Haven area. Specifically, CTtransit Routes 243 and 243A run along State Routes 63 (Amity Road) and 67 (Seymour Road) connecting Woodbridge to Seymour and Downtown New Haven. The low frequency of transit service requires transit users to schedule trips carefully and precludes using transit for unanticipated transportation needs .

Woodbridge bus stops are in the southeastern corner of Town and located along Amity Road and Lucy Street, with multiple stops near the Jewish Community Center and Amity Shopping Center. The bus stops along public roads do not provide shelters for waiting riders, further discouraging transit use, especially in inclement weather.

Half of survey participants believe there are **not** adequate public transportation options within the community.



Pedestrian and Sidewalk Facilities

Pedestrian and sidewalk amenities and infrastructure are limited in Woodbridge. Today, only a few of Woodbridge's streets in the southeast corner of the Town (between State Routes 63 and 69) provide sidewalks for safe pedestrian travel. Walking can be a healthy way for residents of all ages to make short trips to work, shop, socialize, and exercise, resulting in reduced traffic and congestion.

With the development of an Active Adult Community (55+) on the north and south sides of Bradley Road east of Litchfield Turnpike, sidewalk improvements were completed on the northern side of Lucy Street, eastern side of Amity Road to Bradley Road, along Bradley Road east to Litchfield Turnpike then south to Lucy Street.

In 2023, the Town completed the Woodbridge Business District Connectivity Study. The intent of the study is to encourage the use of alternative modes of transportation and create a safe and attractive environment for pedestrians and cyclists. The study provides actionable options that strengthen pedestrian and bicycle facilities throughout the district and recommends improvements for traffic calming.

Nearly 60 percent of respondents feel the Town needs more bike lanes, and over half of respondents don't feel safe riding on roads without adequate space and protection from automobiles.

In recent years, the Town received grant funding for sidewalk improvements along the south side of Meetinghouse Lane and west side of Newton Road to improve pedestrian safety in Town Center and between Town Center and Amity

Over 60 percent of survey participants believe there are not enough pedestrian and bicycle transportation options in Woodbridge. The majority agree Woodbridge needs more sidewalks and bike lanes.

Regional High School. The Town has also received Local Transportation Capital Improvement Program (LOTICIP) funding for a complete streets project that will further enhance previous sidewalk and crosswalk improvements in the Business District for Bradley Road, Lucy Street, and Amity Road (Route 63) from Bradley Road to the New Haven town line.

Bicycle Facilities

Woodbridge has several state routes that are designated as bicycle routes by CTDOT. However, none of these routes have lanes for cyclists that are separated by painted markings, physical barriers, or signage. While bicycling is a popular form of exercise, it continues to grow as a means of transportation and commuting.





Sewer and Water Infrastructure

Public Sewer

Public sewer service and infrastructure in Woodbridge is owned, operated, and maintained by the Greater New Haven Water Pollution Control Authority (GNHWPCA). Woodbridge has approximately 10 miles of sewer lines, primarily found in the southeast portion of the Town, along the border with New Haven (the Business District area). The GNHWPCA system also serves New Haven, Hamden, and East Haven. Woodbridge's sewer service was originally constructed in the early 1960s and extended to service Beecher Road School in 1970 and Amity Regional High School in the early 1990s. Today, the system serves approximately 1,000 residents and 376 properties in Town. Current rehabilitation projects to maintain the infrastructure include the full restoration of the Woodbridge pump station at Brookside Drive and Route 243 and an on-going pipelining project to reduce infiltration and inflow. Based on correspondence with GNHWPCA, there are no existing plans for system expansion in Woodbridge at this time. In the event that a future development proposal would require an extension of the existing public sewer system, the Town should work closely with the GNHWPCA to understand the feasibility and costs associated with such work prior to making a determination on the proposed development.

Areas of Town that are not serviced by public sewer service utilize private on-site sewage disposal (or septic) systems. The larger lot sizes required by the Town's Residential A zoning district ensure adequate space for the required on-site sewage disposal systems.

(See **Figure 2-9** for a map of existing public sewer and water infrastructure in the Town of Woodbridge.)

Public Water

Public water service and infrastructure in Woodbridge is provided by the Connecticut Regional Water Authority (RWA). Public water is primarily accessible along Center and Beecher Roads, as well as portions of Routes 313, 63, and 69 and serves approximately 15 percent of the population through 18 miles of water mains. The RWA owns approximately 1,895 acres of land and an additional 200 acres of conservation easements in Woodbridge, all dedicated to water supply protection.

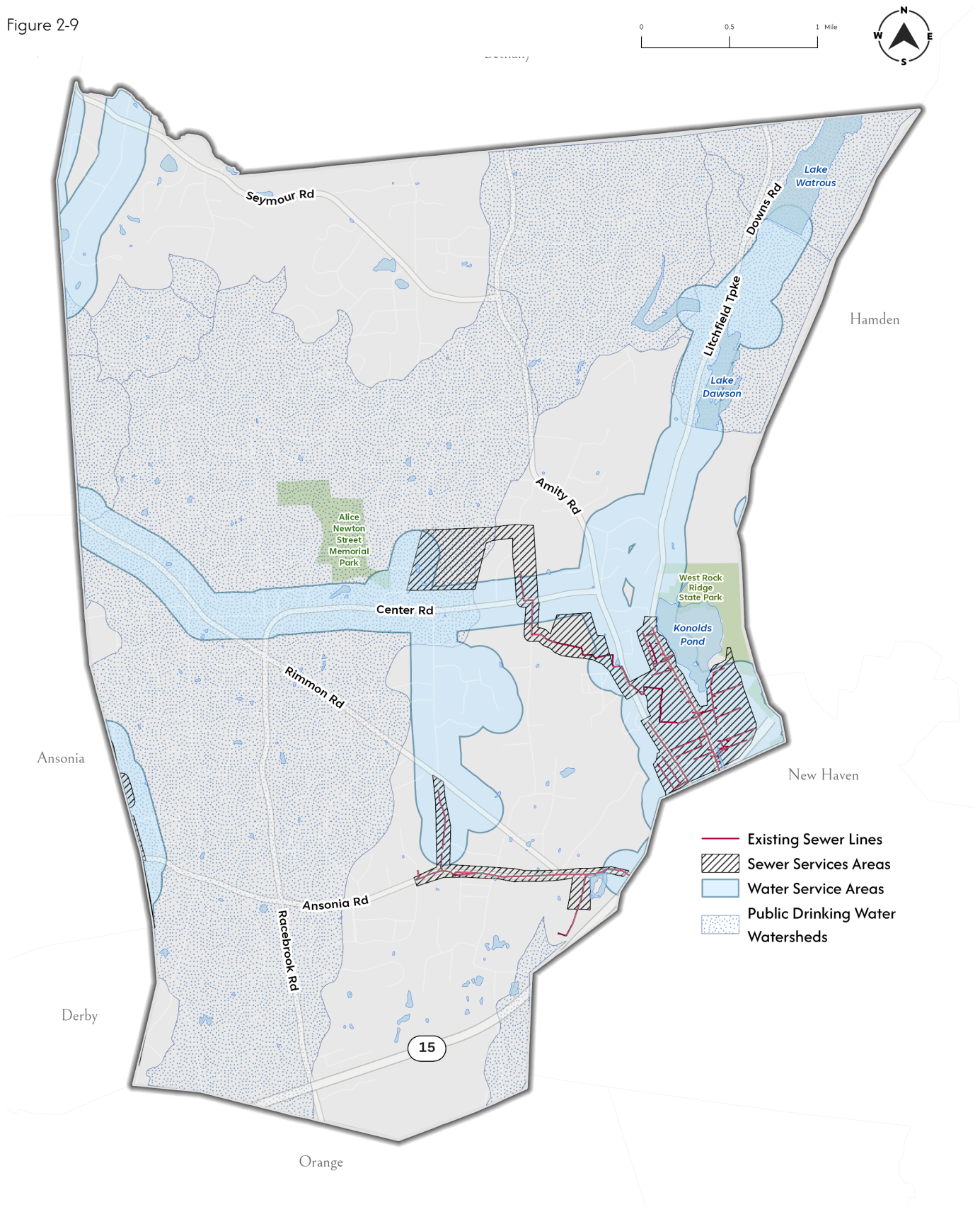
The source of the raw water supply for the Town comes from the West River reservoir system, which consists of five lakes. System improvements over the last five years have included: West River Treatment Plant and Woodbridge Water Storage Tank improvements, tree management in water supply areas, and approximately 2,300 linear feet of new and/or upgraded water mains in the Town. The RWA's recent Water Supply Plan documents RWA's ability to provide adequate public water supply and ensures that service meets the future needs of the system's service area for the next 50 years. The RWA's 2023 Water Quality Report indicates that water quality meets, or exceeds, all State and federal requirements.

Areas of Woodbridge that are not serviced by public water service utilize private well systems.



Sewer and Water Infrastructure

Figure 2-9



Source: Town of Woodbridge; Office of Policy and Management; RWA

Community Facilities and Services

See **Figure 2-10** for a map of existing community facilities and services in the Town of Woodbridge.

Municipal Campus Facilities and Services

Woodbridge Town Hall (11 Meetinghouse Lane) was originally built in 1919, with rear additions completed in 1949, 1956, and 1991. Town Hall is home to several Town departments, as well as the Town Meeting Room where Town boards and commissions meet on a regular basis. Town Hall departments include the First Selectman's Office, Town Clerk, Building, Land Use, Tax Collector, Assessor, Registrar of Voters, Finance, and Recreation.

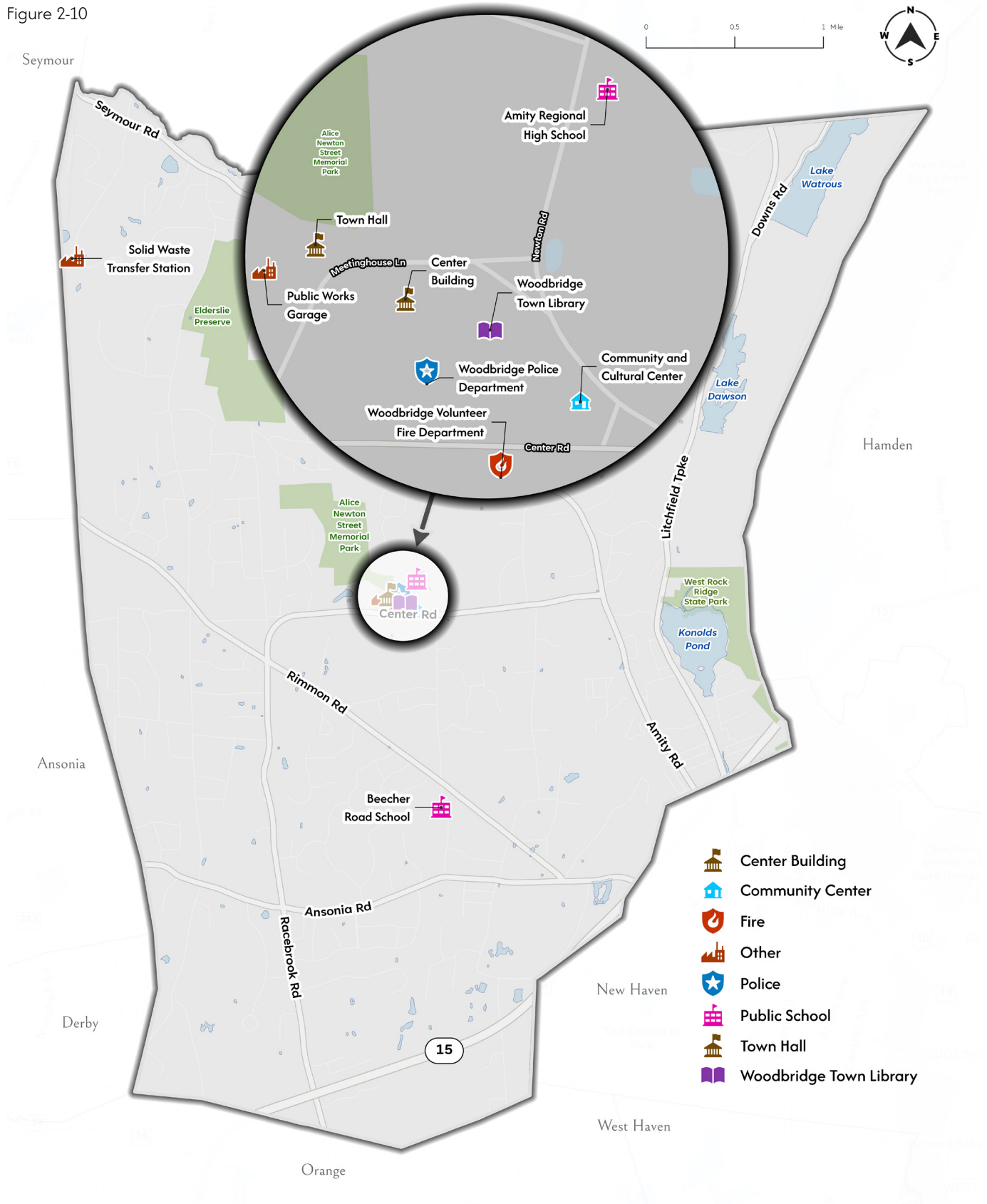
Center Building (4 Meetinghouse Lane) was originally built in 1929 as the Center School and converted to Town offices after the Beecher Road School was built. Today, it houses the Police Department and the Human Services Department. The current building facilities pose challenges for both departments due to the building's age, condition, and lack of adequate space. The Town is currently in the planning phase for a renovation of the Center Building with construction planned for FY2027.

The Woodbridge Police Department provides law enforcement and designated Connecticut Department of Public Health (DPH) first responder emergency medical services throughout the Town. Services include, but are not limited to, criminal investigations, traffic investigations and enforcement, crash reconstruction, and a school resource officer. The current staff consists of 23 full-time sworn officers and 11 civilian personnel, including seven full-time dispatchers responsible for all emergency response communications (police, fire, and medical) in Woodbridge. The Police Department vehicle pool and storage is also located at 4 Meetinghouse Lane. Recently, the Police Department reassumed control of the Woodbridge Animal Control Facility located at 135 Bradley Road.



Community Facilities and Services

Figure 2-10



Source: Town of Woodbridge

The Woodbridge Human Services Department provides programs and resources for the Town's youth, 55+, and low-income residents. The department coordinates the emergency food pantry, vaccination clinic, and energy assistance programs, and offers a durable medical equipment loan program, CHOICES³⁸ counseling, home assistance referrals, low-income programs/services referrals, advocacy services, notary public services, veterans' services, and Americans with Disabilities Act (ADA) compliance. The Town's warming, cooling, and emergency shelters are coordinated through the department. The Human Services Department has seen an increase in social services needs in the Town over the last decade and that growing need is expected to continue through the next decade.

- **Woodbridge Youth Services** provides programming and referrals for youth through collaboration with Town departments and the Woodbridge and Amity Regional School Districts. Collaboration is also provided for Orange Youth Services and the BOW/Milford Collaborative, which provides information and mental health coordination and advocacy for local families. The primary goals of Woodbridge Youth Services include evidence-based prevention and positive youth development through programming such as the Home Alone class, Babysitter Training course, resume writing, job bank, as well as tech support for 55+ population. The need for youth mental health and counseling services continues to increase, and future programming is targeted for youth diversion programming and setting up a fully functional Juvenile Review Board.
- **The Woodbridge Center**, in the lower level of the Center Building, was renovated in 2023 through grant funding. Formerly the Senior Center, the Woodbridge Center supports the 55+ population to safely age in place while maintaining their highest level of independence. Since the 2023 renovation, attendance has tripled as more community members utilize the updated space and the 55+ population of the Town continues to grow (see "Community Demographics" section).

The Woodbridge Center provides opportunities for learning, socializing, fitness, and entertainment. Current programming includes sponsored lunch and learns, games, crafts, art and exercise classes, and pickleball. A suite of services is also available that includes delivered healthy meals and soups for a fee, out-of-town trips and lunch outings, tech assistance by high school volunteers, appointments with a cardiology physician assistant, and access to information resources.

As additional space becomes available on the second floor of the Center Building, a room for billiards and ping pong is programmed to be added. The Woodbridge Center's sponsored coffee/tea bar, lounge library (maintained by the Friends of the Woodbridge Library), and rotating monthly art exhibit are available during the Center's hours of operation. Many of the expansive offerings are supported through the generosity of local business and agency sponsorships.

The Woodbridge Center also offers limited transportation for residents 55+ and adults with a temporary or permanent disability to medical appointments, grocery shopping, banking, pharmacies, social engagements, and to the Woodbridge Center. Rides are provided for a suggested donation (typically \$3–\$7 roundtrip). The Town also funds the Regional Rides Program as a supplement to the basic services provided by the Greater New Haven Transit District.

The Woodbridge Town Library (10 Newton Road) is a key center of public life for Woodbridge residents. The library receives approximately 65,000 visits annually and hosts various programs on a near-daily basis, ranging from children's and young adult events and a summer reading program to adult programming such as film showings, art exhibits, and lectures. Several book clubs and other community groups also find their homes at the library.

The library's facilities include a meeting room (capacity of 60) and the Woodbridge Room, a space reserved for quiet study in the original core of the library. The meeting room is used for both library-sponsored events and can be booked by external groups. Frequent users of this space in the past have included adult education classes, other Town departments, and Town boards and commissions. The rest of the building, constructed in 1999, houses three service desks, a dozen public computers, and a "cafe area" on the second floor where eating and drinking is permitted.

The building also holds the library's various physical collections. These include various adult collections, such as fiction, nonfiction, travel, graphic novels, biography, local history, audiobooks, large print books, magazines, music CDs, and DVDs/Blu-rays. The Children's Department has a variety of materials for children of all ages, including two different graphic novel collections, audiobooks, Newberry and Caldecott Award winners and DVDs. The Adult Services Department also houses the "Library of Things," a collection of non-traditional items available to borrow.

The library building is now over 25 years old and is experiencing some mechanical problems, including the HVAC system. A large percentage of the facility's fixtures and furnishings are in need of attention and/or replacement.



The Community and Cultural Center (4 Newton Road in the Old Firehouse Building) is currently undergoing renovations and, when open, will offer Town residents multiple venues to gather for organized events and social gatherings, host exhibitions, and attend classes or performances. The indoor facilities include meeting and gathering spaces, co-working spaces, kitchen facilities, exhibition space, recreation space, fitness center, administrative office space, and a welcome/reception desk. The outdoor facilities, to be called “the Grove,” will include an outdoor pavilion, outdoor amphitheater, shaded children’s play area, patio, benches, grilling area, picnic area, outdoor recreation, and a butterfly/sculpture garden. The outdoor facilities will be completed after the Center opens as additional funding sources become available.



The **Department of Public Works (DPW)** is responsible for the management and maintenance of key Town infrastructure and assets, including roadways and rights-of-way, bridges and cross-culverts, drainage structures, signage, and trees. It also provides maintenance and public services such as snow removal and furniture/appliance pickup. DPW has 15 staff members, including administration, foreman and road crew, mechanics, and transfer station workers.

- **Public Works Garage** (15 Meetinghouse Lane) is the primary facility for DPW. The Public Works Garage provides a centralized location for both operations and administration and supplies storage and maintenance facilities for the Town's nine plow trucks and foreman's and road crew vehicles. Covered parking for department vehicles is supplied.
- **Solid Waste Transfer Station** (85 Acorn Hill Road Extension) provides a drop-off point for solid waste, recyclables, electronic waste, and scrap metal. Mixed solid waste is collected and sent to Win Waste Innovations, a waste-to-energy plant in Bridgeport, while recyclables are sent to Interstate Waste Services for sorting and processing in Shelton. In 2023–2024, the Transfer Station handled 2,404 tons of mixed solid waste, 594 tons of recyclables, 235 tons of bulky waste, 23 tons of electronics, and 131 tons of scrap metals.



Other Community Facilities and Services

The **Woodbridge Volunteer Fire Department (WVFD)**, located at 100 Center Road, serves the Town as First Responders to fire suppression, rescue, medical emergency (EMT level), and hazardous material incidents. Service is provided 24 hours a day, 365 days a year. In 2024, the department responded to 468 incident calls.

The WVFD's comprehensive training program along with the continuous replacement and update of needed equipment, enables the WVFD to better serve the Town's fire, medical, rescue and emergency needs. The department's 50+ members hold professional certifications from the State of Connecticut and various national accreditation organizations. The department also has a Junior Corps, for youth ages 15-17.

In addition to emergency response, the Woodbridge Volunteer Fire Association (WVFA) uses donations raised throughout the year to actively support the community in various ways. The WVFA assists at events such as Relay for Life, Road Race, Father's League Opening Day, and the JCC Bagel Run. The WVFA hosts Santa and Mrs. Claus at the Firehouse, collects toys for the Yale New Haven Hospital Toy Closet, provides gifts to children of residents facing financial challenges, and hosts the "Truck or Treat" event on Halloween at the Firehouse. The Association also offers smoke and carbon monoxide detectors to residents, will replace detector batteries for seniors, and has a member certified as a Child Passenger Safety Technician.

The Office of the Fire Marshal is overseen by the Fire Chief and receives its authority from the State of Connecticut. The Office conducts fire investigations and holds several fire prevention classes, performs state-mandated inspections, including those for large gathering places, health department license renewals, and liquor licenses. In addition, the Office approves and issues permits for special activities, approves designs and inspects renovations for commercial and educational buildings, conducts annual inspections as required, conducts hazardous material inspections, and inspects for certificates of occupancies.

Public School Facilities are provided in Woodbridge by two school systems: the Woodbridge School District, which operates Beecher Road School for students Pre-K through Grade 6; and ARSD 5, which operates two middle schools (Amity Middle School–Bethany and Amity Middle School–Orange) and the Amity Regional High School (located on Newton Road in Woodbridge). Students in Woodbridge attend Beecher Road School, Amity Middle School–Bethany, and Amity Regional High School.

- **Beecher Road School** (40 Beecher Road) was built in 1960, with major additions in 1970, 1994, and 1997 to add new wings, as well as office space, a pool, a media center, and a cafeteria. In 2014, voters approved a bond issue in the amount of \$13.3 million for a major infrastructure overhaul and sustainability upgrades. Woodbridge was also awarded a \$500,000 STEAP Grant from State funding for lighting, ADA compliance, and sidewalks and parking lot repairs. The building recently replaced one fourth of the roof, repaved the north parking lot and replaced several sidewalks around the building, and drainage concerns are being addressed.

Beecher Road School serves a student body of over 862 students, with a certified staff of 89, as of the 2024–2025 school year. Enrollments have increased since 2014 and are projected to continue to increase through 2032, with a peak enrollment of 960 students.³⁹ As a result of this increasing enrollment and varying needs of students with unique learning needs, Woodbridge is currently engaged with Antinozzi Associates for possible school reconfigurations to accommodate increasing enrollment. A possible referendum to address this need is scheduled for later in 2025.

- **Amity Middle School–Bethany** (190 Luke Hill Road in Bethany) was originally built as a junior high school (Grades 7–9) in 1963 and served students in both Woodbridge and Bethany. In 2005, 9th grade students moved to Amity Regional High School, and the Junior High School building was significantly renovated and transitioned to a Middle School model for Grades 7 and 8. While the footprint of the school has not changed, several classrooms have been reconfigured into smaller teaching spaces to allow for increases in special education instruction and academic intervention. ARSD 5 is in the early stages of analyzing the needs of the building with a potential 2028 bond needed for renovations to the roof, HVAC system, gymnasium lighting, and library media center.

- **Amity Regional High School** (25 Newton Road) was originally constructed in 1956 for students in Grades 10–12 from Bethany, Orange, and Woodbridge. In the early 1990s, the original building underwent reconstruction, and there was subsequently 80,000 square feet added to house Grade 9 in 2005. The current building includes an auditorium, the Black Box theater, three regulation gymnasiums, an automotive shop, two culinary classrooms, several technology education and visual art classrooms, and the academic space needed to provide both regular and special education programming. The HVAC system was replaced over several years starting in 2016 with completion in 2022, and most of the roof underwent restoration by 2022. A bond referendum supported the installation of an all-weather athletic field and new track in 2021. ARSD 5 is in the process of pursuing a school construction grant to renovate the Library Media Center and adjacent classrooms, anticipated in 2026.

ARSD 5 received a total enrollment of 2,166 in 2023–2024, with 334.3 full-time equivalent positions throughout the district. Increases in staffing have been in the areas of school security guards, computer technicians, special education teachers, and support staff. Woodbridge students account for approximately 35 percent of ARSD 5 enrollments. A November 2024 report by the New England School Development Council on ARSD 5 enrollment projections predicts an increasing trend in both middle and high school enrollments in Grades 7 to 12 for the next five to 10 years.



Town Park and Recreation Facilities and Programming

The Parks Department is responsible for the maintenance of Town-owned parks, athletic fields, and building grounds. The Parks Department also works in conjunction with the Woodbridge Garden Club who contribute to the many plantings around Town and with the various athletic organizations that supply sporting events in the community. In addition, a variety of recreational facilities (including a gym, pool, ball fields, playgrounds, and tennis courts) are available at the Beecher Road School and the Amity High School. These athletic fields see frequent / near daily use in season by the Bethwood Baseball League, Amity Youth Lacrosse, softball leagues, and the Woodbridge Soccer Club. The Center Fields are also used by the Amity Regional High School teams.

Town Park Facilities

Acorn Hill Ball Field (85 Acorn Hill Road Extension) includes two (2) baseball fields.

Center Field / Woodbridge Tennis and Pickleball Courts (149 Center Road) includes two (2) baseball fields, two (2) tennis courts, two (2) pickleball courts, and a playground.

West River Ball Fields (28 South Bradley Road) includes three (3) baseball fields and a playground.

Woodbridge Athletic Fields (Alegi Property) (52 Center Road, with access located off of Pease Road) includes three (3) fields for soccer and lacrosse use, one (1) half basketball court, a sidewalk chalk activity area, a child-sized basketball court, and an ADA-accessible play facility.

The Town Green (4 Meetinghouse Lane) includes a gazebo and a lawn area, and is used for summer concerts.

The Fitzgerald Walking/Fitness Trails (100 Center Road) cut through a Town property used for community gardens, farming, dog park, and a small research orchard leased by the American Chestnut Foundation.

The Racebrook Tract (977 Racebrook Road) adjoins the 230-acre Orange Racebrook Tract (owned and maintained by the Town of Orange). Both tracts were purchased from RWA. The Woodbridge tract has 181 acres of varying natural habitats, including stream belts, forest, wetlands, meadows,

and brush areas. The tract is adjacent to open space that connects to the Maltby Lakes and attracts wildlife.

For more information on other parks in Woodbridge (land trust, state-owned, etc.) please see the "Conservation in Woodbridge" section earlier in this chapter.

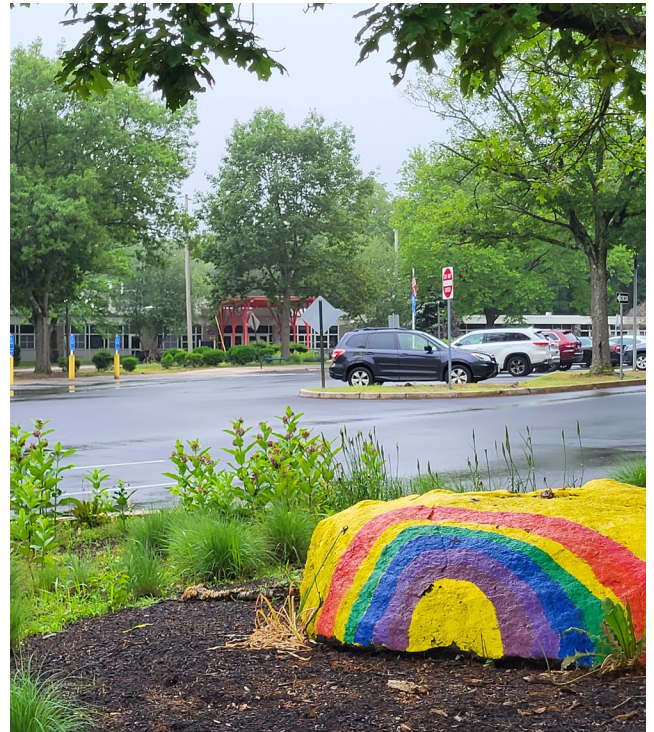
The Woodbridge Recreation Department and Commission

coordinates an impressive variety of activities for Town residents of all ages, including team and individual athletics, clubs, arts, music, and education. The range of programs offered or facilitated by the Town continue to grow and change as community needs evolve. The new Woodbridge Community and Cultural Center will be utilized for recreation classes and programs. Current activities and programs include:

- **Adult activities:** badminton, dancing, ZUMBA, hula hooping, softball, tai chi, volleyball, yoga, and the Woodbridge Road Race
- **Youth activities:** basketball, bowling, dance, fencing, field hockey, flag football, ice skating, karate, kickball, golf lessons, gymnastics, horseback riding, running club, soccer, stickball, swimming lessons, Taekwondo, tennis, Ultimate Team Sports, and yoga
- **Youth Summer Camps:** Basketball Camp, Recreation Summer Camp, and Tennis Camp
- **Music and art programs:** Cake decorating, dance, guitar lessons, theater program, summer concerts
- **Games:** Chess
- **Education:** KUMON, Little Scientists, and meditation

The Recreation Commission has identified future programming goals that include an ADA-compliant track around the Woodbridge Athletic Fields (Alegi Property), a multi-purpose concrete slab to be used in the winter as a skating rink and in the summer as a splash pad (also at the Alegi Property), outdoor volleyball and basketball courts, frisbee golf course, Olympic-size swimming pool facility, a recreation center, and a competition-size hockey rink.





03

Community Vision





Community Vision

Woodbridge's vision describes where the community stands today and where it hopes to be 10 years from now. The vision introduces three overarching themes that organize the POCD's goals, strategies, and actions into an actionable Implementation Plan. The TPZ will refer to this vision when considering future planning initiatives and regulatory decision-making.

The following vision statement and theme areas were developed through consultation with the TPZ and utilized community input from the survey and open house events to identify priorities, values, and concerns. This vision statement conveys the community's broad aspirations for the next decade. No single theme presented in this vision is intended to outweigh another; instead, they are meant to work together to accomplish the Town's vision.



Vision Statement

.....

Woodbridge is a welcoming, suburban community near urban areas, one that takes pride in its historic resources, small-town characteristics, natural resources, open spaces, excellent schools, and community facilities.

Woodbridge envisions a future where growth is pursued in a responsible manner; where housing choices, sustainability, and resiliency are at the forefront of community decision-making; and where the small-town feel and community values are maintained. Through thoughtful, innovative planning and regional collaboration, Woodbridge will focus on maintaining the community features that draw people to Woodbridge today—including the natural spaces and high-quality community facilities and services—while sustainably expanding housing options and enhancing economic development opportunities.

.....

Pursuing Responsible Growth and Housing Diversity

Woodbridge envisions a future with innovative and sustainable growth that aligns with community and regional needs. Woodbridge will facilitate sustainable growth through economic development, diverse housing opportunities, quality community infrastructure, and enhanced transportation systems with pedestrian and bicyclist considerations, all of which will continue to sustain and enhance a high quality of life.



Embracing Sustainability and Resiliency

Woodbridge aspires to be a forward-thinking community by continuing to embrace environmental, economic, and social sustainability for a prosperous future. Woodbridge will emphasize the importance of balancing environmental conservation and clean energy initiatives with thoughtful, innovative development, while also taking action to safeguard against the consequences of more frequent and intense weather events.



Promoting a Welcoming Community

Woodbridge will celebrate and maintain its historic resources and community assets, while fostering an openness to new neighbors and collaboration with the regional community. The small-town charm, natural spaces, historic and cultural resources, and public facilities and services are centerpieces of the community's identity. Woodbridge is committed to thoughtful, forward-thinking planning that embraces inclusivity and regional collaboration and ensures a future where historic and cultural resources are respected, natural spaces are preserved, and public facilities and services are enhanced.





04

Community Themes



Community Themes

Pursuing Responsible Growth and Housing Diversity

Embracing Sustainability and Resiliency

Promoting a Welcoming Community

This chapter outlines the three community themes, identified in the Community Vision statement, that will guide Woodbridge's land use and policy decisions over the next 10 years. Reflecting the community's major priorities and aspirations, these themes are organized into a framework of **goals**, **strategies**, and **actions** across broad topics such as housing, economic development, and environmental management.

Goals, Strategies, and Actions

■ Goals

- Represent the broad, long-term targets the Town seeks to achieve

■ Strategies

- Provide more focused approaches that support each goal

■ Actions

- Offer specific steps, programs, or initiatives that will help implement the strategies and move the Town closer to realizing the POCD goals

Together, this structure offers a clear and actionable roadmap for addressing the most important challenges and opportunities facing the community.

Theme Area 1

Pursuing Responsible Growth and Housing Diversity

Woodbridge envisions a future with **innovative and sustainable growth** that aligns with community and regional needs. Woodbridge will facilitate sustainable growth through economic development, diverse housing opportunities, quality community infrastructure, and enhanced transportation systems with pedestrian and bicyclist considerations, all of which will continue to sustain and enhance a high quality of life.



Pursuing Responsible Growth and Housing Diversity focuses on ensuring that future development in the Town is thoughtful and aligned with long-term local and regional needs. This theme encompasses goals aimed at facilitating sustainable growth through focused economic development and targeted housing opportunities. This theme also ensures quality community infrastructure and an interconnected transportation system(s) that both incorporate pedestrians and bicyclists. Strategies and actions presented within this theme address these goals through context-sensitive approaches that consider the Town's people, as well as the natural and built environment.



Goal 1.1: Facilitate Sustainable Growth

Facilitate Sustainable Growth is intended to guide Woodbridge's future growth, within the context of environmental protection and infrastructure capabilities. This goal addresses the Town's capacity to review, plan, and implement land use policies within the community.

Strategy 1.1.1 Guide future growth to be consistent with existing land use patterns, environmental protection, infrastructure capabilities, and the needs of the Town and region.

Actions

- A. Continue to review development applications for consistency with the Town's zoning regulations, POCD's goals, and Future Land Use Plan.
- B. Continue to ensure that future Town growth aligns with Town services and infrastructure capabilities and complies with environmental regulations.
- C. Ensure the Town's zoning regulations support desired land use patterns within the Town, with consideration for compatibility with existing development patterns.
- D. Review for consistency and amend as needed the Town's zoning regulations to be consistent with the POCD and the Connecticut General Statutes.
- E. Review and amend the Town's zoning regulations to simplify and modernize the existing regulations, including development standards and uses to remove regulatory barriers.
- F. Maintain a Town Planner position (either as a consultant or dedicated Town staff person) to assist in the implementation of the POCD and direct the land use development process of the Town.
- G. Evaluate the Woodbridge Country Club Master Plan, develop a final plan and implementation schedule for Town approval.
- H. Utilize existing state, regional, and local data and resources to map areas that are most suitable for development with the least environmental impact.



Goal 1.2: Pursue Targeted Economic Development

Pursue Targeted Economic Development addresses Woodbridge's desire for a strong local business community and ability to promote existing and new economic development opportunities within the Town. The Business District is a focal point, with attention drawn to the areas of improvement (aesthetics, mobility, and commercial variety) noted throughout the POCD community engagement process. Existing planning initiatives and documents, such as village zoning, placemaking studies, and connectivity studies, will further guide the future of the Town's Business District.

Strategy 1.2.1 Promote existing and seek new economic development opportunities.

Actions

- A. Promote Woodbridge's local businesses, natural assets and features, and seasonal events to the region.
- B. Increase opportunities for small/local businesses.
- C. Prepare marketing materials to encourage new business startups in Woodbridge.
- D. Enhance the commercial base by continuing to promote new businesses that provide synergies with existing businesses without exacerbating traffic problems.
- E. Stay updated on State tax benefits that help support commercial businesses.
- F. Develop guides for potential business owners to assist them in learning about the approval processes necessary to start their business.
- G. Develop a package of incentives to draw new businesses into the Business District and Commercial Park areas.
- H. Promote opportunities for the creative economy sector to become established and grow in the Business District by providing live-work units, supporting and networking with regional arts and cultural institutions and events, and supplying appropriate tax incentives.
- I. Identify vacant or underutilized parcels in the Business District and Commercial Park areas for potential mixed-use redevelopment with appropriately sized businesses, with consideration for housing opportunities.
- J. Examine and support (e.g., through State tax incentives) opportunities for an incubator space to support new local businesses with space, resources, and shared expertise, potentially in partnership with Yale University or other universities.
- K. Encourage shared workspaces within the Business District.

- L. Explore opportunities to leverage Woodbridge's recreational and open space amenities for economic development, including partnerships with local businesses and community programs.

Strategy 1.2.2 Build a strong business community.

Actions

- A. Establish a business retention program with the business community.
- B. Conduct a business visitation program between the Economic Development Commission (EDC) and business owners and employees to maintain a business-friendly climate and solve common problems proactively.
- C. Lead continuing business recruitment and development towards achieving a mix of economic assets in Town.
- D. Establish contacts with home-based businesses to include them in development initiatives and opportunities.
- E. Engage with the newly established Amity Chamber of Commerce to help maintain relationships with local businesses and engage with the Greater New Haven and other regional chambers of commerce on regional business collaboration.
- F. Assign a staff member to be the liaison between the Town and the business community.
- G. Establish a Workforce Readiness Program between local school districts and local businesses.
- H. Engage in consultations with residential and commercial property developers and real estate brokers to identify steps to attract high-quality residential and mixed-use projects.

Strategy 1.2.3 Invigorate the Business District.

Actions

- A. Review and update the zoning regulations for the Business District, as needed. Consider expanding mixed-use residential in the Business District and adjacent districts and updating the parking requirements for commercial and mixed uses.
- B. Review and modify, as needed, the Woodbridge Village District design standards to better guide the Architecture Review Board in encouraging economic growth, while protecting and enhancing the visual appeal of the District and Town.
- C. Continue to implement and seek funding to complete the Woodbridge Business District Connectivity Study recommendations.

- D. Continue to implement the Woodbridge Business District Vision and Placemaking Study.
- E. Encourage and incentivize home-based enterprises to move to the Business District.
- F. Assist in connecting entrepreneurs and home office-based businesses to mentors and resources to grow in size, profile, and local impact.
- G. Identify and pursue grants and other funding sources to improve infrastructure and economic capacity in the Business District.
- H. Engage with the City of New Haven to better integrate bordering business districts.

Strategy 1.2.4 Utilize regional coordination to advance the Town's economy.

Actions

- A. Promote the Town's role within the larger regional economy.
- B. Focus on Woodbridge's unique strengths (community small-town feel, open space, transportation connectivity, adjacency to New Haven) and look for opportunities to collaborate with other surrounding municipalities and neighborhoods to strengthen economic networks and initiatives.
- C. Collaborate with Yale University and related entities and other major regional employers to understand potential growth needs.



Goal 1.3: Increase Housing Options and Affordability

Woodbridge aims to **Increase Housing Options and Affordability** within the community through expansion of housing types and choices. The Town has insufficient middle housing stock, and the existing housing is generally thought to be inaccessible and not affordable to people of different ages and lifestyles. Affordability is a major component of this goal, supplementing the recommendations made within the Town's AHP, by considering options for seniors, the workforce, and young families/smaller households.

Strategy 1.3.1 Promote housing quality and maintenance in residential neighborhoods.

Actions

- A. Continue to provide guidance to Town residents on home renovations and code compliance to enhance home values.
- B. Expand the Town's homeowner rehabilitation program to serve income eligible residents.

Strategy 1.3.2 Pursue opportunities to increase housing options.

Actions

- A. Review and update the zoning regulations to expand mixed-use residential in the Business District and expand to adjacent districts to increase housing opportunities that are intermixed with commercial uses, walkable, and near transit.
- B. Continue to promote smaller housing types including accessory dwelling units (ADUs) and two-unit developments to diversify the Town's housing options.
- C. Promote housing where there is existing infrastructure for public water and sewer or potential for future connections.
- D. Encourage transit-oriented development (TOD) by identifying future transit hubs or areas with potential for transit and higher density residential development.
- E. Continue to collaborate with SCRCOG and pursue formal partnerships with neighboring municipalities to collectively address the region's housing needs.

- F. Pursue State and federal grant and funding opportunities (to reduce the cost burden on Town residents) to support housing-related infrastructure needs, such as feasibility and cost analysis studies, road improvements, utility expansion, and environmental remediation.
- G. Evaluate a plan for the Woodbridge Country Club Master Plan and develop a final plan and implementation schedule for Town approval.

Strategy 1.3.3 Promote ways to improve housing affordability and create affordable housing.

Actions

- A. Implement the recommendations of the Town's AHP and continue to update the AHP as required by Connecticut General Statutes.
- B. Continue efforts to engage and educate the public on the benefits of diverse housing, affordable housing options (such as ADUs) and programs (such as Connecticut Housing Finance Authority mortgages for first-time home buyers), and Fair Housing Laws.
- C. Provide opportunities for workforce housing (targets 80–120 percent AMI households) within the community.
- D. Identify potential Town-owned properties or properties to be acquired that could be used to provide affordable housing options for households looking for smaller housing options.
- E. Explore other ideas to encourage housing in Town such as reducing minimum lot sizes in designated areas, updating the Opportunity Housing zoning regulations, and pursuing a targeted number of new housing units over the next 20 years.
- F. Consider establishing a Housing Trust Fund that promotes affordable housing by providing dedicated, flexible funding for the development, preservation, and rehabilitation of housing for low- and moderate-income households.



Strategy 1.3.4 Provide senior housing options.**Actions**

- A. Continue to provide information, support, and services through the Woodbridge Center that help seniors continue living in their homes or in suitable housing within Woodbridge.
- B. Continue renter and tax relief programs to reduce tax burdens on older residents.
- C. Expand the Town's inventory of smaller housing units and age-restricted housing to provide older residents with more local housing options.
- D. Seek opportunities for age-restricted lifestyle housing on Town-owned properties.
- E. Explore senior co-housing and cooperative options in the Business District.
- F. Promote senior-friendly building modifications such as grab bars, wider hallways and doorways, and improved accessibility.



Goal 1.4: Maintain Quality Community Infrastructure Systems

Maintain Quality Community Infrastructure Systems is essential for safeguarding public health and wellbeing and environmental quality. This goal discusses the possible expansion of public water and sewer facilities and maintenance of private systems. POCD community engagement event responses indicated that the public is interested in expanded services to support development for the community, particularly as related to the Business District and the surrounding area(s). This goal also addresses the promotion of sustainable infrastructure practices, like stormwater management and LID, to ensure development proceeds with environmental integrity in mind.

Strategy 1.4.1 Coordinate and expand the public water system and assist with private well water systems.

Actions

- A. Continue to coordinate with RWA to ensure the existing public water system is of sufficient capacity and design to meet the needs of the Town.
- B. Continue to coordinate with the Quininiack Valley Health District via building permits on private well water systems.

Strategy 1.4.2 Coordinate and expand the public sewer system and assist with private septic systems.

Actions

- A. Continue to coordinate with GNHWPCA to ensure the public sewer system is of sufficient capacity and design to meet the needs of the Town.
- B. Support GNHWPCA's efforts to maintain the public sewer system and use the existing system to leverage future development projects.
- C. Continue to coordinate with the Quininiack Valley Health District via building permits on private septic systems.

Strategy 1.4.3 Promote sustainable infrastructure practices.

Actions

- A. Continue to enforce appropriate regulations to protect groundwater, floodplains, aquifers, and other natural resources.
- B. Continue to enforce existing regulations for Best Management Practices for Stormwater Management and Non-Point Source Pollution and promote LID.
- C. Continue to promote the use of on-site stormwater detention for all new development.
- D. Continue to maintain existing Town stormwater management systems and improve the systems for increased storm frequency and intensity.



Goal 1.5: Maintain and Enhance Transportation Systems with Pedestrian and Bicycle Considerations

Woodbridge will work to **Maintain and Enhance Transportation Systems with Pedestrian and Bicycle Considerations** to support an active, safe, healthy, and well-connected community. This goal addresses vehicular and multimodal transportation networks in Town, calling for provisions for efficient roadways and infrastructure and expanded transit options. Multimodal options are a focal point of this goal, aiming to increase walkability and promote the use of bikes within the community, as suggested by community engagement results.

Strategy 1.5.1 Provide a safe and convenient road network.

Actions

- A. Maintain communication and engage with CTDOT on State Route 15 (Merritt Parkway) with a priority focus on Exit 59 and West Rock Tunnel.
- B. Continue to coordinate with CTDOT on state routes within the Town.
- C. Continue to maintain local roads and right-of-way, including bridges, culverts, pedestrian crossings, and road paving, preservation, and reconstruction.
- D. Promote and encourage ride-sharing options for residents and large employers.
- E. Continue to coordinate with SCRCOG on regional transportation issues.
- F. Assess right-of-way suitability for on-street parking and allow limited on-street parking where road widths permit in the Business District.
- G. Consider adopting a Complete Streets Program to explore multimodal transportation (pedestrian/bike routes and linkages) options throughout the Town and utilize education, enforcement, and engineering to implement traffic calming measures.
- H. Explore updating parking requirements, implementing advanced traffic management systems, and traffic calming measures, such as speed humps, raised crosswalks, curb extensions (bulb outs), and textured pavement.
- I. Improve roadway safety for vulnerable users, including pedestrians, children, and seniors, by reducing speeding and cut-through traffic.

Strategy 1.5.2 Explore expansion of transit options.**Actions**

- A. Coordinate with transit providers to expand transit service in Town.

Strategy 1.5.3 Promote walkability within the Business District.**Actions**

- A. Maintain and expand multimodal transportation opportunities and connections in the Business District.
- B. Continue to implement and seek funding to complete the Connectivity Plan of the Woodbridge Business District Connectivity Study.
- C. Invest in improvements such as street furniture, trees, bike racks, and sidewalks, and promote street-oriented commercial uses within the Business District.
- D. Identify other locations within the Business District to expand the sidewalk system and to connect adjacent neighborhoods and municipal facilities.

Strategy 1.5.4 Explore and provide improved bicycle infrastructure.**Actions**

- A. Continue to implement bicycle infrastructure improvements identified in the Woodbridge Business District Connectivity Study.
- B. Coordinate with CTDOT to improve bicycle mobility on state routes within the Town with a focus on Route 63 (Amity Road) and Route 69 (Litchfield Turnpike).
- C. Identify priority bicycle routes within Town and implement improvements including dedicated bicycle lanes, sharrows, and signage.
- D. Explore with local businesses a bike sharing program within the Business District.
- E. Partner with community bicycle groups to develop a Woodbridge safe bicycle routes and local trails map.



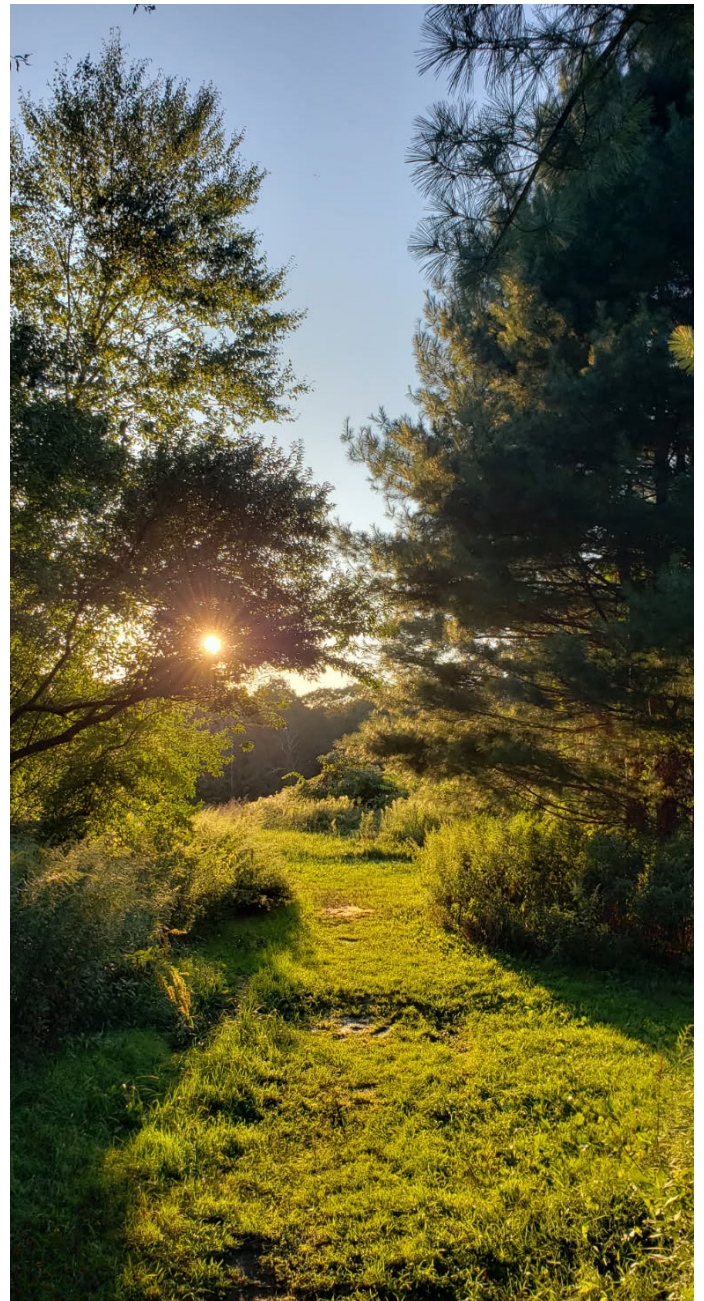
Theme Area 2

Embracing Sustainability and Resiliency

Woodbridge aspires to be a forward-thinking community by continuing to **embrace environmental, economic, and social sustainability** for a prosperous future. Woodbridge will emphasize the importance of balancing environmental conservation and clean energy initiatives with thoughtful, innovative development, while also taking action to safeguard against the consequences of more frequent and intense weather events.



Embracing Sustainability and Resiliency reflects the Town's commitment to protecting natural resources, promoting social well-being, and preparing for future challenges related to changing environmental conditions. This theme includes goals that focus on environmental and social sustainability, resource and energy conservation, and climate resilience and preparedness. The strategies and actions outlined within this theme recognize the existing natural resources within the community, emphasizing the importance of maintaining their quality, while introducing opportunities to further reduce the impact of development on the natural environment and educating residents about sustainability initiatives within the community.



Goal 2.1: Embrace Environmental Sustainability and Conservation

Woodbridge will **Embrace Environmental Sustainability and Conservation** by protecting community assets that contribute to the Town's natural setting, including natural resources, scenic views, and agricultural land. This goal focuses on the quality of these resources, ensuring they are protected, enhanced, or conserved through land use policies and practices. Air quality, water resources, soils and biodiversity are important components considered, as is the use of green technology and infrastructure.

Strategy 2.1.1 Protect and enhance water resources and air quality.

Actions

- A. Continue to protect water courses and wetlands from development impacts, preserve wetland areas, and provide natural vegetative buffers along water courses.
- B. Coordinate programs and efforts to maintain and enhance water quality, both surface water and groundwater and aquifers with the Inland / Wetlands Agency, RWA, DEEP, and Connecticut Water Planning Council (WPC).
- C. Update and expand LID regulations and best management practices into the Town's zoning and subdivision regulations.
- D. Explore opportunities to reduce impervious coverage and/or increase pervious surfaces and raise awareness of types of impervious surfaces.
- E. Continue preparing an annual Stormwater Management Plan and required annual Municipal Separate Storm Sewer Systems (MS4) Permit reporting.
- F. Educate residents about the importance of protecting water quality and wetlands and discouraging the use of chemical fertilizers and pesticides.
- G. Continue to coordinate with the state on air quality programs and efforts.
- H. Assess the prevalence of wood-burning for home heating and consider incentives or regulations to encourage the use of modern, clean-burning wood stoves and fireplaces.
- I. Provide public notices at Town parks, ball fields, and recreational facilities during air quality advisories and ozone exceedance days.

- J. Share best practices information for on-site sewage disposal systems that follow DEEP and other agency regulations.

Strategy 2.1.2 Protect and conserve natural resources and scenic views.

Actions

- A. Support and protect biodiversity within the Town including state priority habitats such as early successional landscapes, grasslands, and young forest habitats.
- B. Create a natural resources inventory for the Town of Woodbridge as a resource to assist and guide overall land use planning.
- C. Develop a comprehensive plan to manage and remove invasive species, including funding sources, removal and monitoring techniques, and changing landscape management activities that promote invasive species.
- D. Encourage the use of native species by adopting a native species landscape ordinance and educating residents on the importance of utilizing native species and best management practices to minimize damage created by invasive species (both plants and animals).
- E. Manage and protect Town forest assets by developing a plan for undertaking a tree inventory in critical areas, including adjacent to scenic and commercial roads, trails, and power lines.
- F. Consider adopting a Tree Ordinance to protect existing trees and tree canopy and encourage planting of trees and right tree/right place ideals.
- G. Consider regulatory protections (especially in considering large developments) for natural resources that contribute to the Town's scenic character, including ridges and steep slopes, stone walls, trees of large caliper, fields, and viewsheds.
- H. Utilize and expand Scenic Roads designations to protect local rural roads, large trees, stone walls, and scenic viewsheds.
- I. Continue to coordinate with neighboring municipalities and community partners on the West River Greenway.
- J. Evaluate the Woodbridge Country Club Master Plan and develop a final plan and implementation schedule for Town approval.

Strategy 2.1.3 Protect and enhance wildlife and habitats.

Actions

- A. Protect vulnerable and endangered species, as well as species of concern (as identified by the NDDB), with emphasis on minimizing habitat fragmentation and supporting habitat restoration efforts.
- B. Educate the public about using their property to support and enhance the activity of pollinators (pollinator pathways).
- C. Continue to protect and enforce wetland regulations and review for possible modifications to penalties and sanctions.

Strategy 2.1.4 Preserve agriculture and farming.

Actions

- A. Continue to preserve farmland, fertile soils, and local agriculture businesses.
- B. Develop policies and incentives to encourage preservation of operating and historic farms and avoid development on prime farmland soils.
- C. Promote local farmers' markets in accessible locations to increase awareness and access to local food.

Strategy 2.1.5 Encourage the use of green technology and LID.

Actions

- A. Update and expand LID regulations and best management practices into the Town's Zoning and Subdivision Regulations.
- B. Utilize green technology and LID principles for Town-sponsored projects.
- C. Promote adopting Green Building Standards, incorporating renewable energy, and using sustainable materials and construction methods for housing development.

Strategy 2.1.6 Reduce light pollution and promote Dark Skies initiatives.

Actions

- A. Evaluate the impact of adopting a Dark Skies ordinance to minimize lighting impacts within the Town and local environment.



Goal 2.2: Promote Social Sustainability and Wellbeing

Promote Social Sustainability and Wellbeing ensures accessible resources within the community and promotes broad sustainability initiatives such as access to food, arts and culture, and living healthy lifestyles. The Town seeks to educate, engage, and collaborate with residents and local businesses/organizations to promote programs and actions that increase the community's connection to sustainable ideals.

Strategy 2.2.1 Support local farms and food including accessibility to food.

Actions

- A. Identify locations in the Business District and Municipal Campus suitable for accessible farmers' markets.
- B. Ensure the zoning regulations align with the Connecticut "Right to Farm" Law.
- C. Maintain and identify additional municipal properties suitable for agriculture to be used by the community for farming and community gardens.
- D. Partner with Massaro Community Farms and other local farms to promote opportunities and programs for Town residents to engage in local farming, gardening, or other forms of horticulture or plant cultivation.

Strategy 2.2.2 Support community access to the arts and culture.

Actions

- A. Identify and promote potential artists and cultural assets in the community.
- B. Streamline permitting processes for events, performances, and exhibits that promote the community's arts and culture.
- C. Establish an annual recognition program for local artists. Consider partnering with adjacent municipalities.
- D. Develop a professional artist network to provide avenues of communication for artists, art administrators, and art presenters/curators.

Strategy 2.2.3 Promote healthy living and wellbeing for Town residents.

Actions

- A. Distribute healthy lifestyle information provided by local health organizations.
- B. Connect seniors with physical and mental health professionals.
- C. Conduct an annual health fair for Town residents.

Strategy 2.2.4 Promote economic wellbeing for Town residents.

Actions

- A. Distribute economic wellbeing information prepared by local financial advisors.
- B. Promote job fair opportunities and partner with neighboring municipalities and/or SCRCOG.
- C. Coordinate with the School Districts and promote adult education opportunities.

Strategy 2.2.5 Educate, promote, and support sustainability ideals and practices.

Actions

- A. Coordinate and host events to promote the Town's natural and water resources, such as Earth Day, educational workshops, hikes, and cleanup events.
- B. Promote and incentivize shopping at local businesses and farmers' markets to reduce transport carbon impact and cost.
- C. Continue to pursue electric vehicle options for the municipal fleet.
- D. Establish a Green Energy Plan for all Town buildings.
- E. Educate and encourage residents to utilize green infrastructure such as green roofs, rain barrels, and rain gardens to minimize stormwater impacts.
- F. Continue to participate in the Sustainable CT Program and seek to achieve Silver Certification.

Goal 2.3: Enhance Local Climate Resiliency and Emergency Management Capacity

Enhance Local Climate Resiliency and Emergency Management Capacity is a pressing issue, with increasing concerns across local, regional, and state entities tied to changing environmental conditions. This goal aims to further protect Woodbridge's people and properties against increasingly common storms, flooding, and other climactic impacts. The Town will do so through improving the resilience of infrastructure and facilities, as well as implementing recommendations from regional and municipal hazard mitigation planning initiatives.

Strategy 2.3.1 Improve resilience to changing environmental conditions.

Actions

- A. Coordinate with public utilities to request prioritizing utility upgrades that are resilient to changing environmental conditions, increasing storm frequency and intensity.
- B. Evaluate all Town-owned buildings and properties for climate related vulnerabilities such as extreme heat, shade access, flood and drought tolerance, and heavy storm resilience.
- C. Develop a carbon inventory for Woodbridge and calculate potential carbon credits from emission reductions achieved through specific mitigation measures. Use this inventory to evaluate the carbon impacts of new developments and land-use changes.
- D. Encourage preservation, maintenance, and tree planting to provide environmental benefits, including rainfall absorption, CO₂ removal, heat reduction, wildlife habitat, and other ecological benefits.
- E. Support regular tree limb inspections and maintenance programs to reduce the risk of downed power lines.
- F. Evaluate and implement, as appropriate, strategies in the Municipal Emissions Reduction Playbook (MERP) prepared for Woodbridge as part of the region's Comprehensive Climate Action Plan, supported by the national Climate Pollution Reduction Grant program.

Strategy 2.3.2 Enhance emergency preparedness and hazard mitigation.

Actions

- A. Maintain and improve emergency management procedures and communication including Emergency Services Dispatch regionalization options.
- B. Implement initiatives from the Regional/Municipal Hazard Mitigation Plan.
- C. Examine the adequacy of the Center Building, local schools, and other Town facilities as emergency shelters, and identify needed improvements.



Goal 2.4: Support and Expand Clean Energy and Conservation Efforts

Woodbridge acknowledges that the goal of **Support and Expand Clean Energy and Conservation Efforts** will be necessary for fulfilling the Town's environmental, sustainability, and resiliency goals and strategies. Renewable energies, energy and water conservation, and sustainable waste management are increasingly necessary and critical for maintaining a healthy, long-lasting community.

Strategy 2.4.1 Expand renewable energy options.

Actions

- A. Educate and encourage residents to take advantage of renewable energy programs and incentives.
- B. Identify gaps in existing programs or barriers to business and homeowner investment in renewable energy systems and evaluate feasibility.
- C. Publicize CGS §12-81 (57), which allows a homeowner property tax exemption for renewable energy systems.
- D. Monitor funding opportunities for renewable energy projects that help utilities meet state mandates.
- E. Expand opportunities and encourage the development of EV charging stations throughout Woodbridge and within the Business District.
- F. Identify Town-owned property appropriate for locating renewable energy sources and storage.



Strategy 2.4.2 Promote energy conservation.

Actions

- A. Continue to research and promote subsidies and audit programs for home and business energy efficiency.
- B. Provide information and increase awareness of energy programs and incentives.
- C. Coordinate with Town energy suppliers to promote energy conservation and share energy conservation information.
- D. Hold a town-wide conservation competition with rewards for businesses and residents who reduce their energy consumption by the greatest margin.
- E. Conduct municipal energy audits for Town buildings to identify cost-effective upgrades that would improve energy efficiency.
- F. Develop energy/sustainability performance standards for future municipal buildings based on rating systems (e.g., Energy Star, LEED).
- G. Encourage expansion of natural gas service within the Town.

Strategy 2.4.3 Promote water conservation.

Actions

- A. Coordinate with RWA on water conservation initiatives and programs.
- B. Provide information on water conservation and groundwater protection.

Strategy 2.4.4 Promote recycling and explore sustainable waste management.

Actions

- A. Explore waste diversion programs such as single- vs. multi-stream recycling, municipal composting, reuse and donation programs, food waste diversion, bulk waste programs, and plastic film recycling.
- B. Advocate for composting and inform residents setting up home composting systems.
- C. Seek opportunities to expand recycling and develop a town-wide recycling plan to bring landfill diversion up to at least the Connecticut average.
- D. Provide clearly labeled multi-stream recycling stations in municipal buildings and schools.
- E. Encourage businesses to adopt clearly labeled and separated waste and recycling receptacles.



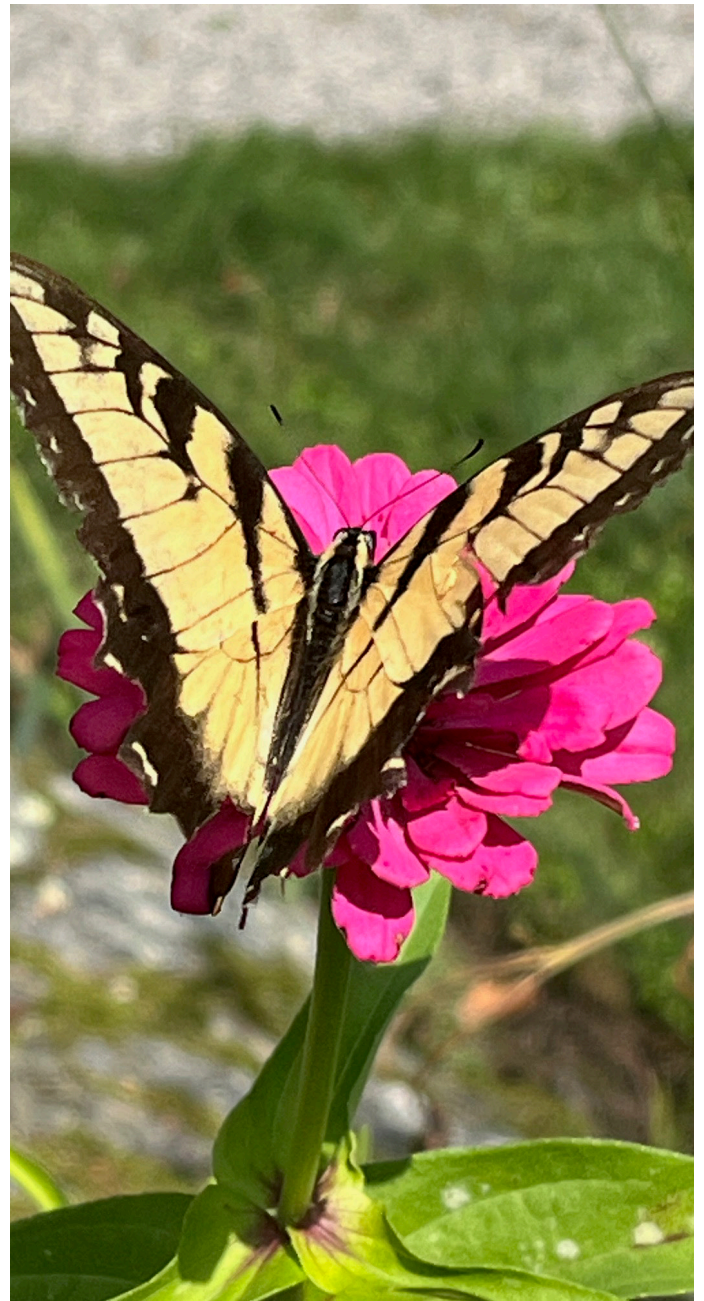
Theme Area 3

Promoting a Welcoming Community

Woodbridge will celebrate and maintain its historic resources and community assets while fostering an openness to new neighbors and collaboration with the regional community. The small-town charm, natural spaces, historic and cultural resources, and public facilities and services are centerpieces of the community's identity. Woodbridge is committed to **thoughtful, forward-thinking planning that embraces inclusivity and regional collaboration** and ensures a future where historic and cultural resources are respected, natural spaces are preserved, and public facilities and services are enhanced.



Promoting a Welcoming Community centers on fostering a sense of belonging, connection, and pride among all who live, work, and visit Woodbridge. This theme sets out to foster community engagement and spirit, maintain quality service and amenities for the community (including schools, parks, and open spaces), and address the importance of recognizing and enhancing the Town's history and cultural identity. Strategies and actions incorporate regional collaboration and inclusive services and amenities to support a diverse and active community.



Goal 3.1: Foster Community Spirit, Civic Engagement, and Regional Collaboration

Woodbridge understands that civic awareness and participation are essential to a positive public-government relationship and will work to **Foster Community Spirit, Civic Engagement, and Regional Collaboration** to ensure that residents are engaged with other community members, the government, and regional entities.

Strategy 3.1.1 Host community events.

Actions

- A. Continue to host the Woodbridge Earth Day celebration, Woodbridge Like Me event, Fire Department Truck or Treat event, and other annual events and celebrations.
- B. Coordinate and support community events that provide entertainment and educational opportunities for residents and visitors.
- C. Identify and recommend Town-owned property that can support special events.
- D. Update Town regulations for food trucks and alcohol at events on Town-owned property.

Strategy 3.1.2 Encourage civic engagement and informative communications.

Actions

- A. Provide opportunities for civic participation at all levels of Town government.
- B. Continue to encourage collaboration between the Town's Committees and Commissions consistent with Connecticut state law.
- C. Continue to use the Town's website to notify and inform residents about important community events.
- D. Continue to maintain and update the Town's website and provide other communication methods (such as First Selectman Newsletter) to keep the community informed.
- E. Create Neighborhood Pride Teams to improve roadside cleanup and beautification efforts and target public education campaigns to encourage residents and businesses to partner and participate.

Strategy 3.1.3 Actively collaborate with the region and neighboring communities.

Actions

- A. Continue to collaborate with SCRCOG on regional issues.
- B. Continue to coordinate and communicate with adjacent municipalities on issues of mutual interest.
- C. Continue to send required notifications to adjacent municipalities and regional COGs on development applications adjacent to the Town's boundary as required by the State.



Goal 3.2: Provide Community Services, Facilities, and Amenities

Community members indicate that high-quality services, facilities, and amenities are a promising feature of the Town and Woodbridge will continue to **Provide Community Services, Facilities, and Amenities** that add value to the quality of life within the community. These services, facilities, and amenities will address the needs of all residents regardless of age, disability, or lifestyle, and encourage quality connections between important facilities and open spaces. Focal points for this goal include Town buildings, public schools, and parks and recreation facilities.

Strategy 3.2.1 Provide community services to support Town residents.

Actions

- A. Support and enhance emergency services and first responders within the Town.
- B. Expand the senior and social work services to meet the needs of the senior population of the Town.
 - Continue to coordinate with the CT Healthy Living Collective and to seek grants and funding from the CT Department of Aging and Disability Services.
 - Increase social workers' hours.
 - Expand transportation services / resident shuttle.
 - Increase parking and accessible parking spaces at the Woodbridge Center.
 - Encourage health and wellness with hiking and walking groups.
 - Coordinate with the School Districts to bring youth and seniors together and share resources.
 - Coordinate with neighboring towns to share and innovate senior services.
- C. Establish third-party in-house mental health services in the Center Building.
- D. Explore the overlap of services between the Human Services and Recreation Departments and consider combining into a single Community Services Department.

- E. Coordinate youth services with the broader community and school districts.
 - Continue to meet and coordinate with youth services providers in Bethany and Orange through the Bethany-Orange-Woodbridge (BOW) Collaborative that may include development of a Juvenile Review Board and other youth-oriented initiatives.
 - Continue to collaborate on evidence-based prevention and positive youth development programs including the Home Alone Class, baby-sitting course, resume writing, and tech support for seniors.
 - Continue to collaborate on the Job Bank for Teens with the Regional School Districts and local businesses.

Strategy 3.2.2 Maintain and enhance Town properties, buildings, and facilities.

Actions

- A. Inventory Town-owned properties, and prepare a report documenting history, specific attributes, and best use recommendations..
- B. Update the ADA Transition Plan to ensure all Town buildings and outdoor spaces implement needed accessibility improvements that meet current ADA compliance.
- C. Complete renovations of the Culture and Community Center to establish as a community hub.
- D. Pursue Center Building renovations and seek funding to improve and expand the Police and Human Services Departments.
- E. Explore funding options for the Grove.
- F. Connect the Municipal (Town Center) Campus with the Fitzgerald Tract.
- G. Explore renovations to Town Hall (11 Meetinghouse Lane).
- H. Explore upgrades to the Library (10 Newton Road) to include mechanical equipment, fixtures, and furnishings.
- I. Explore renovations to the Public Works Building (15 Meetinghouse Lane).
- J. Explore expanding public infrastructure to Town Center Campus.

Strategy 3.2.3 Maintain quality public school programs and facilities.

Actions

- A. Support the Woodbridge School District on the evaluation and potential expansion, renovation, and/or replacement of the Beecher Road School.
- B. Continue to coordinate with the Woodbridge School District on the use of recreation facilities at the Beecher Road School including the pool.
- C. Explore eligibility for the Safe Routes to Schools program and related funding sources to provide safe sidewalk routes to the Town's public schools.
- D. Continue to coordinate with the Amity Regional School District to use the Amity Regional High School recreational facilities.
- E. Support the Amity Regional School District in pursuing grant funding to renovate the Library Media Center and adjacent classrooms.

Strategy 3.2.4 Provide a range of park facilities and recreation programs to support the needs of Town residents.

Actions

- A. Continue to maintain and improve existing Town parks and recreation facilities, including:
 - Woodbridge Athletic Field (160 Pease Road)—ADA accessibility “track”, indoor restroom amenities, concession stand, splash pad, bike park, additional parking, lights.
 - Acorn Hill Ball Field (85 Acorn Hill Road Extension)—ADA accessibility improvements, lights, indoor restroom amenities, concession stand, improved parking.
 - West River Ball Fields (28 South Bradley Road)—replace playground and irrigation system.
 - Center Field / Woodbridge Tennis and Pickleball Courts (149 Center Road)—continued maintenance for courts and new playground and irrigation system.
 - Fitzgerald Walking/Fitness Trails (100 Center Road)—replace fitness trail station equipment and connect sidewalk to municipal campus.
 - Town Green (8 Meetinghouse Lane)—add picnic tables.
- B. Identify and pursue funding for Town park and recreation improvements and expansion, particularly for ADA accessibility.

- C. Improve and expand recreational opportunities that connect residents to nature, such as walking and bike trails.
- D. Continue to collaborate with Land Trust, Woodbridge Parks Association, other volunteer groups (Town Trailmaster and Boy Scouts), and regional organizations to maintain and enhance the Town's trail network.
- E. Continue to provide and promote Town-sponsored recreational programs.
- F. Evaluate a plan for the Woodbridge Country Club Master Plan and develop a final plan and implementation schedule for Town approval.



Goal 3.3: Embrace and Preserve Natural Spaces

Woodbridge residents are proud of the community's open spaces and the Town will continue to **Embrace and Preserve Natural Spaces** to ensure the longevity of these areas and resources. The Town will focus on creating a meaningful open space system and utilize existing open space plans to guide acquisition, maintenance, and improvements for the future. This goal will encourage public-private partnerships with municipal and regional entities as well as organizations like land trusts.

Strategy 3.3.1 Create a meaningful overall open space system.

Actions

- A. Continue efforts to create an integrated greenway system that ties open space and recreational areas, supports wildlife habitat and corridors, and enhances overall quality of life.
- B. Develop policies and incentives to encourage the preservation of operating and historic farms and avoid development on prime farmland soils.
- C. Continue to develop a series of trails that connect open space and recreation areas.
- D. Support efforts to extend and enhance the Woodbridge Greenway (as established in 2022).
- E. Consider landscape connectivity when evaluating development proposals and open space acquisition to create biodiversity corridors that support migratory species and other ecological functions.

Strategy 3.3.2 Utilize the Woodbridge Open Space Plan to preserve natural spaces.

Actions

- A. Maintain and update the Woodbridge Open Space Plan to preserve key natural parcels and close gaps between existing protected parcels.
- B. Continue efforts to preserve protected open space as defined in the Open Space Plan (which includes Woodbridge Land Trust and Woodbridge Parks Association ownership, municipal protected, state protected, or RWA Class I and II protected land, and does not include RWA Class III.)
- C. Consider applying long-term land protections to appropriate Town-owned open space parcels.

- D. Continue to maintain the local conservation inventory of protected open spaces and add parcels where appropriate.
- E. Continue to provide information for property owners who enquire about PA 490 property designations for commercial farms, woodlands, and open space.
- F. Provide guidance on desirable recreational amenities within open spaces.
- G. Utilize the Open Space Plan to develop a classification system for open space. The classification system should:
 - Refine legal definitions of open space, historic sites, natural and scenic resources, and recreational opportunities in consultation with Town Commissions and other entities;
 - Define a formal process for designating municipally owned/managed properties;
 - Develop use designations for open space reflecting different purposes, conditions, and uses of Town, RWA, and private land;
 - Apply classification system to open space parcels; and
 - Supply maps, photos, and descriptions of Town-wide open space parcels and recreational amenities.



Strategy 3.3.3 Maintain and improve open spaces.

Actions

- A. Develop an Open Space Maintenance Plan with guidelines for management and maintenance of open space by use designation.
- B. Explore ways to establish trails and other improvements (such as signs at historic locations and boardwalks) to make accessible and expose people to the Town's surrounding ecosystem.

Strategy 3.3.4 Provide a process for open space acquisition.

Actions

- A. Develop a formal policy and procedure for open space acquisition to ensure consistency with the Open Space Plan and consider processes for expedited acquisition.
- B. Consider habitat diversity when evaluating open space acquisition to ensure a balanced portfolio of properties that include varied habitat types, enhance biodiversity, and represent a range of ecosystems.

Strategy 3.3.5 Enhance open space preservation tools.

Actions

- A. Support private efforts by the Woodbridge Land Trust and the Woodbridge Parks Association to maintain and preserve Town trails and open space.
- B. Continue to encourage the use of conservation easements, both donated and acquired, as an important tool for open space preservation.
- C. Continue to periodically communicate with owners of undeveloped land with an interest in conservation matters to stay apprised of opportunities for open space acquisition.
- D. Continue to seek funding to preserve and maintain open space through the Town budget and grants.
- E. Seek opportunities to partner with organizations (such as The Nature Conservancy) to protect open space.
- F. Explore modifying the Town's Subdivision Regulations to encourage or require open space preservation.
- G. Increase public awareness of and access to open spaces with announcements on the Town's website and by holding events that spotlight the Town's natural areas.
- H. Utilize existing state, regional, and local data and resources map areas most suitable for development with the least environmental impact.



Goal 3.4: Maintain and Enhance Historic and Cultural Resources

Woodbridge's history and heritage are important to the community's overall feel and identity. The public has indicated a desire for the Town to identify and create more historic and cultural resources that celebrate the Town's past. Woodbridge will work to **Maintain and Enhance Historic and Cultural Resources**, including maintenance and renovation of existing resources and identification of new resources.

Strategy 3.4.1 Support efforts to maintain and preserve the historic resources within the Town.

Actions

- A. Continue to maintain and renovate the Darling Farmstead and History Museum.
- B. Continue to identify and preserve historic resources that contribute to the Town's unique identity.
- C. Collaborate with the Historical Society and Conservation Commission to create walking maps to historic structures.

Strategy 3.4.2 Expand and promote cultural facilities and resources within the Town.

Actions

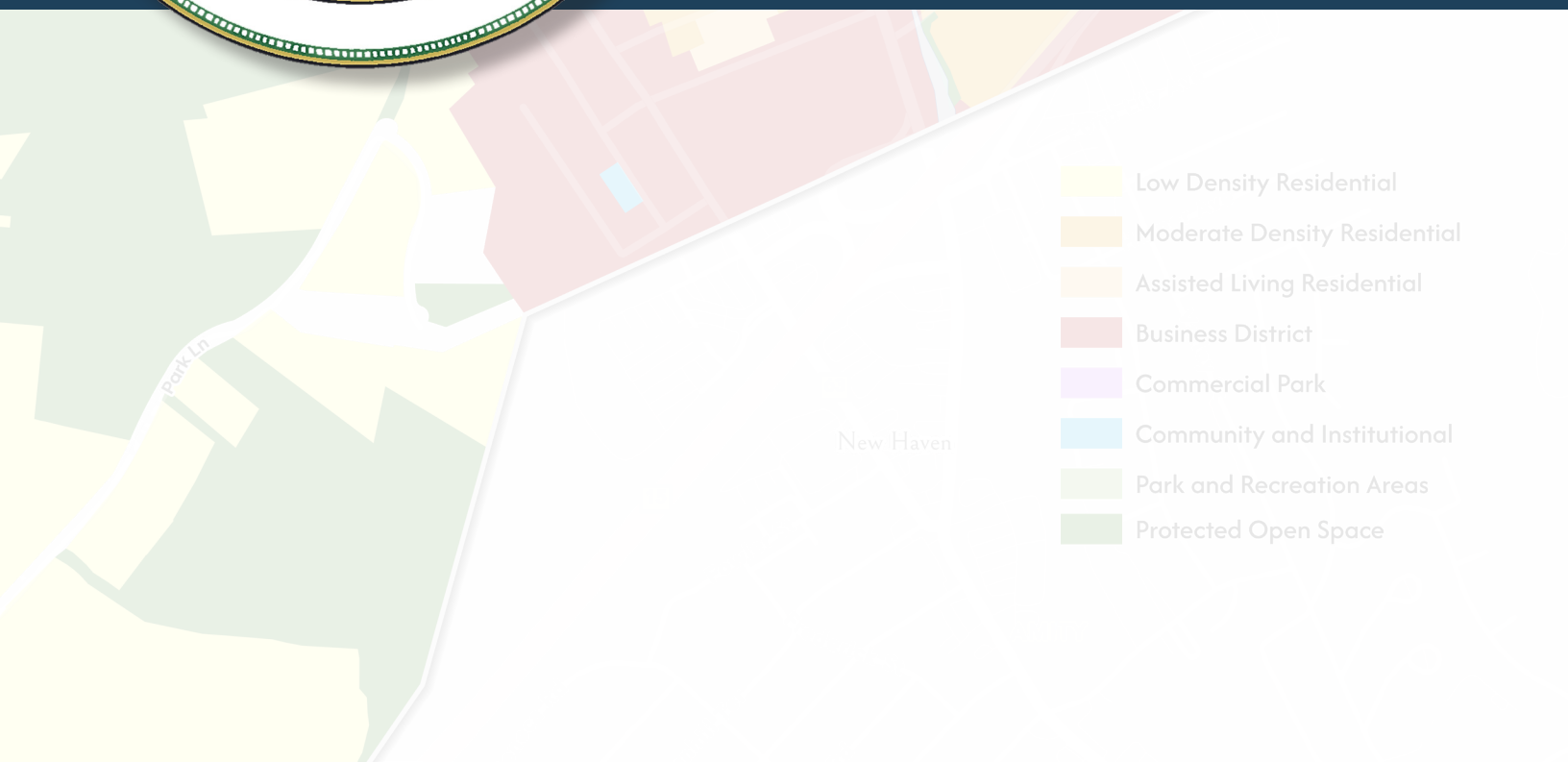
- A. Coordinate with and promote private cultural facilities to Town residents and visitors.
- B. Continue to identify important cultural resources in Town.





05

Future Land Use



- Low Density Residential
- Moderate Density Residential
- Assisted Living Residential
- Business District
- Commercial Park
- Community and Institutional
- Park and Recreation Areas
- Protected Open Space



Future Land Use Plan

The **Future Land Use Plan (FLUP)** identifies important future land use categories within Woodbridge. These categories were developed by reviewing the Town's existing zoning and land use patterns, considering community facilities and infrastructure capabilities, and incorporating the goals, strategies, and action items outlined in this POCD. This FLUP is intended to reflect the Town's desired future, as discussed throughout this POCD, and serve as a tool to guide future development and conservation initiatives within the community. Each future land use is described below (see **Figures 5-1a and 5-1b**).

Future Land Use Plan



Low Density Residential

Low Density Residential represents the predominant future land use category in Woodbridge, closely mirroring the Town's current development pattern. This category encompasses areas presently zoned Residence A or Residence B, with minimum lot sizes ranging from 15,000 to 65,000 square feet. The Low Density Residential designation reinforces the Town's rural feel by allowing residential, agricultural, and community facility uses. Housing in these areas consist of single-family housing, two-family housing, and accessory dwelling units (ADUs). When undeveloped parcels within this category are proposed for development, careful attention should be given to preserving the integrity of natural resources and supporting the Town's open space priorities.

Moderate Density Residential

Moderate Density Residential consists of those areas zoned T-3C, T-3D, and T-3BB, which are concentrated in and around the Business District. This future land use category permits single-family housing, two-family housing, and ADUs. Multifamily structures are permitted when serviced by public sewer and water infrastructure and not located within a public water supply watershed. Land classified as Moderate Density Residential is within the existing sewer and water service areas. There is very little vacant land within this area, and, therefore, opportunities to create housing diversity are limited to redevelopment and/or infill projects, which would take advantage of the existing infrastructure and connectivity associated with the nearby Business District.

Assisted Living Residential

Assisted Living Residential future land use consists of properties that are designated to provide age-restricted, assisted living, or nursing/rehabilitation residential units. These properties are located primarily in and around the Business District and within the existing water and sewer service areas.

Community and Institutional

Community and Institutional future land use includes municipal and State-owned properties, as well as religious institution land. These properties contribute to the quality of life in Woodbridge, providing services and amenities to residents, including various government buildings and public schools.

Business District

The Business District future land use category encompasses those areas within Woodbridge zoned as General Business, Business Industrial, and Development District 1 and are further regulated with the Woodbridge Village District Overlay. Properties designated within the category provide for most of the commercial activity within the Town, including office, services, and food and beverage establishments, among other uses. This area benefits from its access to public sewer and water infrastructure, public transportation, and proximity to the City of New Haven. The Town has previously conducted detailed planning studies for this Business District area, including a Connectivity Study and Vision and Placemaking Study, which should closely guide future private and public development within the Business District area.

Commercial Park

The Commercial Park future land use category includes those properties in Woodbridge zoned as Development District 2, east of the Business District. This area accounts for commercial and light industrial activity within the community, including office, laboratory, and manufacturing uses. There are limited vacant parcels within the Commercial Park area, and their development potential is constrained by steep topography; however, there are opportunities to redevelop existing underutilized properties.

Protected Open Space

The Protected Open Space future land use category consists of land zoned Park or Rural (T-1 and T-2) that are formally protected as open space or natural areas. These tracts of land include publicly and privately owned properties and are often home to important natural resources, like drinking water sources, steep slopes, wetlands, wildlife habitats, and flood zones, which contribute to the rural atmosphere, environmental health, and overall quality of life in Woodbridge. The Town should consider opportunities for acquiring additional open spaces that maintain environmental quality.

Park and Recreation Areas

The Park and Recreation Areas future land use category consists of land zoned Park or Rural (T-1 and T-2) that are not officially protected as open spaces. These tracts of land are designated or utilized as active or passive recreation areas and largely consist of Town-managed properties. Park and Recreation Areas land contributes to the Town's rural atmosphere, providing for natural and park areas throughout the community.

Agriculture

Agricultural land makes up a small but important component of the Town's future land use. This category represents actively farmed properties (publicly and privately owned) within the community.

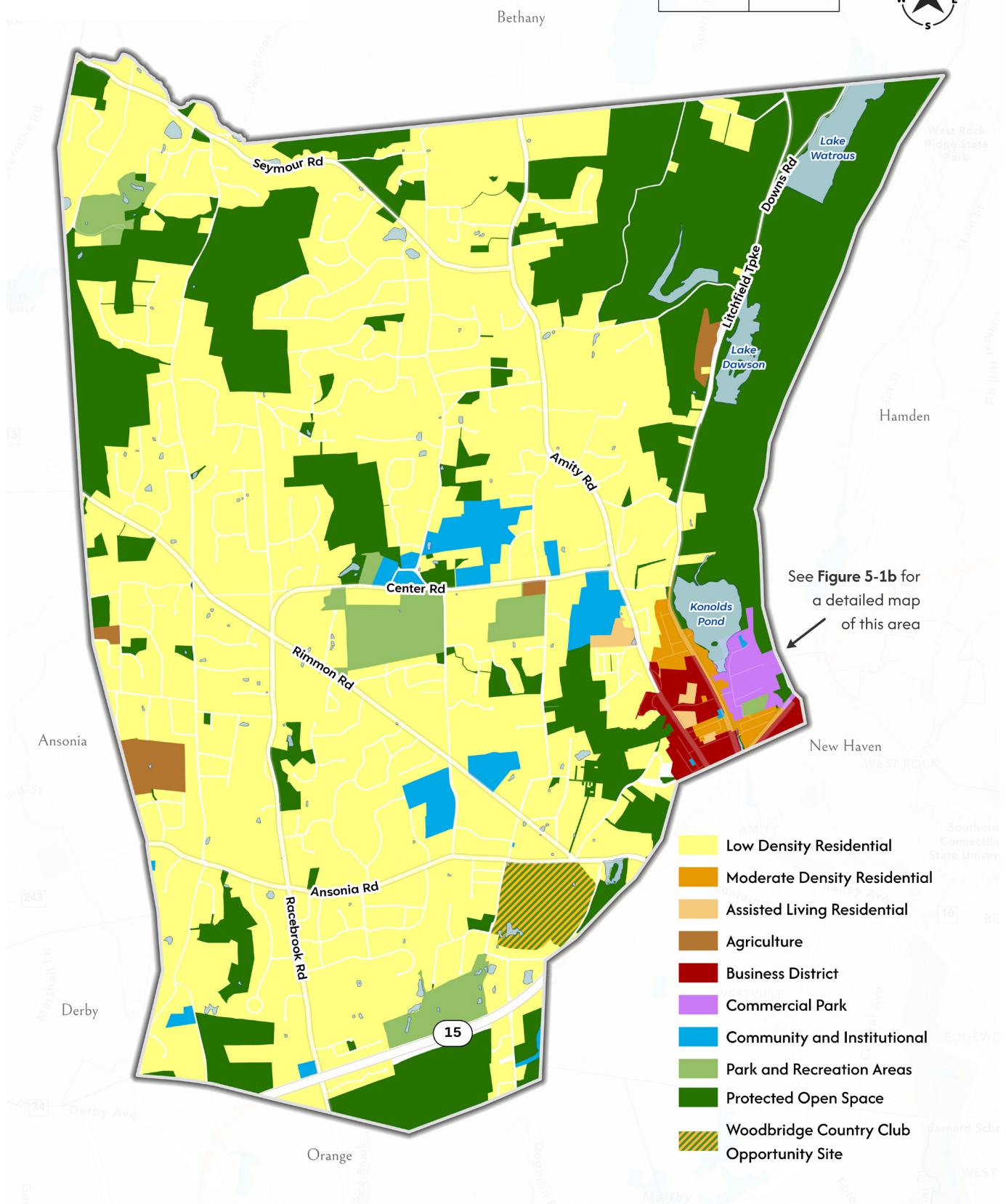
Woodbridge Country Club Opportunity Site

This FLUP includes the Town's unique opportunity site—the Woodbridge Country Club property. This site has undergone a separate assessment to determine optimal land use; this site provides unique opportunities for conservation/preservation, development, and recreation for the Town to leverage for use and enjoyment by the Town's population.



Future Land Use

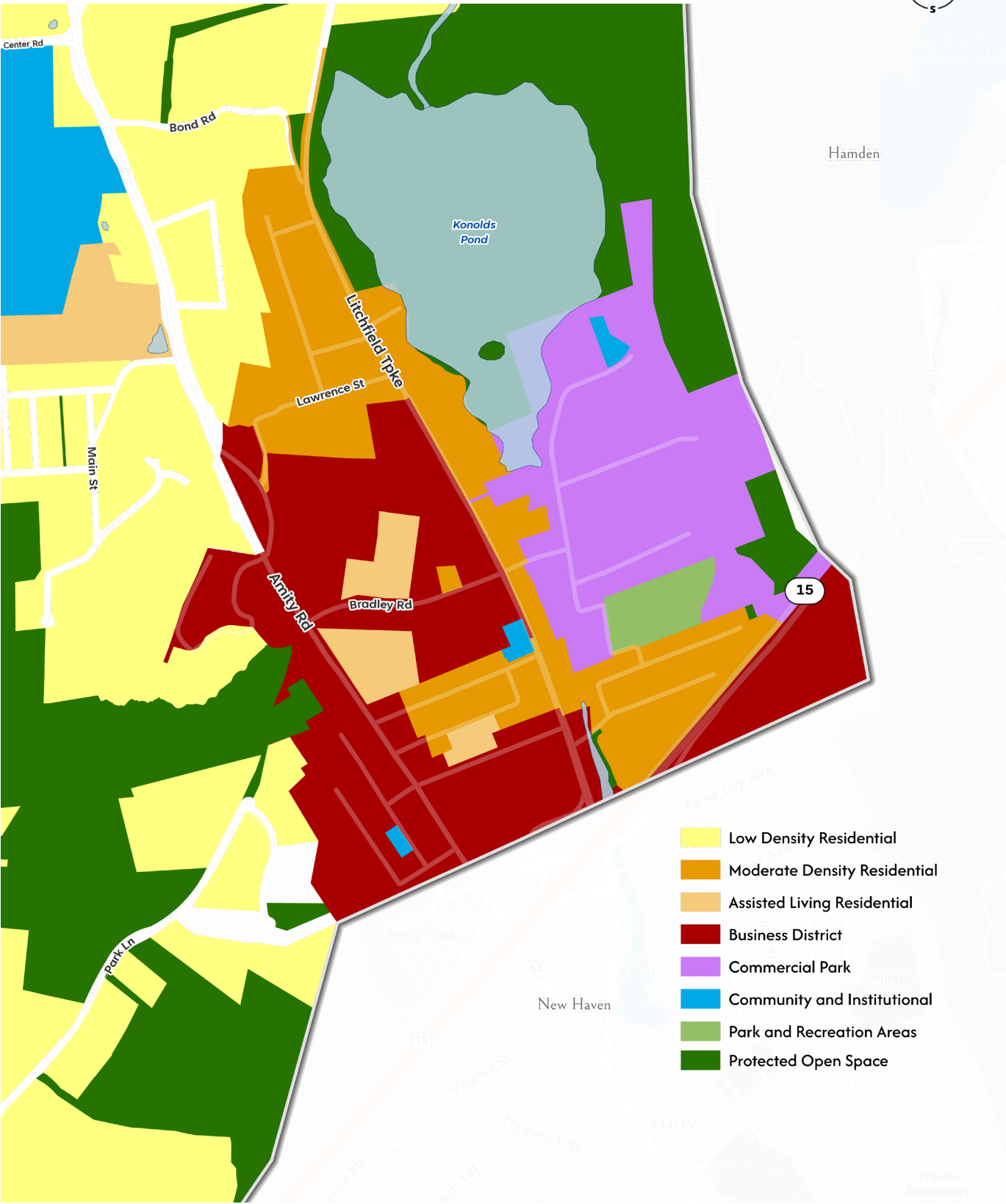
Figure 5-1a



Sources: Town of Woodbridge; SLR

Future Land Use—Detailed View

Figure 5-1b





06

State and Regional Plan Consistency



State and Regional Plan Consistency

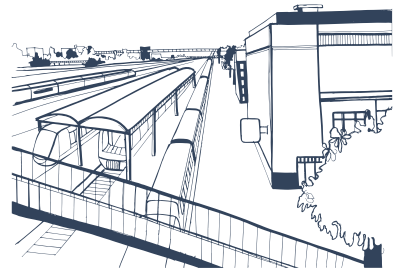
CGS §8-23 requires a municipality to consider, in the development of the local POCD, the State's six Growth Management Principles, the State's Conservation and Development Policies Plan (C&D Plan), and applicable Regional POCD (RPOCD). The local POCD must address any inconsistencies between these broader plans; as such, this chapter will address Woodbridge's consistency with the State's Growth Management Principles, as well as the State and Regional Plans.

State of Connecticut's Growth Management Principles

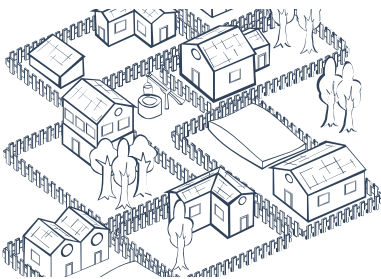
The State's six Growth Management Principles are intended to address Statewide growth issues like economic development, housing, transportation, and natural environment. These principles (per CGS §8-23(e)(1)(F), and Woodbridge's consistency with each, are outlined herein.

Principle 1: Redevelop and revitalize regional centers and areas with existing or currently planned physical infrastructure.

Woodbridge's physical infrastructure is concentrated in the existing Business District area, in the southeastern corner of the Town along its border with New Haven. This area is the primary focus for future mixed-use development, increased housing density, and transportation and mobility initiatives, thereby supporting redevelopment and revitalization in areas with existing infrastructure connections. See Strategies 1.1.1, 1.2.3, 1.3.2, 1.4.1, 1.4.2, 1.5.1, 1.5.2, 1.5.3, and 1.5.4 for more information and specific action steps to be taken to be consistent with Principle 1.



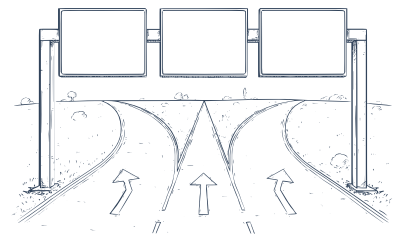
Principle 2: Expand housing opportunities and design choices to accommodate a variety of household types and needs.



Woodbridge has pursued expanding housing options and affordability prior to this POCD's development and will continue to do so throughout its implementation. This POCD identifies on-going efforts to expand housing opportunities in the community, including the work of the Housing Committee, and calls for further implementation of the municipality's Affordable Housing Plan, as well as broad promotion of housing options through existing zoning regulations and recommended updates and various housing programs. See Strategies 1.1.1, 1.3.2, 1.3.3, and 1.3.4 for more information and specific action steps to be taken to be consistent with Principle 2.

Principle 3: Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options.

The Town's major transportation corridors and nodes include Routes 15 (Wilbur Cross Parkway), 63 (Amity Road), and 69 (Litchfield Turnpike). Development opportunities discussed within this POCD are concentrated along these corridors, particularly in the Business District area (Amity Road and Litchfield Turnpike), with some discussion of the former Woodbridge Country Club property (in close proximity to Route 15). This focuses development in areas of suitable transportation options and existing infrastructure and maintains separation from the Town's suburban and more rural landscapes. See Strategies 1.1.1, 1.2.3, 1.5.1, 1.5.2, 1.5.3, 1.5.4, and 3.1.3 for more information and specific action steps to be taken to be consistent with Principle 3.



Principle 4: Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.



Woodbridge is home to many natural, cultural, and historical resources. The Town's rural/suburban landscape is a major contributor to the community's quality of life. This POCD outlines several goals and strategies to protect, restore, and enhance the quality and quantity of these resources in the Town, including forward-thinking development and sustainability initiatives such as LID, dark skies, and agricultural considerations. See Strategies 1.1.1, 1.4.3, 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6, 2.2.5, 2.4.2, 2.4.3, 2.4.4, 3.3.1, 3.3.2, 3.3.3, 3.3.4, 3.3.5, 3.4.1, and 3.4.2 for more information and specific action steps to be taken to be consistent with Principle 4.

Principle 5: Protect and ensure the integrity of environmental assets critical to public health and safety.

Woodbridge is committed to environmental stewardship and recognizes the importance of its natural assets to public health and safety. This POCD speaks to the connections between the Town's land use policies and its natural and built environments and outlines actions for creating meaningful and interconnected open space; enhancing air and water quality; and protecting wildlife, habitats, and scenic resources. The POCD also addresses community sustainability and resiliency in the face of changing climate conditions. See Strategies 1.1.1, 1.4.3, 2.1.1, 2.1.2, 2.1.3, 2.1.5, 2.2.1, 2.2.3, 2.2.5, 2.3.1, 2.3.2, 3.3.1, 3.3.2, 3.3.3, 3.3.4, and 3.3.5 for more information and specific actions steps to be taken to be consistent with Principle 5.



Principle 6: Promote integrated planning across all levels of government to address issues on a Statewide, regional, and local basis.



Woodbridge acknowledges the importance of local, regional, and Statewide collaboration in community planning throughout the course of this POCD. The POCD recommends the Town work closely with neighboring communities, SCRCOG, and the State of Connecticut on a wide range of community and regional planning issues, including housing and economic development initiatives, open space and natural resource protection, and transportation, mobility, and infrastructure initiatives. The POCD also addresses opportunities for the Town to work on implementation with non-governmental organizations, such as Land Trusts. See Strategies 1.1.1, 1.2.2, 1.2.3, 1.2.4, 1.3.2, 1.4.1, 1.4.2, 1.5.1, 1.5.4, 2.1.1, 2.1.2, 2.2.1, 2.2.4, 2.2.5, 2.3.2, 2.4.3, 3.1.3, 3.2.3, 3.2.4, and 3.3.5 for more information and specific action steps to be taken to be consistent with Principle 6.

State of Connecticut's 2025–2030 Conservation and Development Policies Plan

The State of Connecticut's 2025–2030 C&D Plan was adopted by the Connecticut General Assembly on March 5, 2025, and is organized around the State's five Visions. These Visions are intended to encourage agencies and State partners to consider how their current actions advance or detract from the State's overarching priorities for the 2025–2030 planning period. These Visions, and Woodbridge's consistency with them, are outlined herein.

Vision 1: A Thriving Economy—Connecticut will have a flourishing and diverse economy that leverages our strategic location, existing infrastructure, and natural and cultural assets.

The C&D Plan encourages local jurisdictions to focus on leveraging existing strengths and addressing current challenges through targeted development, infrastructure improvements, and conservation activities. This POCD addresses the need for balancing economic development with other built and natural environmental factors, such as existing sewer, water, stormwater, and transportation networks, and natural resources and open spaces. In particular, the Town's Business District area is the focus of more concentrated, targeted economic development. See Strategies 1.1.1, 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.4.1, 1.4.2, 1.5.1, 1.5.2, 2.1.1, 2.1.2, 2.1.3, 2.1.4, 3.3.1, 3.3.2, 3.3.3, 3.3.4, 3.3.5, 3.4.1, and 3.4.2 for more information on how Woodbridge's POCD is consistent with Vision 1.

Vision 2: Housing for Current and Future Residents—Connecticut will have a variety of housing types, in vibrant, diverse communities across the State that are able to meet residents' needs and are affordable at all income levels and all stages of life.

The C&D Plan notes the need to increase and diversify the supply of housing units, reduce housing cost burden, promote transit-oriented development, enhance mobility connections, and ensure the housing stock provides healthy, safe, and resilient homes for residents. This POCD addresses these concepts throughout, with unique focuses on low-income, workforce, and senior housing options and affordability. See Strategies 1.1.1, 1.2.3, 1.3.1, 1.3.2, 1.3.3, and 1.3.4 for more information on how Woodbridge's POCD is consistent with Vision 2.



Vision 3: Stewardship of Resources—Connecticut’s natural, cultural, and historic resources will be carefully and responsibly used and managed to bolster their ability to withstand disruptions and ensure their long-term quality and viability.

The C&D Plan discusses the need for local jurisdictions to work towards advancing equitable climate change mitigation adaptation strategies, investing in resilient infrastructure, promoting sustainable and nature-based development, preserving critical habitats and resources, transitioning to a fossil-free energy system, enhancing biodiversity, and increasing access to natural, cultural, and historic resources. Each of these components are addressed within this POCD; Woodbridge will embrace sustainability and resiliency in all facets of the community through the natural and built environment and public education. See Strategies 1.4.3, 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6, 2.2.5, 2.3.1, 2.3.2, 2.4.1, 2.4.2, 2.4.3, and 2.4.4 for more information on how Woodbridge’s POCD is consistent with Vision 3.

Vision 4: Health People and Places—Connecticut will offer communities that enable the health and physical, social, and mental wellbeing of residents of all incomes, races, genders, ethnicities, abilities, and ages.

To attain this vision of Healthy People and Places, the C&D Plan focuses on improving water quality and management, addressing food insecurity, collaborating with local community organizations, addressing social determinants of health, reducing greenhouse gas emissions, optimizing infrastructure use, and remediating contaminated lands to protect public health and revitalize communities. This POCD establishes goals, strategies, and actions to support this Vision, especially related to air and water quality, agriculture operations and partnerships, social and economic wellbeing, green energy technology, and broad energy conservation. See Strategies 1.1.1, 1.2.3, 1.3.2, 1.4.1, 1.4.2, 1.4.3, 1.5.3, 1.5.4, 2.1.1, 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.3.2, 2.4.1, 2.4.2, 2.4.3, 2.4.4, 3.2.1, and 3.2.4 for more information on how Woodbridge’s POCD is consistent with Vision 4.

Vision 5: Connected and Inclusive Communities—Connecticut will foster and support unique, diverse, and inclusive communities that are well-connected with each other and greater Northeast megaregion.

The C&D Plan encourages local jurisdictions to consider integrating transportation and land use planning, developing a multi-modal transportation network, balancing infrastructure expansion with conservation and fiscal responsibility, maintaining and improving existing infrastructure, creating resilient energy systems, enhancing broadband access, supporting local businesses, collaborating with tribal nations, investing in placemaking, promoting agriculture and healthy food access, protecting natural and cultural resources, and encouraging development outside of flood-prone areas. The components of this policy are addressed within this POCD and include goals, strategies, and actions related to active mobility, quality community facilities and infrastructure, renewable energy, conservation and sustainability, targeted economic development and placemaking, and natural resource and open space protections. See Strategies 1.1.1, 1.2.1, 1.2.2, 1.2.4, 1.4.1, 1.4.2, 1.4.3, 1.5.1, 1.5.2, 1.5.3, 1.5.4, 2.1.2, 2.1.3, 2.2.1, 2.2.3, 2.2.4, 2.2.5, 3.1.1, 3.1.2, 3.1.3, 3.2.1, 3.2.3, 3.2.4, 3.3.1, 3.3.3, and 3.4.2 for more information on how Woodbridge’s POCD is consistent with Vision 5.

Regional Plan of Conservation and Development

SCRCOG adopted a new RPOCD in 2018. The RPOCD is organized around three broad themes: the human, natural, and built environments. The overarching planning strategies focus on promoting growth and transit-oriented development within existing town and village centers, ensuring the protection and preservation of natural resources for the ecological, economic, and cultural benefits they offer, increasing housing diversity where it can be supported, and promoting easy access to job centers. The RPOCD also includes municipal-oriented planning strategies for each theme area to be considered for incorporation into the municipal plan. The following identifies how Woodbridge incorporated the RPOCD strategies into this POCD.

Human Environment

The RPOCD addresses the human environment through the lens of vitality, equity, housing diversity and affordability, and sustainability. It acknowledges the impact of physical, social, and environmental initiatives on community health and promotes equitable, affordable, and diverse housing and economic opportunities to support the region's population. Woodbridge addresses these human components in this Plan's three themes, especially the goals and strategies related to housing diversity and affordability, community facilities and infrastructure systems, social sustainability, and creating a welcoming community environment. See Strategies 1.3.2, 1.3.3, 1.3.4, 1.4.1, 1.4.2, 1.5.2, 1.5.3, 1.5.4, 2.2.1, 2.2.3, 2.2.4, 3.1.1, 3.1.2, 3.1.3, 3.2.1, 3.2.3, and 3.2.4 for more information and specific actions steps to be taken to be consistent with the RPOCD.

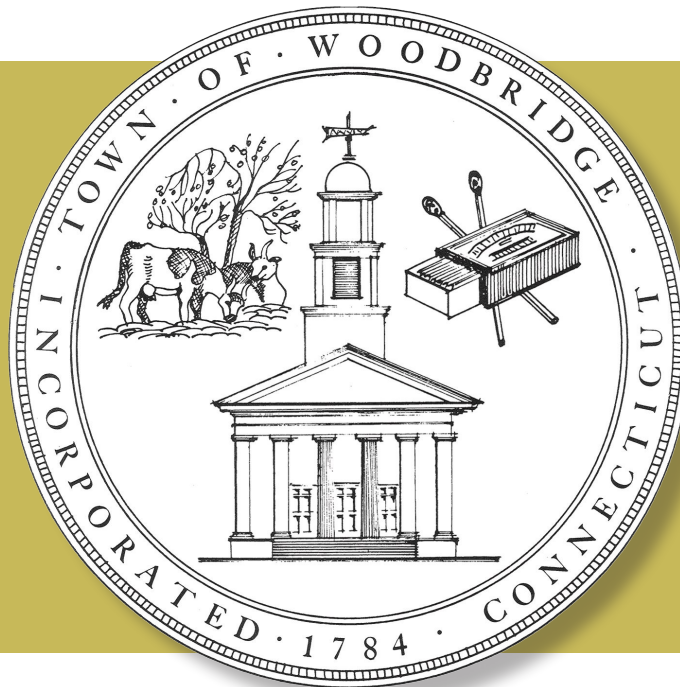


Natural Environment

The RPCOD identifies three main concerns related to the sustainability of South Central Connecticut's natural environment including biodiversity, water quality, and agricultural sustainability. This POCD identifies goals, strategies, and actions to address each of these major concerns, particularly those related to embracing environmental sustainability, conservation, and natural spaces. See Strategies 1.1.1, 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.3.1, 2.4.1, 2.4.2, 2.4.3, 2.4.4, 3.3.1, 3.3.3, and 3.3.5 for more information and specific actions steps to be taken to be consistent with the RPOCD.

Built Environment

The RPOCD discusses the need for a continued focus on redevelopment and infill development in strong central corridors, a balanced transportation system that promotes neighborhood, town, and regional connectivity, and thoughtful land use planning focused on enhancing the region's unique assets. This POCD considers the built environment and local role in broader development, infrastructure, and connectivity initiatives. The POCD calls for concentrated and targeted economic development in the Business District, efficient and safe vehicular and multimodal transportation networks, and collaboration with other municipalities, regional entities, and local organizations across planning initiatives. See Strategies 1.1.1, 1.2.1, 1.2.3, 1.2.4, 1.3.1, 1.3.2, 1.4.1, 1.4.2, 1.5.1, 1.5.2, 1.5.3, 1.5.4, 3.1.2, 3.1.3, and 3.2.2 for more information and specific actions steps to be taken to be consistent with the RPOCD.



Welcome

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Implementation Plan

This **Implementation Plan** lists the POCD’s goals, strategies, and action items, identifies the entities responsible for leading each action, and provides a timeframe for its completion:

- **Short-term** actions, marked with an “S”, are those intended to be implemented within one to three years of POCD adoption. These actions are typically easy to accomplish or are high-priority items that should be completed before initiating subsequent actions.
- **Medium-term** actions, marked with an “M”, are intended to be completed within four to seven years of POCD adoption.
- **Long-term** actions, marked with an “L”, are complex, multi-jurisdictional, or resource-intensive actions intended to be completed in the last three years from POCD adoption.
- **Ongoing** efforts are marked with an “O.”

This Implementation Plan incorporates a column (“Strategic Plan Alignment”) indicating POCD alignment with the Town of Woodbridge’s Board of Selectmen (BOS) Strategic Plan (June 2024). The BOS Strategic Plan prioritizes the Town’s pressing issues and proposes goals, strategies, and tactics to address these issues. While the Strategic Plan is the responsibility of the BOS, integrating it into this Implementation Plan is essential for understanding the Town’s full range of priorities, highlighting areas of overlap, and ensuring alignment between the BOS and the Town Plan and Zoning Commission (TPZ). This Implementation Plan indicates which action items align with the Strategic Plan’s twelve (12) strategies.

While many actions were vetted through Town departments and community engagement, the departments and agencies leading implementation will need to evaluate available budget and staffing resources and consider how priorities may evolve over time. Public support or opposition should also be factored into implementation decisions. Regular community check-ins on progress should be conducted in a format determined by the TPZ. Actions not completed within the ten-year lifespan of this POCD may be reconsidered in future POCD updates.

TIMELINE FOR ACTION ITEMS	
Code	Definition
O	Ongoing
S	Short Term (1–3 Years)
M	Medium Term (4–7 Years)
L	Long Term (8–10 Years)

LEGEND FOR IMPLEMENTATION TABLE	
Code	Entity
ALL	All Boards and Commissions
Assessor	Town Assessor
BOE	Board of Education
BOS	Board of Selectmen or Designee
BCO	Building Committee Officers
BO	Building Official
CLERK	Town Clerk
CC	Conservation Commission
CoC	Chamber of Commerce(s)
CS-HS	Community Services Department Human Services
CS-REC	Community Services Department Recreation & Recreation Commission
CTDOT	Connecticut Department of Transportation
CUPOP	Commission on the Use of Publicly Owned Properties
EDC	Economic Development Commission
EMS	Emergency Medical Services
Finance	Finance Department & Board
FD	Fire Department & Fire Marshal
HC	Housing Committee
HIST	Historical Society
IWA	Inland Wetlands Agency & Staff
LIB	Library
PD	Police Department & Commission
PW	Public Works Department
SC	Sustainability Committee
SCRCOG	South Central Regional Council of Governments
TP	Town Planner
TPZ	Town Plan and Zoning Commission & Staff
WLT	Woodbridge Land Trust
WPA	Woodbridge Parks Association
ZEO	Zoning Enforcement Officer

Theme 1: Pursuing Responsible Growth and Housing Diversity

Goal 1.1: Facilitate Sustainable Growth				
Strategy 1.1.1: Guide future growth to be consistent with existing land use patterns, environmental protection, infrastructure capabilities, and the needs of the Town and region.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Continue to review development applications for consistency with the Town's zoning regulations, POCD's goals and Future Land Use Plan.	TPZ	TP	O	
B. Continue to ensure that future Town growth aligns with Town services and infrastructure capabilities and complies with environmental regulations.	TPZ	TP	O	✓ (Strategy 12)
C. Ensure the Town's zoning regulations support desired land use patterns within the Town, with consideration for compatibility with existing development patterns.	TPZ	TP	O	✓ (Strategy 12)
D. Review for consistency and amend as needed the Town's zoning regulations to be consistent with the POCD and the Connecticut General Statutes.	TPZ	TP	O	
E. Review and amend the Town's zoning regulations to simplify and modernize the existing regulations, including development standards and uses to remove regulatory barriers.	TPZ	TP	M	
F. Maintain a Town Planner position (either as a consultant or dedicated Town staff person) to assist in the implementation of the POCD and direct the land use development process of the Town.	BOS	SCRCOG	S	✓ (Strategy 4)
G. Evaluate the Woodbridge Country Club Master Plan, develop a final plan and implementation schedule for Town approval.	BOS	TPZ/TP	S	✓ (Strategy 5)
H. Utilize existing state, regional, and local data and resources to map areas suitable for development with the least environmental impact.	TPZ / CC		M	

Goal 1.2: Pursue Targeted Economic Development				
Strategy 1.2.1: Promote existing and seek new economic development opportunities.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Promote Woodbridge's local businesses, natural assets and features, and seasonal events to the region.	EDC	CS	O	✓ (Strategy 1)
B. Increase opportunities for small/local businesses.	EDC		O	✓ (Strategy 1)
C. Prepare marketing materials to encourage new business startups in Woodbridge.	EDC	TP	M	✓ (Strategy 1)
D. Enhance the commercial base by continuing to promote new businesses that provide synergies with existing businesses without exacerbating traffic problems.	EDC	TPZ/TP	M	✓ (Strategy 1)
E. Stay updated on State tax benefits that help support commercial businesses.	EDC/ Finance	SCRCOG	O	✓ (Strategy 1)
F. Develop guides for potential business owners to assist them in learning about the approval processes necessary to start their business.	EDC	TP/TPZ	S	✓ (Strategy 1)
G. Develop a package of incentives to draw new businesses into the Business District and Commercial Park areas.	EDC	TP/TPZ	S	✓ (Strategy 1)
H. Promote opportunities for the creative economy sector to become established and grow in the Business District by providing live-work units, supporting and networking with regional arts and cultural institutions and events, and supplying appropriate tax incentives.	EDC	TP	L	✓ (Strategy 1)
I. Identify vacant or underutilized parcels in the Business District and Commercial Park areas for potential mixed-use redevelopment with appropriately sized businesses, with consideration for housing opportunities.	EDC	TPZ/HC/ CUPOP	S	✓ (Strategy 1) ✓ (Strategy 12)
J. Examine and support (e.g., through State tax incentives) opportunities for an incubator space to support new local businesses with space, resources, and shared expertise, potentially in partnership with Yale University or other universities.	EDC	TP/Finance	M	✓ (Strategy 1)
K. Encourage shared workspaces within the Business District.	EDC	TPZ	O	✓ (Strategy 1)

L. Explore opportunities to leverage Woodbridge's recreational and open space amenities for economic development, including partnerships with local businesses and community programs.	EDC	CC	O	✓ (Strategy 1)
Strategy 1.2.2: Build a strong business community.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Establish a business retention program with the business community.	EDC	TP/SCRCOG	S	✓ (Strategy 1)
B. Conduct a business visitation program between the Economic Development Commission (EDC) and business owners and employees to maintain a business-friendly climate and solve common problems proactively.	EDC	TP/CoC	S	✓ (Strategy 1)
C. Lead continuing business recruitment and development towards achieving a mix of economic assets in Town.	EDC		O	✓ (Strategy 1)
D. Establish contacts with home-based businesses to include them in development initiatives and opportunities.	EDC	ZEO	S	✓ (Strategy 1)
E. Engage with the newly established Amity Chamber of Commerce to help maintain relationships with local businesses and engage with the Greater New Haven and other regional chambers of commerce on regional business collaboration.	EDC	CoC	O	✓ (Strategy 1)
F. Assign a staff member to be the liaison between the Town and the business community.	BOS	BOS/Finance	S	✓ (Strategy 1)
G. Establish a Workforce Readiness Program between local school districts and local businesses.	EDC	BOE	M	✓ (Strategy 1)
H. Engage in consultations with residential and commercial property developers and real estate brokers to identify steps to attract high-quality residential and mixed-use projects.	EDC	TP/TPZ	O	✓ (Strategy 1)
Strategy 1.2.3: Invigorate the Business District.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Review and update the zoning regulations for the Business District, as needed. Consider expanding mixed-use residential in the Business District and adjacent districts and updating the parking requirements for commercial and mixed uses.	TPZ	TP/TPZ	S/O	✓ (Strategy 1) ✓ (Strategy 12)

B. Review and modify, as needed, the Woodbridge Village District design standards to better guide the Architecture Review Board in encouraging economic growth, while protecting and enhancing the visual appeal of the District and Town.	TPZ	TP	S	✓ (Strategy 1)
C. Continue to implement and seek funding to complete the Woodbridge Business District Connectivity Study recommendations.	EDC/BOS/ Finance	TPZ/PW/TP	S	✓ (Strategy 1)
D. Continue to implement the Woodbridge Business District Vision and Placemaking Study.	EDC/BOS/ Finance	TP/TPZ	S	✓ (Strategy 1)
E. Encourage and incentivize home-based enterprises to move to the Business District.	EDC	TP	O	✓ (Strategy 1)
F. Assist in connecting entrepreneurs and home office-based businesses to mentors and resources to grow in size, profile, and local impact.	EDC	TP	O	✓ (Strategy 1)
G. Identify and pursue grants and other funding sources to improve infrastructure and economic capacity in the Business District.	EDC	SCRCOG	O	✓ (Strategy 1)
H. Engage with the City of New Haven to better integrate bordering business districts.	EDC	BOS	O	✓ (Strategy 1)
Strategy 1.2.4: Utilize regional coordination to advance the Town's economy.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Promote the Town's role within the larger regional economy.	EDC	SCRCOG	O	✓ (Strategy 1)
B. Focus on Woodbridge's unique strengths (community small-town feel, open space, transportation connectivity, adjacency to New Haven) and look for opportunities to collaborate with other surrounding municipalities and neighborhoods to strengthen economic networks and initiatives.	EDC	BOS	O	✓ (Strategy 1)
C. Collaborate with Yale University and related entities and other major regional employers to understand potential growth needs.	EDC	TP/SCRCOG	S	✓ (Strategy 1)

Goal 1.3: Increase Housing Options and Affordability				
Strategy 1.3.1: Promote housing quality and maintenance in residential neighborhoods.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Continue to provide guidance to Town residents on home renovations and code compliance to enhance home values.	BO/ZEO		O	
B. Expand the Town's homeowner rehabilitation program to serve income eligible residents.	CS-HS		O	
Strategy 1.3.2: Pursue opportunities to increase housing options.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Review and update the zoning regulations to expand mixed-use residential in the Business District and expand to adjacent districts to increase housing opportunities that are intermixed with commercial uses, walkable, and near transit.	TPZ	TP/HC/EDC	S	✓ (Strategy 12)
B. Continue to promote smaller housing types including accessory dwelling units (ADUs) and two-unit developments to diversify the Town's housing options.	TPZ	TP/HC	O	✓ (Strategy 12)
C. Promote housing where there is existing infrastructure for public water and sewer or potential for future connections.	TPZ	TP/HC	O	✓ (Strategy 12)
D. Encourage transit-oriented development (TOD) by identifying future transit hubs or areas with potential for transit and higher density residential development.	TPZ	TP/HC/EDC	L	✓ (Strategy 12)
E. Continue to collaborate with SCRCOG and pursue formal partnerships with neighboring municipalities to collectively address the region's housing needs.	BOS / HC	TP/ SCRCOG	O	✓ (Strategy 12)
F. Pursue State and federal grant and funding opportunities (to reduce the cost burden on Town residents) to support housing-related infrastructure needs, such as feasibility and cost analysis studies, road improvements, utility expansion, and environmental remediation.	BOS/HC/ Finance	SCRCOG	O	✓ (Strategy 12)
G. Evaluate the Woodbridge Country Club Master Plan, develop a final plan and implementation schedule for Town approval.	BOS/TPZ	TP/CIPOP/CC / HC/ CS-REC	S	✓ (Strategy 5)

Strategy 1.3.3: Promote ways to improve housing affordability and create affordable housing.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Implement the recommendations of the Town's AHP and continue to update the AHP as required by Connecticut General Statutes.	HC	TPZ	O	✓ (Strategy 1) ✓ (Strategy 12)
B. Continue efforts to engage and educate the public on the benefits of diverse housing, affordable housing options (such as ADUs) and programs (such as Connecticut Housing Finance Authority mortgages for first-time home buyers), and Fair Housing Laws.	HC		O	✓ (Strategy 12)
C. Provide opportunities for workforce housing (targets 80–120 percent AMI households) within the community.	HC		S	✓ (Strategy 1)
D. Identify potential Town-owned properties or properties to be acquired that could be used to provide affordable housing options for households looking for smaller housing options.	HC	CUPOP	O	✓ (Strategy 1)
E. Explore other ideas to encourage housing in Town such as reducing minimum lot sizes in designated areas, updating the Opportunity Housing zoning regulations, and pursuing a targeted number of new housing units over the next 20 years.	HC	TPZ	S	✓ (Strategy 12)
F. Consider establishing a Housing Trust Fund that promotes affordable housing by providing dedicated, flexible funding for the development, preservation, and rehabilitation of housing for low- and moderate-income households.	HC	BOS	S	✓ (Strategy 12)

Strategy 1.3.4: Provide senior housing options				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Continue to provide information, support, and services through the Woodbridge Center that help seniors continue living in their homes or in suitable housing within Woodbridge.	HS		O	✓ (Strategy 12)
B. Continue renter and tax relief programs to reduce tax burdens on older residents.	BOS/ Finance	CS-HS	S	✓ (Strategy 12)
C. Expand the Town's inventory of smaller housing units and age-restricted housing to provide older residents with more local housing options.	HC / TPZ	TP/EDC	S	✓ (Strategy 12)
D. Seek opportunities for age-restricted lifestyle housing on Town-owned properties.	HC / TPZ	CS-HS/ CUPOP	S	✓ (Strategy 12)
E. Explore senior co-housing and cooperative options in the Business District.	HC	CS-HS	M	✓ (Strategy 12)
F. Promote senior-friendly building modifications such as grab bars, wider hallways and doorways, and improved accessibility.	HS	BOS	M	✓ (Strategy 12)

Goal 1.4: Maintain Quality Community Infrastructure Systems				
Strategy 1.4.1: Coordinate and expand the public water system and assist with private well water systems.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Continue to coordinate with RWA to ensure the existing public water system is of sufficient capacity and design to meet the needs of the Town.	TPZ	TP	O	✓ (Strategy 12)
B.				
C. Continue to coordinate with the Quinipiack Valley Health District via building permits on private well water systems.	BO		O	
Strategy 1.4.2: Coordinate and expand the public sewer system and assist with private septic systems.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Continue to coordinate with GNHWPCA to ensure the public sewer system is of sufficient capacity and design to meet the needs of the Town.	TPZ	TP	O	✓ (Strategy 12)
B. Support GNHWPCA's efforts to maintain the public sewer system and use the existing system to leverage future development projects.	BOS	TP	O	✓ (Strategy 12)
C. Continue to coordinate with the Quinipiack Valley Health District via building permits on private septic systems.	BO		O	
Strategy 1.4.3: Promote sustainable infrastructure practices.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Continue to enforce appropriate regulations to protect groundwater, floodplains, aquifers, and other natural resources.	IWA/TPZ		O	
B. Continue to enforce existing regulations for Best Management Practices for Stormwater Management and Non-Point Source Pollution and promote LID.	PW	CC/SC/BOS	O	
C. Continue to promote the use of on-site stormwater detention for all new development.	PW	TPZ/IWA	O	
D. Continue to maintain existing Town stormwater management systems and improve the systems for increased storm frequency and intensity.	PW	SC/CC/BOS	O	

Goal 1.5: Maintain and Enhance Transportation Systems with Pedestrian and Bicycle Considerations				
Strategy 1.5.1: Provide a safe and convenient road network.				
Action items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Maintain communication and engage with CTDOT on State Route 15 (Merritt Parkway) with a priority focus on Exit 59 and West Rock Tunnel.	BOS	CTDOT	S	
B. Continue to coordinate with CTDOT on state routes within the Town.	BOS / PW	CTDOT	O	
C. Continue to maintain local roads and right-of-way, including bridges, culverts, pedestrian crossings, and road paving, preservation, and reconstruction.	PW	BOS	O	
D. Promote and encourage ride-sharing options for residents and large employers.	SC	BOS	O	
E. Continue to coordinate with SCRCOG on regional transportation issues.	BOS/PW/ TPZ	SCRCOG	O	
F. Assess right-of-way suitability for on-street parking and allow limited on-street parking where road widths permit in the Business District.	PW	PD/TPZ	O	
G. Consider adopting a Complete Streets Program to explore multimodal transportation options (pedestrian/bike routes and linkages) and utilize education, enforcement, and engineering to implement traffic calming measures.	PW	CTDOT/SCRCOG	O	✓ (Strategy 9)
H. Explore updating parking requirements, implementing advanced traffic management systems, and traffic calming measures, such as speed humps, raised crosswalks, curb extensions (bulb outs), and textured pavement.	EDC/PW /TPZ	CTDOT/PW	O	✓ (Strategy 9)
I. Improve roadway safety for vulnerable users, including pedestrians, children, and seniors, by reducing speeding and cut-through traffic.	PW	CTDOT	P	
Strategy 1.5.2: Explore expansion of transit options.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Coordinate with transit providers to expand transit service in Town.	BOS	TP/CTDOT	M	

Strategy 1.5.3: Promote walkability within the Business District.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Maintain and expand multimodal transportation opportunities and connections in the Business District.	BOS / EDC	TPZ	M	✓ (Strategy 1) ✓ (Strategy 9)
B. Continue to implement and seek funding to complete the Connectivity Plan of the Woodbridge Business District Connectivity Study.	EDC/BOS/Finance	SCRCOG	S	✓ (Strategy 1) ✓ (Strategy 9)
C. Invest in improvements such as street furniture, trees, bike racks, and sidewalks, and promote street-oriented commercial uses within the Business District.	BOS/PW/ EDC	SCRCOG	S	✓ (Strategy 9)
D. Identify other locations within the Business District to expand the sidewalk system and to connect adjacent neighborhoods and municipal facilities.	BOS / PW	SCRCOG/CTDOT	M	✓ (Strategy 9)
Strategy 1.5.4: Explore and provide improved bicycle infrastructure.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Continue to implement bicycle infrastructure improvements identified in the Woodbridge Business District Connectivity Study.	BOS	SCRCOG/ TPZ	O	✓ (Strategy 1) ✓ (Strategy 9)
B. Coordinate with CTDOT to improve bicycle mobility on state routes within the Town with a focus on Route 63 (Amity Road) and Route 69 (Litchfield Turnpike).	BOS	CTDOT	M	✓ (Strategy 9)
C. Identify priority bicycle routes within Town and implement improvements, including dedicated bicycle lanes, sharrows, and signage.	BOS / PW	SCRCOG	S	✓ (Strategy 9)
D. Explore with local businesses a bike sharing program within the Business District.	BOS / EDC	PW	M	
E. Partner with community bicycle groups to develop a Woodbridge safe bicycle routes and local trails map.	CS-REC	PW	S	✓ (Strategy 9) ✓ (Strategy 10)

Theme 2: Embracing Sustainability and Resiliency

Goal 2.1: Embrace Environmental Sustainability and Conservation				
Strategy 2.1.1: Protect and enhance water resources and air quality.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Continue to protect water courses and wetlands from development impacts, preserve wetland areas, and provide natural vegetative buffers along water courses.	IWA		○	
B. Coordinate programs and efforts to maintain and enhance water quality, both surface water and groundwater and aquifers with the Inland / Wetlands Agency, RWA, DEEP, and Connecticut Water Planning Council (WPC).	IWA/TPZ		○	
C. Update and expand LID regulations and best management practices into the Town's zoning and subdivision regulations.	TPZ	IWA	○	
D. Explore opportunities to reduce impervious coverage and/or increase pervious surfaces and raise awareness of types of impervious surfaces.	TPZ	IWA	○	
E. Continue preparing an annual Stormwater Management Plan and required annual Municipal Separate Storm Sewer Systems (MS4) Permit reporting.	PW	ZEO	○	
F. Educate residents about the importance of protecting water quality and wetlands and discouraging the use of chemical fertilizers and pesticides.	IWA	CC	○	
G. Continue to coordinate with the state on air quality programs and efforts.	BOS		○	
H. Assess the prevalence of wood-burning for home heating and consider incentives or regulations to encourage the use of modern, clean-burning wood stoves and fireplaces.	BOS	BO	○	
I. Provide public notices at Town parks, ball fields, and recreational facilities during air quality advisories and ozone exceedance days.	CS-REC	PW/CUPOP	○	
J. Share best practices information for on-site sewage disposal systems that follow DEEP and other agency regulations.	BO		○	

Strategy 2.1.2: Protect and conserve natural resources and scenic views.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Support and protect biodiversity within the Town, including state priority habitats such as early successional landscapes, grasslands, and young forest habitats.	CC	CUPOP/PW	O	
B. Create a natural resources inventory for the Town of Woodbridge as a resource to assist and guide overall land use planning.	CC	CUPOP	S	
C. Develop a comprehensive plan to manage and remove invasive species, including funding sources, removal and monitoring techniques, and changing landscape management activities that promote invasive species.	CC	PW/BOS	S	
D. Encourage the use of native species by adopting a native species landscape ordinance and educating residents on the importance of utilizing native species and best management practices to minimize damage created by invasive species (both plants and animals).	CC	PW/BOS	O	
E. Manage and protect Town forest assets by developing a plan for undertaking a tree inventory in critical areas, including adjacent to scenic and commercial roads, trails, and power lines.	CC	CUPOP	M	✓ (Strategy 7)
F. Consider adopting a Tree Ordinance to protect existing trees and tree canopy and encourage planting of trees and right tree/right place ideals.	CC	BOS	M	
G. Consider regulatory protections (especially in considering large developments) for natural resources that contribute to the Town's scenic character, including ridges and steep slopes, stone walls, trees of large caliper, fields, and viewsheds.	CC	BOS/TPZ	O	
H. Utilize and expand Scenic Road designations to protect local rural roads, large trees, stone walls, and scenic viewsheds.	CC	BOS	O	
I. Continue to coordinate with neighboring municipalities and community partners on the West River Greenway.	BOS		O	
J. Evaluate the Woodbridge Country Club Master Plan and develop a final plan for Town approval with an implementation schedule.	BOS	CUPOP/CC/HC/CS-REC	S	✓ (Strategy 5)

Strategy 2.1.3: Protect and enhance wildlife and habitats.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Protect vulnerable and endangered species, as well as species of concern (as identified by the NDDDB), with emphasis on minimizing habitat fragmentation and supporting habitat restoration efforts.	CC		O	
B. Educate the public about using their property to support and enhance the activity of pollinators (pollinator pathways).	CC		O	
C. Continue to protect and enforce wetland regulations and review for possible modifications to penalties and sanctions.	IWA		O	
Strategy 2.1.4: Preserve agriculture and farming.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Continue to preserve farmland, fertile soils, and local agriculture businesses.	CC / TPZ		O	
B. Develop policies and incentives to encourage preservation of operating and historic farms and avoid development on prime farmland soils.	CC/BOS/ Finance		S	
C. Promote local farmers' markets in accessible locations to increase awareness and access to local food.	CC	EDC	O	
Strategy 2.1.5: Encourage the use of green technology and LID.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Update and expand LID regulations and best management practices into the Town's Zoning and Subdivision Regulations.	TPZ	CC/SC	S	
B. Utilize green technology and LID principles for Town-sponsored projects.	BOS	CUPOP/SC	O	
C. Promote adopting Green Building Standards, incorporating renewable energy, and using sustainable materials and construction methods for housing development.	BO	BO/BCO/TPZ	O	
Strategy 2.1.6: Reduce light pollution and promote Dark Skies initiatives.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Evaluate the impact of adopting a Dark Skies ordinance to minimize lighting impacts within the Town and local environment.	BOS/TPZ	CC/SC	M	

Goal 2.2: Promote Social Sustainability and Wellbeing				
Strategy 2.2.1: Support local farms and food including accessibility to food.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Identify locations in the Business District and Municipal Campus suitable for accessible farmers' markets.	EDC/BOS/SC		S	
B. Ensure the zoning regulations align with the Connecticut "Right to Farm" Law.	TPZ	CC	O	
C. Maintain and identify additional municipal properties suitable for agriculture to be used by the community for farming and community gardens.	CC/SC/CUPOP	TPZ	O	
D. Partner with Massaro Community Farms and other local farms to promote opportunities and programs for Town residents to engage in local farming, gardening, or other forms of horticulture or plant cultivation.	BOS	CC/SC	O	
Strategy 2.2.2: Support community access to the arts and culture.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Identify and promote potential artists and cultural assets in the community.	LIB	CS-REC /HIST	O	
B. Streamline permitting processes for events, performances, and exhibits that promote the community's arts and culture.	BOS	BO/CS-REC/PD/FD/PW/LIB	S	
C. Establish an annual recognition program for local artists. Consider partnering with adjacent municipalities.	LIB	CS-REC / BOS	M	
D. Develop a professional artist network to provide avenues of communication for artists, art administrators, and art presenters/curators.	LIB/CS-REC		M	
Strategy 2.2.3: Promote healthy living and wellbeing for Town residents.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Distribute healthy lifestyle information provided by local health organizations.	CS-HS		O	
B. Connect seniors with physical and mental health professionals.	CS-HS	CS-REC	O	
C. Conduct an annual health fair for Town residents.	CS-HS	CS-REC	O	✓ (Strategy 11)

Strategy 2.2.4: Promote economic wellbeing for Town residents.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Distribute economic well-being information prepared by local financial advisors.	CS-HS		O	
B. Promote job fair opportunities and partner with neighboring municipalities and/or the SCRCOG.	CS-HS	EDC/ SCRCOG	O	
C. Coordinate with the School Districts and promote adult education opportunities.	CS-HS/BOE		O	
Strategy 2.2.5: Educate, promote, and support sustainability ideals and practices.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Coordinate and host events to promote the Town's natural and water resources, such as Earth Day, educational workshops, hikes, and cleanup events.	SC	CC	O	✓ (Strategy 11)
B. Promote and incentivize shopping at local businesses and farmers' markets to reduce transport carbon impact and cost.	SC	CC	O	
C. Continue to pursue electric vehicle options for the municipal fleet.	BOS/Finance	SC	O	✓ (Strategy 7)
D. Establish a Green Energy Plan for all Town buildings.	SC	CUPOP/BO	O	✓ (Strategy 7)
E. Educate and encourage residents to utilize green infrastructure such as green roofs, rain barrels, and rain gardens to minimize stormwater impacts.	SC	CC	O	✓ (Strategy 7)
F. Continue to participate in the Sustainable CT Program and seek to achieve Silver Certification.	SC	TPZ/CC	O	✓ (Strategy 7)

Goal 2.3: Enhance Local Climate Resiliency and Emergency Management Capacity				
Strategy 2.3.1: Improve resilience to changing environmental conditions.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Coordinate with public utilities to request prioritizing utility upgrades that are resilient to changing environmental conditions, increasing storm frequency and intensity.	BOS/PW	PD/FD	O	
B. Evaluate all Town-owned buildings and properties for climate-related vulnerabilities such as extreme heat, shade access, flood and drought tolerance, and heavy storm resilience.	BO/PW/SC	BCO/CUPOP	O	
C. Develop a carbon inventory for Woodbridge and calculate potential carbon credits from emission reductions achieved through specific mitigation measures. Use this inventory to evaluate the carbon impacts of new developments and land-use changes.	SC/CC	SCRCOG	M	
D. Encourage preservation, maintenance, and tree planting to provide environmental benefits, including rainfall absorption, CO ₂ removal, heat reduction, wildlife habitat, and other ecological benefits.	SC/CC	PW	O	
E. Support regular tree limb inspections and maintenance programs to reduce the risk of downed power lines.	BOS/PW	CC	O	
F. Evaluation and implement as appropriate, strategies in the <i>Municipal Emissions Reduction Playbook</i> (MERP) prepared for Woodbridge as part of the region's <i>Comprehensive Climate Action Plan</i> , supported by the national Climate Pollution Reduction Grant program.	SC	CC	O	
Strategy 2.3.2: Enhance emergency preparedness and hazard mitigation.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Maintain and improve emergency management procedures and communication, including Emergency Services Dispatch regionalization options.	BOS	FD/PD/PW	O	✓ (Strategy 3)
B. Implement initiatives from the Regional/Municipal Hazard Mitigation Plan.	BOS	FD/PD/PW/ CS-HS	O	
C. Examine the adequacy of the Center Building, local schools, and other Town facilities as emergency shelters, and identify needed improvements.	BOS/ PD/FD	BO/BOE/ CS-HS/ CUPOP/PW	O	

Goal 2.4: Support and Expand Clean Energy and Conservation Efforts				
Strategy 2.4.1: Expand renewable energy options.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Educate and encourage residents to take advantage of renewable energy programs and incentives.	SC		O	✓ (Strategy 7)
B. Identify gaps in existing programs or barriers to business and homeowner investment in renewable energy systems and evaluate feasibility.	SC	EDC	S	✓ (Strategy 7)
C. Publicize CGS §12-81 (57), which allows a homeowner property tax exemption for renewable energy systems.	SC	BOS/Finance	S	✓ (Strategy 7)
D. Monitor funding opportunities for renewable energy projects that help utilities meet state mandates.	SC	SCRCOG	O	
E. Expand opportunities and encourage the development of EV charging stations throughout Woodbridge and within the Business District.	SC	BOS/EDC/ CUPOP/ PW	M	
F. Identify Town-owned property appropriate for locating renewable energy sources and storage.	CUPOP/SC	BO/PW	O	
Strategy 2.4.2: Promote energy conservation.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Continue to research and promote subsidies and audit programs for home and business energy efficiency.	SC		O	✓ (Strategy 7)
B. Provide information and increase awareness of energy programs and incentives.	SC		O	✓ (Strategy 7)
C. Coordinate with Town energy suppliers to promote energy conservation and share energy conservation information.	SC	BOS	O	✓ (Strategy 7)
D. Hold a town-wide conservation competition with rewards for businesses and residents who reduce their energy consumption by the greatest margin.	SC	BOS	S	✓ (Strategy 7)
E. Conduct municipal energy audits for Town buildings to identify cost-effective upgrades that would improve energy efficiency.	SC	PW/CUPOP	S	

F. Develop energy/sustainability performance standards for future municipal buildings based on rating systems (e.g., Energy Star, LEED).	SC	BO/PW/BOS/C UPOP	S	
G. Encourage expansion of natural gas service within the Town.	BOS	SC	M	
Strategy 2.4.3: Promote water conservation.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Coordinate with RWA on water conservation initiatives and programs.	SC	PW	O	
B. Provide information on water conservation and groundwater protection.	SC	BOS	S	
Strategy 2.4.4: Promote recycling and explore sustainable waste management.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Explore waste diversion programs such as single- vs. multi-stream recycling, municipal composting, reuse and donation programs, food waste diversion, bulk waste programs, and plastic film recycling.	BOS/SC	PW	S	✓ (Strategy 7)
B. Advocate for composting and inform residents on setting up home composting systems.	BOS/SC	PW/BOS	S	✓ (Strategy 7)
C. Seek opportunities to expand recycling and develop a town-wide recycling plan to bring landfill diversion up to at least the Connecticut average	BOS/SC	PW	S	✓ (Strategy 7)
D. Provide clearly labelled multi-stream recycling stations in municipal buildings and schools.	BOS/SC	BOE	S	✓ (Strategy 7)
E. Encourage businesses to adopt clearly labelled and separated waste and recycling receptacles.	BOS/SC	PW	M	✓ (Strategy 7)

Theme 3: Promoting a Welcoming Community

Goal 3.1 Foster Community Spirit, Civic Engagement, and Regional Collaboration				
Strategy 3.1.1: Host community events				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Continue to host the Woodbridge Earth Day celebration, Woodbridge Like Me event, Fire Department Truck 'n Trick event, and other annual events and celebrations.	CC/CS-HS/ CS-REC/FD/SC	BOS	O	✓ (Strategy 11)
B. Coordinate and support community events that provide entertainment and educational opportunities for residents and visitors.	CS-REC/LIB	BOS	O	✓ (Strategy 11)
C. Identify and recommend Town-owned property that can support special events.	CUPOP	PD/PW/ CS-REC	S	
D. Update Town regulations for food trucks and alcohol at events on Town-owned property.	BOS	PD/PW /CUPOP	S	
Strategy 3.1.2: Encourage civic engagement and informative communications.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Provide opportunities for civic participation at all levels of Town government.	BOS	ALL	O	
B. Continue to encourage collaboration between the Town's Committees and Commissions consistent with Connecticut state law.	BOS	ALL	O	
C. Continue to use the Town's website to notify and inform residents about important community events.	Clerk	BOS	O	✓ (Strategy 2)
D. Continue to maintain and update the Town's website and provide other communication methods (such as First Selectman Newsletter) to keep the community informed.	Clerk	BOS	O	✓ (Strategy 2)
E. Create Neighborhood Pride Teams to improve roadside cleanup and beautification efforts and target public education campaigns to encourage residents and businesses to partner and participate.	BOS	CC/PW	S	✓ (Strategy 9)

Strategy 3.1.3: Actively collaborate with the region and neighboring communities.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Continue to collaborate with SCRCOG on regional issues.	BOS	SCRCOG	○	
B. Continue to coordinate and communicate with adjacent municipalities on issues of mutual interest.	BOS	SCRCOG	○	
C. Continue to send required notifications to adjacent municipalities and regional COGs on development applications adjacent to the Town's boundary as required by the State.	TPZ/IWA		○	

Goal 3.2: Provide Community Services, Facilities, and Amenities				
Strategy 3.2.1: Provide community services to support Town residents.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Support and enhance emergency services and first responders within the Town.	BOS/PD/Fire	EMS	O	✓ (Strategy 3)
B. Expand the senior and social work services to meet the needs of the senior population of the Town. <ul style="list-style-type: none"> ○ Continue to coordinate with the CT Healthy Living Collective and to seek grants and funding from the CT Department of Aging and Disability Services. ○ Increase social workers' hours. ○ Expand transportation services / resident shuttle. ○ Increase parking and accessible parking spaces at the Woodbridge Center. ○ Encourage health and wellness with hiking and walking groups. ○ Coordinate with the School Districts to bring youth and seniors together and share resources. ○ Coordinate with neighboring towns to share and innovate senior services. 	CS-HS	BOS/BOE	O	
C. Establish third-party in-house mental health services in the Center Building.	CS-HS	BOS	L	

D. Explore the overlap of services between the Human Services and Recreation Departments and consider combining into a single Community Services Department.	CS-HS/CS-REC	BOS	S	✓ (Strategy 8)
E. Coordinate youth services with the broader community and school districts. <ul style="list-style-type: none"> Continue to meet and coordinate with youth services providers in Bethany and Orange through the Bethany-Orange-Woodbridge (BOW) Collaborative that may include development of a Juvenile Review Board and other youth-oriented initiatives. Continue to collaborate on evidence-based prevention and positive youth development programs including the Home Alone Class, baby-sitting course, resume writing, and tech support for seniors. Continue to collaborate on the Job Bank for Teens with the Regional School Districts and local businesses. 	CS-HS		O	
Strategy 3.2.2: Maintain and enhance Town properties, buildings, and facilities.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Inventory Town-owned properties, and prepare a report documenting history, specific attributes, and best-use recommendations.	CUPOP	CC/HC	O	
B. Update the ADA Transition Plan to ensure all Town buildings and outdoor spaces implement needed accessibility improvements that meet current ADA compliance.	CS-HS	CUPOP /PW/BOS	O	
C. Complete renovations of the Culture and Community Center to establish it as a community hub.	BO/BCO	CUPOP	S	✓ (Strategy 6)
D. Pursue Center Building renovations and seek funding to improve and expand the Police and Human Services Departments.	BOS/Finance/CUPOP	SCRCOG	S	✓ (Strategy 6)
E. Explore funding options for the Grove.	BOS/Finance	SCRCOG	M	
F. Connect the Municipal (Town Center) Campus with the Fitzgerald Tract.	BOS/PW			✓ (Strategy 6)
G. Explore renovations to Town Hall (11 Meetinghouse Lane).	BOS	PW/Finance	S	✓ (Strategy 6)

H. Explore upgrades to the Library (10 Newton Road) to include mechanical equipment, fixtures, and furnishings.	BOS/LIB	PW/Finance	M	✓ (Strategy 6)
I. Explore renovations to the Public Works Building (15 Meetinghouse Lane).	BOS/PW	Finance	L	✓ (Strategy 6)
J. Explore expanding public infrastructure to Town Center Campus.	BOS	SCRCOG	L	✓ (Strategy 6)
Strategy 3.2.3: Maintain quality public school programs and facilities.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Support the Woodbridge School District on the evaluation and potential expansion, renovation, and/or replacement of the Beecher Road School.	BOE	BOS	O	✓ (Strategy 6)
B. Continue to coordinate with the Woodbridge School District on the use of recreation facilities at the Beecher Road School, including the pool.	BOE	REC/CS/BOS	S	✓ (Strategy 3) ✓ (Strategy 6)
C. Explore eligibility for the Safe Routes to Schools program and related funding sources to provide safe sidewalk routes to the Town's public schools.	BOE	Finance/ PW/SCRCOG	M	✓ (Strategy 9)
D. Continue to coordinate with the Amity Regional School District to use the Amity Regional High School recreation facilities.	BOE	REC/CS	O	✓ (Strategy 3)
E. Support the Amity Regional School District in pursuing grant funding to renovate the Library Media Center and adjacent classrooms.	BOE	Finance	S	

Strategy 3.2.4: Provide a range of park facilities and recreation programs to support the needs of Town residents.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
<p>A. Continue to maintain and improve existing Town parks and recreation facilities, including:</p> <ul style="list-style-type: none"> Woodbridge Athletic Field (160 Pease Road)—ADA accessibility “track”, indoor restroom amenities, concession stand, splash pad, bike park, additional parking, lights. Acorn Hill Ball Field (85 Acorn Hill Road Ext)—ADA accessibility improvements, lights, indoor restroom amenities, concession stand, improved parking. West River Ball Fields (28 South Bradley Road)—replace playground and irrigation system. Center Field / Woodbridge Tennis and Pickleball Courts (149 Center Road)—continued maintenance for courts and new playground and irrigation system. Fitzgerald Walking/Fitness Trails (100 Center Road)—replace fitness trail station equipment and connect sidewalk to municipal campus. Town Green (8 Meetinghouse Lane)—add picnic tables. 	CS-REC/ BOS/CUPOP	SCRCOG/ Finance	M	✓ (Strategy 10)
B. Identify and pursue funding for Town park and recreation improvements and expansion, particularly for ADA accessibility.	BOS/CS- REC/CUPOP	Finance/CS-HS/ SCRCOG	O	✓ (Strategy 10)
C. Improve and expand recreational opportunities that connect residents to nature, such as walking and bike trails.	BOS/CS- REC/CUPOP	PW	S	✓ (Strategy 10)
D. Continue to collaborate with Land Trust, Woodbridge Parks Association, other volunteer groups (Town Trail-master and Boy Scouts), and regional organizations to maintain and enhance the Town’s trail network.	BOS/CS- REC/CUPOP	WPA / WLT	O	✓ (Strategy 10)
E. Continue to provide and promote Town-sponsored recreational programs.	BOS/CS-REC		O	
F. Evaluate the Woodbridge Country Club Master Plan and develop a final plan with an implementation schedule for Town approval.	BOS/CS-REC	CUPOP/CC/ HC/CS-REC	S	✓ (Strategy 5)

Goal 3.3: Embrace and Preserve Natural Spaces				
Strategy 3.3.1: Create a meaningful overall open space system.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Continue efforts to create an integrated greenway system that ties open space and recreational areas, supports wildlife habitat and corridors, and enhances overall quality of life.	CC	WLT/WPA/ CUPOP	O	✓ (Strategy 10)
B. Develop policies and incentives to encourage the preservation of operating and historic farms and avoid development on prime farmland soils.	CC	WLT/WPA	O	
C. Continue to develop a series of trails that connect open space and recreation areas.	CC	WLT/WPA/ CUPOP	O	✓ (Strategy 10)
D. Support efforts to extend and enhance the Woodbridge Greenway (as established in 2022).	CC	WLT/WPA/ CUPOP	O	✓ (Strategy 10)
E. Consider landscape connectivity when evaluating development proposals and open space acquisition to create biodiversity corridors that support migratory species and other ecological functions.	CC	TPZ/CUPOP	S	
Strategy 3.3.2: Utilize the Woodbridge Open Space Plan to preserve natural spaces.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Maintain and update the Woodbridge Open Space Plan to preserve key natural parcels and close gaps between existing protected parcels.	CC	WLT/WPA	S	
B. Continue efforts to preserve protected open space as defined in the Open Space Plan (which includes Woodbridge Land Trust and Woodbridge Parks Association ownership, municipal protected, state protected, or RWA Class I and II protected land, and does not include RWA Class III.)	CC	WLT/WPA	O	
C. Consider applying long-term land protections to appropriate Town-owned open space parcels.	CC/CUPOP	BOS	O	
D. Continue to maintain the local conservation inventory of protected open spaces and add parcels where appropriate.	CC	CUPOP/WLT	O	

E. Continue to provide information for property owners who enquire about PA 490 property designations for commercial farms, woodlands, and open space.	CC	Finance	O	
F. Provide guidance on desirable recreational amenities within open spaces.	CS-REC/TP	CC/PW/ CUPOP	M	
G. Utilize the Open Space Plan to develop a classification system for open space. The classification system should: <ul style="list-style-type: none"> ○ Refine legal definitions of open space, historic sites, natural and scenic resources, and recreational opportunities in consultation with Town Commissions and other entities; ○ Define a formal process for designating municipally owned/managed properties; ○ Develop use designations for open space reflecting different purposes, conditions, and uses of Town, RWA, and private land; ○ Apply classification system to open space parcels; and ○ Supply maps, photos, and descriptions of Town-wide open space parcels and recreational amenities. 	CC/CUPOP		O	
Strategy 3.3.3: Maintain and improve open spaces.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Develop an Open Space Maintenance Plan with guidelines for management and maintenance of open space by use designation.	CC	PW/BOS	S	
B. Explore ways to establish trails and other improvements (such as signs at historic locations and boardwalks) to make accessible and expose people to the Town's surrounding ecosystem.	CC	PW	M	

Strategy 3.3.4: Provide a process for open space acquisition.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Develop a formal policy and procedure for open space acquisition to ensure consistency with the Open Space Plan and consider processes for expedited acquisition.	CC/CUPOP	BOS/TPZ	S	
B. Consider habitat diversity when evaluating open space acquisition to ensure a balanced portfolio of properties that include varied habitat types, enhance biodiversity and represent a range of ecosystems.	CC	SC	O	
Strategy 3.3.5: Enhance open space preservation tools.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Support private efforts by the Woodbridge Land Trust and the Woodbridge Parks Association to maintain and preserve Town trails and open space.	CC	WPA/WLT	O	
B. Continue to encourage the use of conservation easements, both donated and acquired, as an important tool for open space preservation.	CC	BOS/TPZ/WLT	O	
C. Continue to periodically communicate with owners of undeveloped land with an interest in conservation matters to stay apprised of opportunities for open space acquisition.	CC/BOS	CUPOP	O	
D. Continue to seek funding to preserve and maintain open space through the Town budget and grants.	CC/BOS/Finance	TP/CUPOP	O	
E. Seek opportunities to partner with organizations (such as The Nature Conservancy) to protect open space.	CC	BOS/WLT	O	
F. Explore modifying the Town's Subdivision Regulations to encourage or require open space preservation.	CC	TPZ	O	
G. Increase public awareness of and access to open space with announcements on the Town's website and by holding events that spotlight the Town's natural areas.	CC		O	✓ (Strategy 11)
H. Utilize existing state, regional, and local data and resources to map areas suitable for development with the least environmental impact.	TPZ/CC		L	

Goal 3.4: Maintain and Enhance Historic and Cultural Resources				
Strategy 3.4.1: Support efforts to maintain and preserve the historic resources within the Town.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Continue to maintain and renovate the Darling Farmstead and History Museum.	HIST	BOS	S	✓ (Strategy 6)
B. Continue to identify and preserve historic resources that contribute to the Town's unique identity.	HIST	BOS/CC	O	
C. Collaborate with the Historical Society and Conservation Commission to create walking maps to historic structures.	HIST	CC	O	
Strategy 3.4.2: Expand and promote cultural facilities and resources within the Town.				
Action Items	Responsible Entity	Support Entity	Timeline	Strategic Plan Alignment
A. Coordinate with and promote private cultural facilities to Town residents and visitors.	EDC/HIST	BOS	O	
B. Continue to identify important cultural resources in Town.	HIST/CC	CLERK	O	

Sources and Photograph Credits

Infographics

Community Demographics

Population Projections: US Decennial Census Annual Population Estimates, 2010–2022; CDC Population Projections, 2004–2030.

Population Change Across Age Groups: US Decennial Census, 2010 and 2020.

Household Size Comparisons: ACS 2022 5-Year Estimates.

Educational Attainment Levels (25+ Years): ACS 2022 5-Year Estimates.

Housing

Housing Profile: ACS 2022 5-Year Estimates; The Warren Group, 2023; HUD Comprehensive Housing Affordability Survey, 2016–2020.

Economy and Workforce

Employment Industries in Woodbridge: US Census Bureau's On the Map, 2021.

Grand List, Financial Year Ending 2024: Office of Policy and Management, Municipal Fiscal Indicators, FY2024; Town of Woodbridge Finance Department.

Photograph Captions and Credits

Front Cover: First Church of Christ

Table of Contents: (1) Town of Woodbridge Sign; (2) Woodbridge Town Hall;(3) Open House, October 8, 2024 (© SLR); (4) Summer Concert on Town Green; (5) Future Land Use Plan; (6) Dog; (7) Welcome Sign; (8) Community Event

Page 3 and 4: Westward Road

Page 5: Open House, October 8, 2024 (© SLR)

Page 6: (left) Open House Activity Results, October 8, 2024 (© SLR); (right) Community Engagement

Page 9: Woodbridge Town Line Sign

Page 14: Pond at Woodbridge Country Club

Page 18: Road Race

Page 22: (top) New Home Construction (© SLR); (bottom) Bradley Road Commercial Area (© SLR)

Page 25: Meetinghouse Lane

Page 26: (clockwise from top) Beecher Road School (© SLR); Town Hall in Winter; Stone Wall

Page 29: (left) Fitzgerald Fitness Trails; (right) Alice Newton Street Memorial Park Sign

Page 30: (bottom) Woodbridge Land Trust sign; (right) Nature in Woodbridge

Page 34: Owl

Page 37: (top) Sustainable CT logo; (bottom) Solar Farm

Page 38: Nature in Woodbridge

Page 40: (clockwise from top) Townline Farm; Blue Trail; Massaro Farm

Page 42: (left) North Racebrook Road (© SLR); (right from top) Regency at Woodbridge (© SLR); New Home Construction (© SLR); Coachman Square (© SLR)

Page 47: State Route 15 sign (© SLR)

Page 50: Aerial view of Wilbur Cross Parkway and Woodbridge Business District (© Nearmap)

Page 52: Connectivity Renderings

Page 55: Woodbridge Town Hall

Page 58: (top) Woodbridge Library; (bottom) Community and Cultural Center Rendering

Page 59: DPW Department sign (© SLR)

Page 60: Amity High School (© SLR)

Page 61: Playground

Page 62: (clockwise from top) Woodbridge Volunteer Fire Department (© SLR); Beecher Road School (© SLR); Sunflower; Savino Vineyards

Page 69: First Church of Christ in Winter

Page 70: (clockwise from top) New Housing (© SLR); Woodward Road (© SLR); Woodbridge Corporate Park (© SLR)

Page 71: Katz's Deli in the Business District (© SLR)

Page 72: Bradley Road Commercial Area (© SLR)

Page 73: New Home Construction (© SLR)

Page 74: Coachmen Square at Woodbridge (© SLR)

Page 75: New Sidewalk in Business District (© SLR)

Page 76: Business District (© SLR)

Page 77: Pond at Woodbridge Country Club

Page 78: (clockwise from top) Nature; Trail; Rabbit

Page 80: (top) Birdhouse; (bottom) Farming

Page 82: Creek in Winter

Page 83: Solar Farm

Page 84: EV Charging Station in Woodbridge (© PlugShare)

Page 85: Concert on the Town Green

Page 86: (clockwise from top) Road Race; Butterfly; Police Officer reading at Beecher Road School

Page 87: Open House, October 8, 2024 (© SLR)

Page 89: Amity High School sign (© SLR)

Page 90: Alice Newton Street Memorial Park sign (© SLR)

Page 91: Nature in Woodbridge

Page 92: Vineyard and Winery Tour sign

Page 96: Beautiful Nature and Sky in Woodbridge

Back Cover: Nature Trail in Woodbridge

Unless otherwise noted, photographs appear courtesy of the Town of Woodbridge.

Endnotes

- 1 "Woodbridge, Connecticut | Connecticut History | a CTHumanities Project." 2017. Connecticut History | a CTHumanities Project - Stories about the People, Traditions, Innovations, and Events That Make up Connecticut's Rich History. April 4, 2017. <https://connecticuthistory.org/towns-page/woodbridge/>.
- 2 Rocky, J. L., ed. 1892. 2 History of New Haven County, Connecticut. New York: W. W. Preston. <http://www.archive.org/stream/historyofnewhave02rock#page/n5/mode/2up>.
- 3 McCreven, Sheila. 2024. "The Legacy of the Pond Lily Company: From Industry to Ecological Renewal." TownHistory.org. December 15, 2024. <https://www.townhistory.org/the-legacy-of-the-pond-lily-company-from-industry-to-ecological-renewal-2/>.
- 4 "Population of Towns of Connecticut from 1800-2020." n.d. https://portal.ct.gov/-/media/sots/register-manual_-_bluebook/sectionix/population-of-towns-of-connecticut-1800-to-2020.pdf
- 5 US Decennial Census, 2020.
- 6 US Decennial Census, 2010 and 2020.
- 7 ACS 2022 5-Year Estimates. (Note: ACS data are estimates based on a survey sample and are, therefore, subject to margins of error.)
- 8 US Decennial Census, 2010 and 2020.
- 9 Age groups used for this analysis are as follows: Youth (ages 0-19), Young Adult (ages 20-34), Adult (ages 35-54), Older Adult (ages 55-74), and Seniors (ages 75+).
- 10 US Decennial Census, 2010 and 2020.
- 11 See the **Beecher Road School, Woodbridge, Enrollment Projected to 2034** study conducted in 2023 for more information.
- 12 US Decennial Census, 2010 and 2020.
- 13 ACS 2022 5-Year Estimates.
- 14 All datasets published after June 1, 2022, use Connecticut's nine planning regions (COGs) as county-equivalents in place of counties. Data published before June 1, 2022, including the 2020 Decennial Census, uses counties. Due to this change, data for the COG/county-equivalent is not easily compared to previous ACS years. This report indicates if data is for New Haven County or SCRCOG.
- 15 ACS 2022 5-Year Estimates.
- 16 Town of Woodbridge zoning regulations.
- 17 The 2020 Open Space Plan classifies open space differently from the land use analysis conducted in the development of this Plan; therefore, the total amount of open space reported in each may differ.
- 18 WoodbridgePark.org
- 19 The Natural Resources Conservation Service.
- 20 Connecticut Environmental Conditions Online (CT ECO).
- 21 PA-490 Annual Municipal Report to State Forester, 2024. Provided by Town Assessor's Office
- 22 FEMA MSC, accessed July 2024.
- 23 portal.ct.gov/deep/hddb
- 24 This unit count reflects the 2020 Decennial Census count (3,476), plus the net increase in housing permits (24) between 2020 and 2022, according to DECD.
- 25 ACS 5-Year Estimates, 2012 and 2022.
- 26 ACS 5-Year Estimates, 2012 and 2022.
- 27 ACS 2022 5-Year Estimates.
- 28 The Warren Group, 2014-2023.
- 29 HUD, Office of Policy Development and Research, Comprehensive Housing Affordability Strategy (CHAS), 2016-2020.
- 30 Connecticut Department of Housing, Affordable Housing Appeals List, 2023
- 31 Connecticut Department of Labor, Local Area Unemployment Statistics, 2014-2023.
- 32 US Census, On the Map, 2021.
- 33 Town of Woodbridge, Annual Audit, 2023.
- 34 US Census, On the Map, 2021.
- 35 Office of Policy and Management, Municipal Fiscal Indicators, FY2024; Town of Woodbridge Finance Department.
- 36 UConn CTCDR, 2019-2024.
- 37 CTDOT Traffic Monitoring Data, 2015, 2021, and 2022.
- 38 CHOICES counseling stands for Connecticut Health insurance assistance, Outreach, Information and referral, Counseling, and Eligibility Screening.
- 39 See the **Beecher Road School, Woodbridge, Enrollment Projected to 2034** study conducted in 2023 for more information.



A

Community Profile and Existing Conditions



Appendix A



Woodbridge

Plan of Conservation & Development

Community Profile

September 2024



Table of Contents

Community Profile

Demographics

Housing

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About the Data

- This analysis is meant to serve as a snapshot of Woodbridge today. It uses the most recent and publicly available data from the following sources:
 - 2010/2020 United States Census Bureau Decennial Census.
 - 2022 United States Census Bureau American Community Survey 5-Year Estimates (ACS).
 - Others, as noted.
- All US Census datasets published after June 1, 2022, use the State of Connecticut's nine planning regions (Councils of Governments/COGs) as county-equivalents in place of counties. Data published before June 1, 2022, including the 2020 Decennial Census, uses counties. Due to this change, data for the COG/county-equivalent is not easily compared to previous ACS years. This report indicates if data is for New Haven County (County) or the South-Central Regional Council of Governments (SCRCOG).
- Data sources are the most recent available as of May 2024.

Regional Context

- Woodbridge is located within the South-Central Council of Governments.
- The Town is approximately 19.2 square miles, or 12,288 acres.
- Neighboring towns include Bethany (north), Hamden and New Haven (east), Orange (south), and Ansonia and Seymour (west).
- Woodbridge is largely residential, with a small commercial core in the southeast portion of the community bordering New Haven.
- The eastern portion of the community contains significant open spaces, including the West Rock Ridge State Park.





Demographics

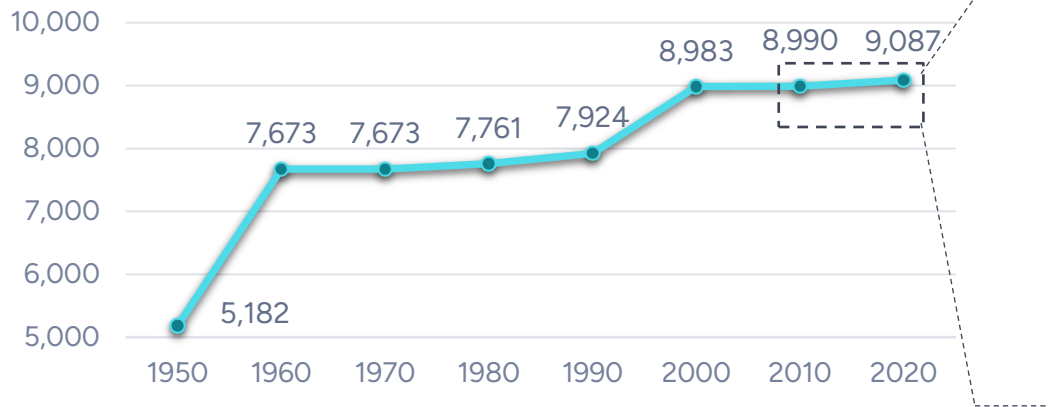




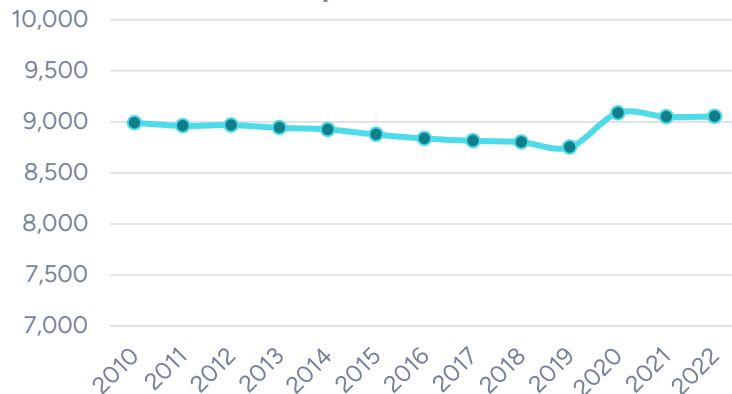
Population

- Since 2010, Woodbridge's population grew by 1.1% to 9,087 (2020), which is slightly greater than that of the State (0.9%) and County (0.3%).
- The Town's population declined between 2010 and 2019 (2.7%) but grew between 2019 and 2020 (3.9%). Annual population estimates from the Census Bureau show minor decline post-2020 (0.4%).
- Population changes could be correlated with the COVID-19 pandemic and an increase in people moving into the community from New York.

Historical & Projected Population Trend



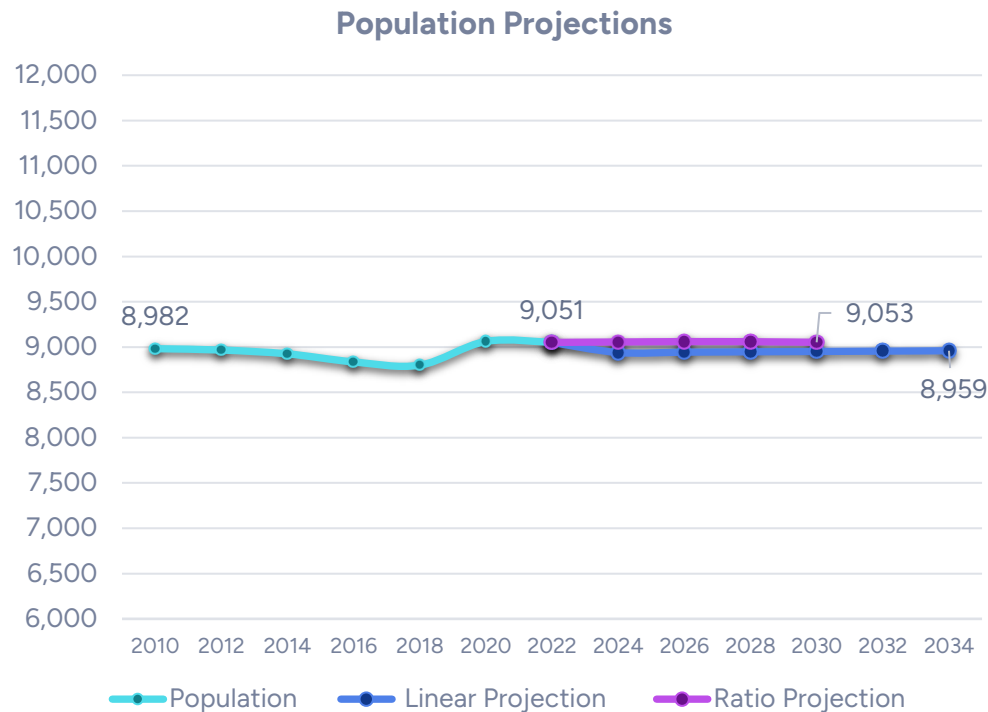
Annual Population Estimates





Population Projections

- Both the ratio and linear population projection scenarios suggest a stable population for Woodbridge through 2035.
- A ratio projection for the State, utilizing CDC population projections, estimates Woodbridge's population to remain stable through 2030.
- A linear projection, utilizing the Town's Census Bureau annual population estimates, suggests Woodbridge's population could decline by 1.0% by 2035.



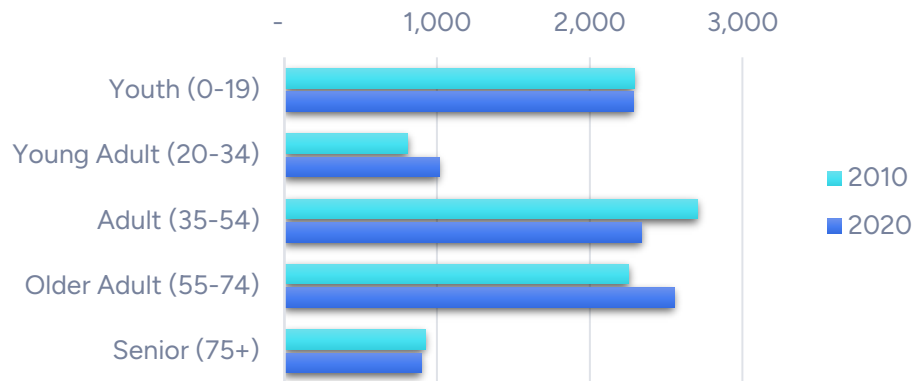
Note: The ratio projection methodology assumes Woodbridge will grow at the same rate as the State, based on State population projections through 2030. SLR used the projected year-over-year growth rates of the State projections from 2022-2030 and applied these annual growth rates to Woodbridge's population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



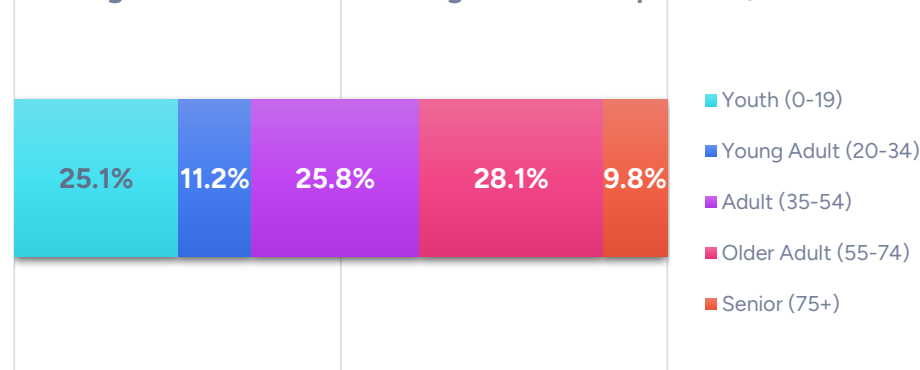
Age Composition

- Woodbridge's median age decreased from 47.6 to 46.2 over the last decade, in contrast to the County and State's increasing median age (40.4 and 41.1, respectively). Despite the decrease, the Town's median age remains well above the County and State's.
- The decline in median age was driven by growth in the young adult cohort.
 - The young adult cohort grew 25.3% (+205) between 2010 and 2020. 53% of this growth is attributed to those aged 20-24.
- The youth cohort was the most stable population group over the last decade.
- The older adult cohort grew 13.1% (+296) between 2010 and 2020. 56% of this growth is attributed to those aged 70-74.

Population Change Across Cohorts



Age Cohorts as a Percentage of Total Population, 2020

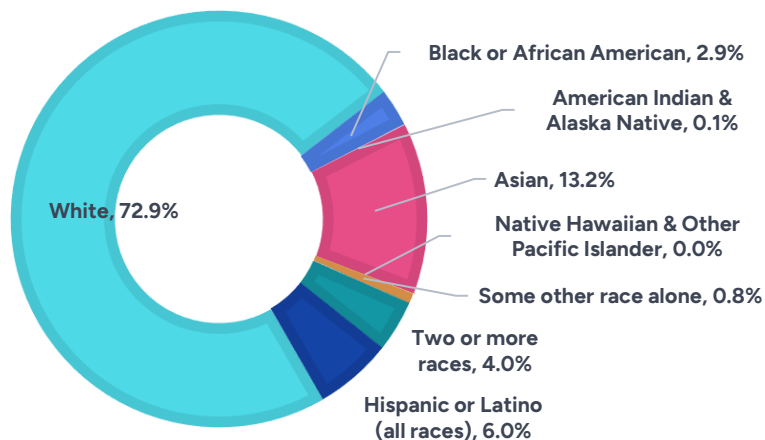




Race & Ethnicity

- Woodbridge's population remains less diverse than the County; the Town is predominantly white non-Hispanic (72.9%), but Asian, Hispanic, Black, and multi-racial residents represent a growing share of the population.
- The Hispanic population grew 92.6% (+263) from 2010 to 2020. The Black / African American population grew 52.6% (+91) and the Asian population grew 54.2% (+423) in the same period.

Racial Composition (2020)



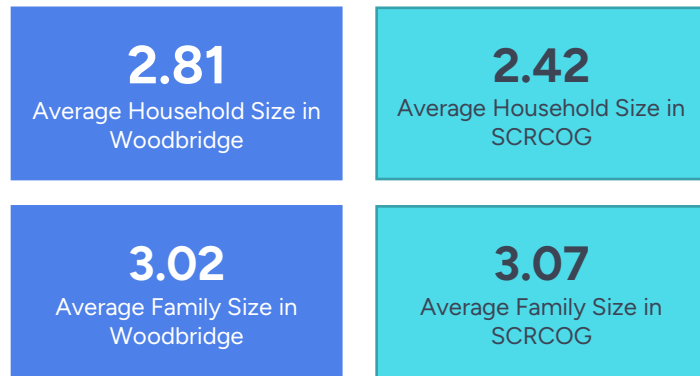
Mutually Exclusive Racial or Ethnic Groups	Change (2010 to 2020)	
	Number	Percent
Not Hispanic or Latino	-166	-1.9%
White	-980	-12.9%
Black or African American	91	52.6%
American Indian & Alaska Native	1	25.0%
Asian	423	54.2%
Native Hawaiian & Other Pacific Islander	2	0.0%
Some other race alone	57	356.3%
Two or more races	240	189.0%
Hispanic or Latino (all races)	263	92.6%
Total	97	1.1%

Note: The U.S. Census notes that, in addition to demographic changes, increases in various race categories may be in part due to improvements to the race/ethnicity questions and in coding and interpreting answers.

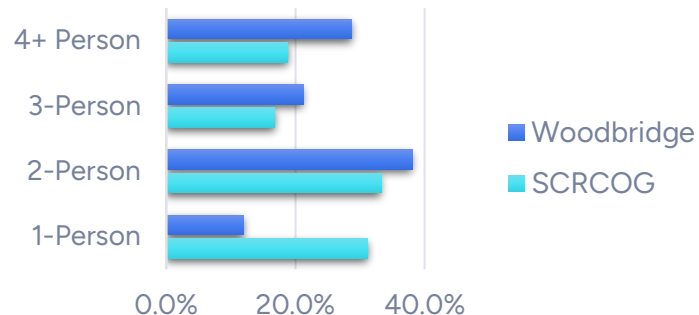


Household & Family Composition

- The U.S Census Bureau defines a *household* as the related 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.
- 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.
- 1-person households make up a significantly smaller share of households in the Town (12%) compared to SCRCOG (31.1%).
- 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%).



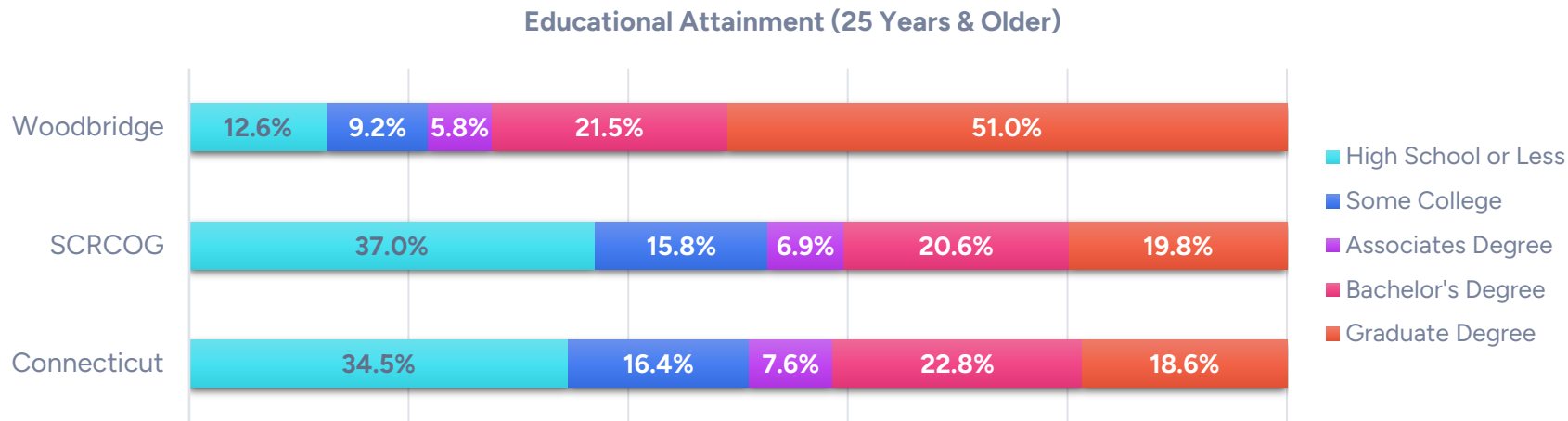
Household Size Comparisons





Education

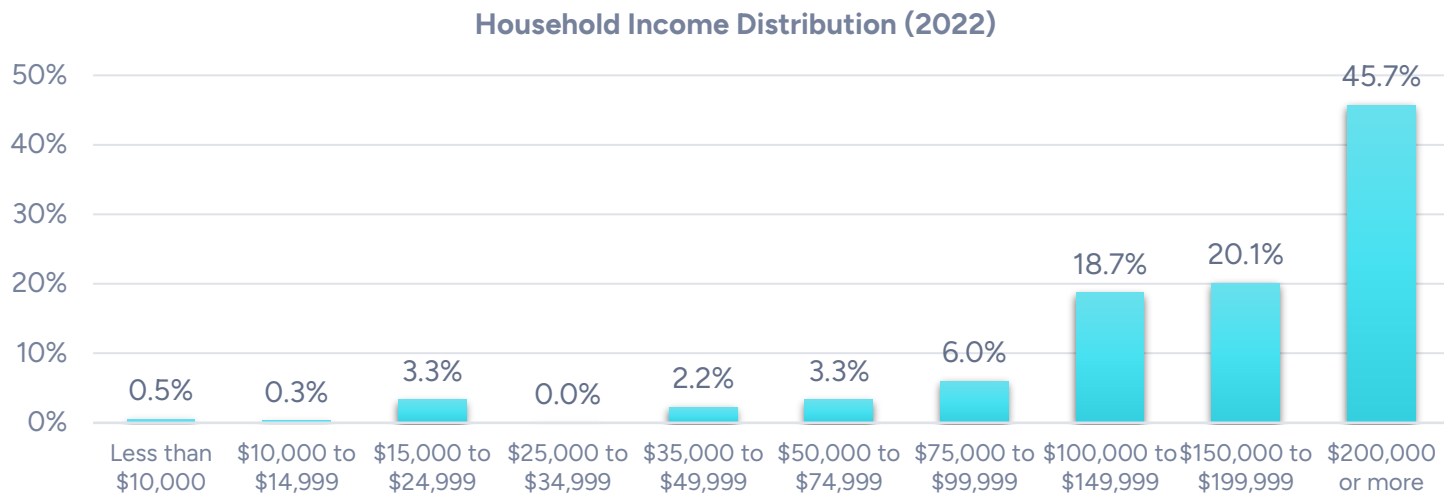
- Woodbridge's educational attainment levels, for those 25 years or older, are higher than the SCRCOG and State, with 72.5% of Woodbridge's 25+ population holding a Bachelor's degree or higher, compared to 40.4% of the SCRCOG and 41.4% of the State.
- Over half of the Town's 25+ population has some type of graduate degree (Masters, Professional, or Doctorate).





Income

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



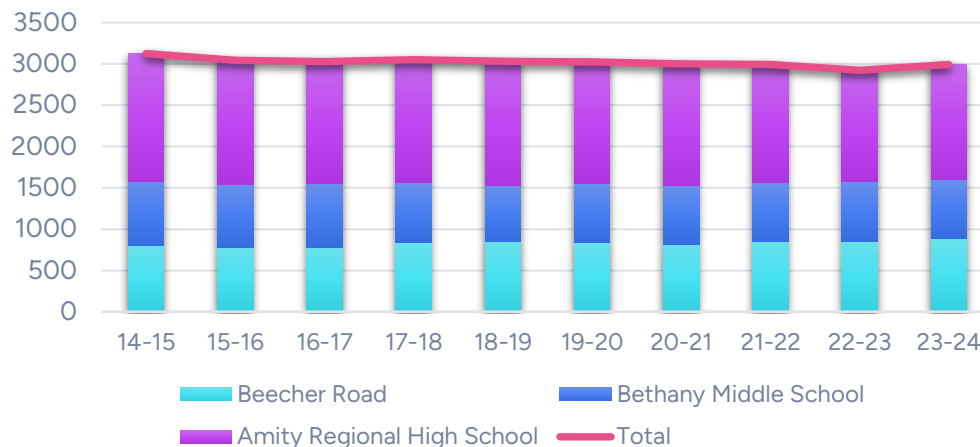


Public School Enrollment

- Woodbridge is a part of the Woodbridge School District (WSD) and Amity Regional School District 5 (RSD5).
- Woodbridge residents attend the Beecher Road School (Pk-6th), Bethany Middle School (7-8th), and Amity Regional High School (9-12th).
- Beecher Road and Amity Regional are located within Woodbridge.
- Students from Orange and Bethany also attend Amity Regional schools.
- Enrollment at Beecher Road has increased 10.7% since 2014, while Woodbridge's enrollment in the RSD5 has increased 4.1% (+28 students) in that timeframe.

Woodbridge Student Changes in Enrollment	Since 2014 SY
Woodbridge School District	10.7%
Amity Regional School District	4.1%

District-Wide School Enrollment (WSD & RSD5)



Note: Woodbridge School district is the elementary school system for the Town of Woodbridge. Amity Regional School District 5 is the regional middle and high school system.

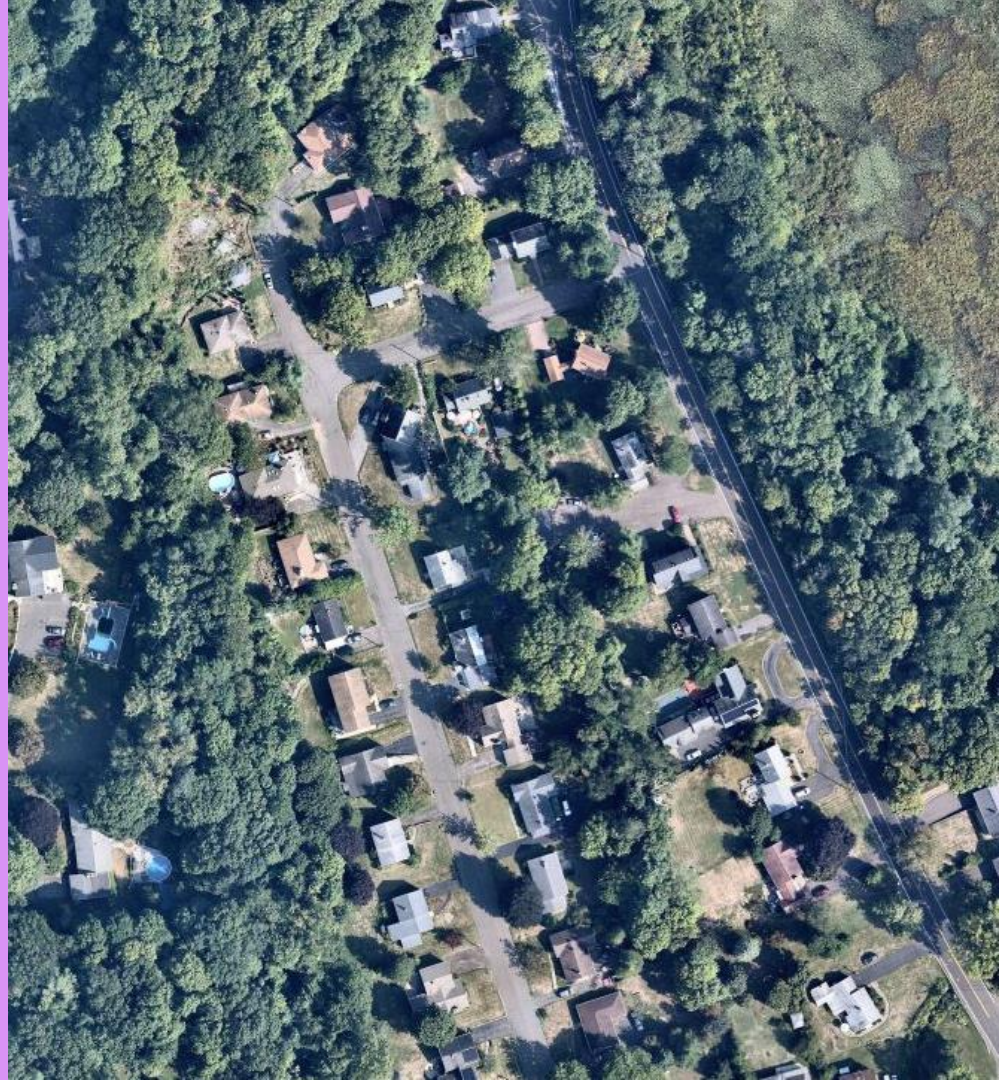


Demographics Takeaways

- Woodbridge's population grew 1.1% between 2010 – 2020, with all growth occurring in 2020. Population projections suggest Woodbridge will have a stable population through 2035.
- Woodbridge's median age (46.2) has declined over the last decade. The youth cohort (0-19) was the most stable population during this period.
- The Town is predominantly white non-Hispanic, but diversity is increasing - with the Asian population increasing over 50% between 2010 and 2020.
- The average household size (2.81) is slightly larger than that of the SCRCOG, but average family size (3.02) is slightly smaller.
- Woodbridge's population is highly educated, with 72.4% of residents age 25+ holding Bachelor's degrees or higher.
- The median household income in Woodbridge in 2022 was \$190,536.
- Woodbridge's enrollment at public schools has increased since the 2014 school year.



Housing

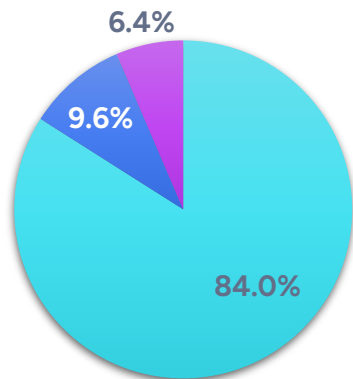




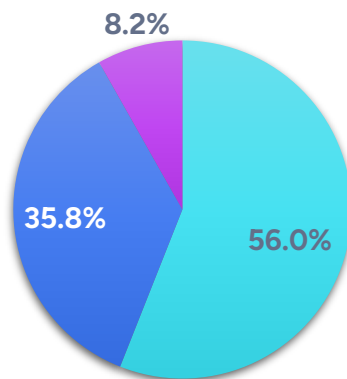
Tenure

- Housing units are largely owner-occupied (84%), with a significantly smaller share of renter-occupied units compared to SCRCOG (69.6% vs. 35.8%, respectively).
- Woodbridge's vacancy rate (6.4%) is slightly less than that of the SCRCOG (8.2%) and the State (7.9%).

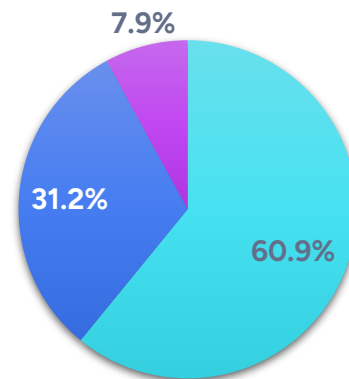
Housing Tenure in Woodbridge



Housing Tenure in SCRCOG



Housing Tenure in Connecticut



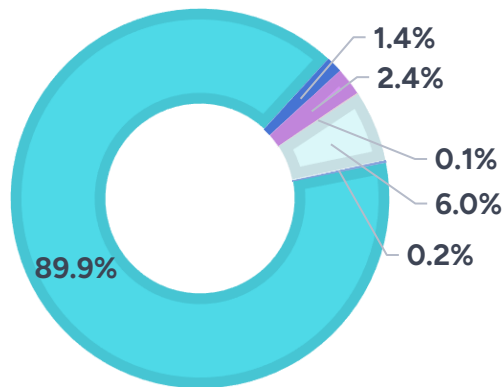
Note: According to the US Census, a vacant unit may be (1) one in which no one is living in at the time of the interview, unless its occupants are only temporarily absent; (2) one which is entirely occupied by persons who have a usual residence elsewhere; or (3) new units in which construction has reached a point where all exterior windows and doors are installed and final usable floors are in place, but the unit is not occupied.



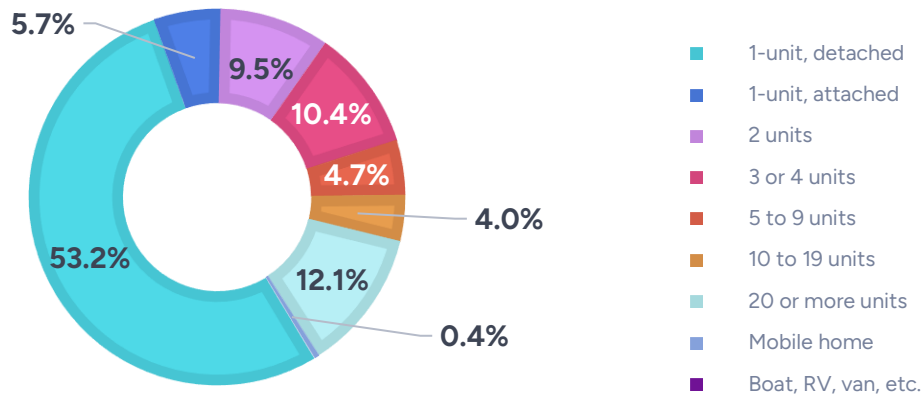
Housing Type / Diversity

- Woodbridge's housing stock is 89.9% one-unit, detached structures, compared to just 53.2% within the SCRCOG.
- Only 8.7% of the Town's housing stock is within a structure consisting of two or more units; 6.0% of units are within a structure with 20+ units. This is a significantly smaller share of the overall housing stock compared to the SCRCOG, in which 40.7% of units are within a structure consisting of two or more units.

Housing Diversity in Woodbridge (2022)



Housing Diversity in SCRCOG (2022)



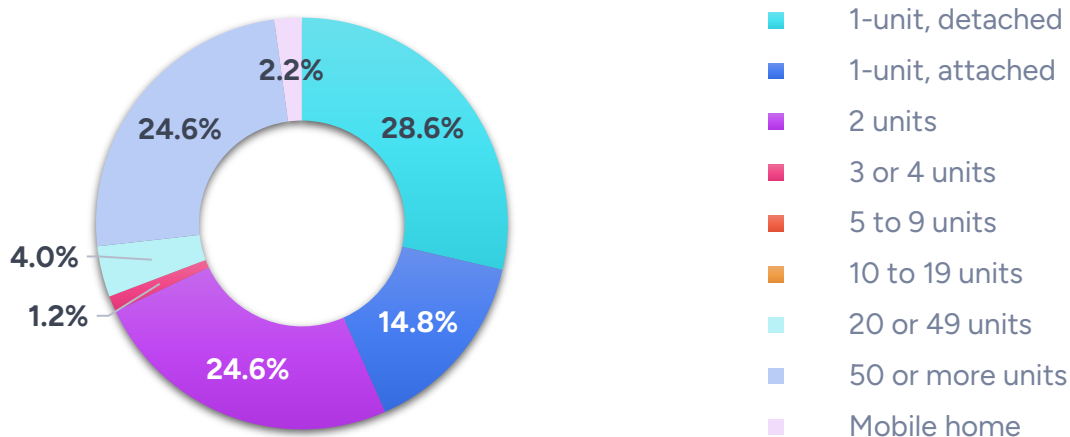
Note: "1-unit, attached" refers to single-family structures in which each unit must (1) be separated by a ground-to-roof wall, (2) have separate heating systems, (3) have individual public utility meters, and (4) have no units located above or below. If each unit within the building does not meet the conditions above, the building is considered multifamily.



Housing Type by Tenure

- Owner-occupied units in Woodbridge are mostly one-unit detached structures, with some two-unit structures as well.
- Renter-occupied units are more diverse, with 43.4% located within 1-unit structures (attached and detached), 24.6% within 2-unit structures, and 29.8% within 3+ unit structures.

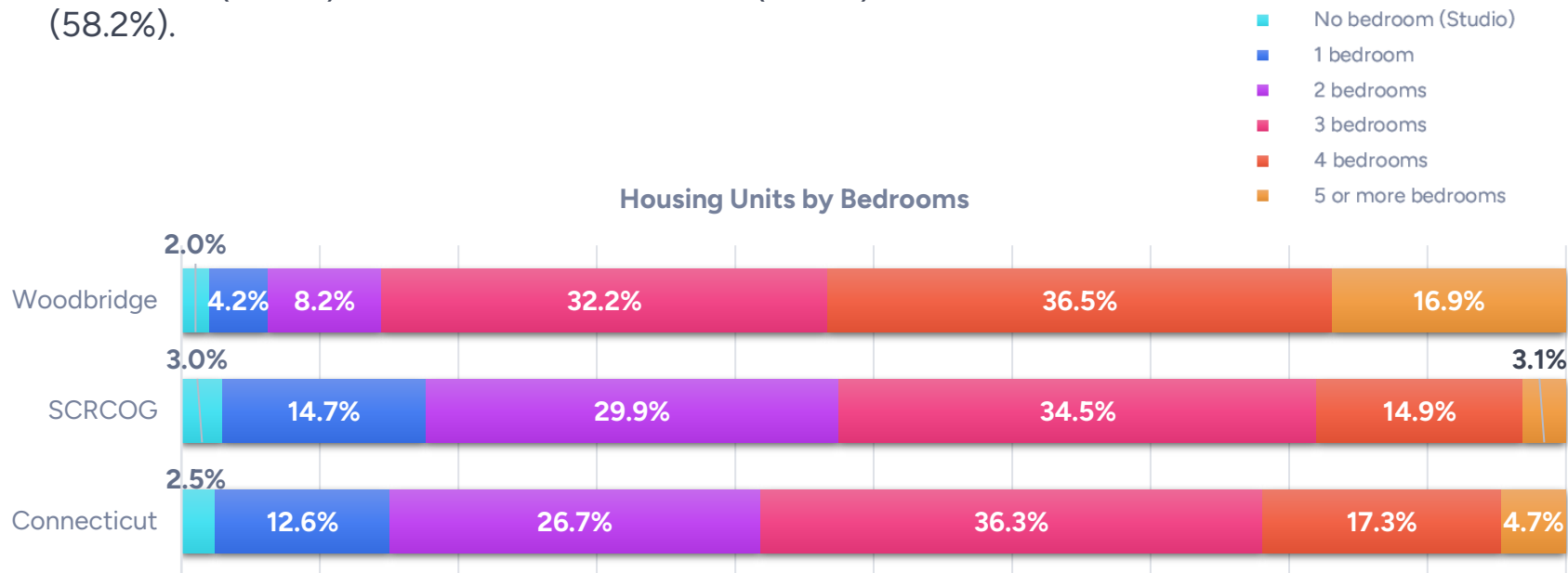
Renter-Occupied Housing Types (2022)





Units by Bedrooms

- Woodbridge has a larger share of housing units with 3 or more bedrooms (85.5%) than that of the SCRCOG (52.5%) and the State (58.2%).





Home Construction

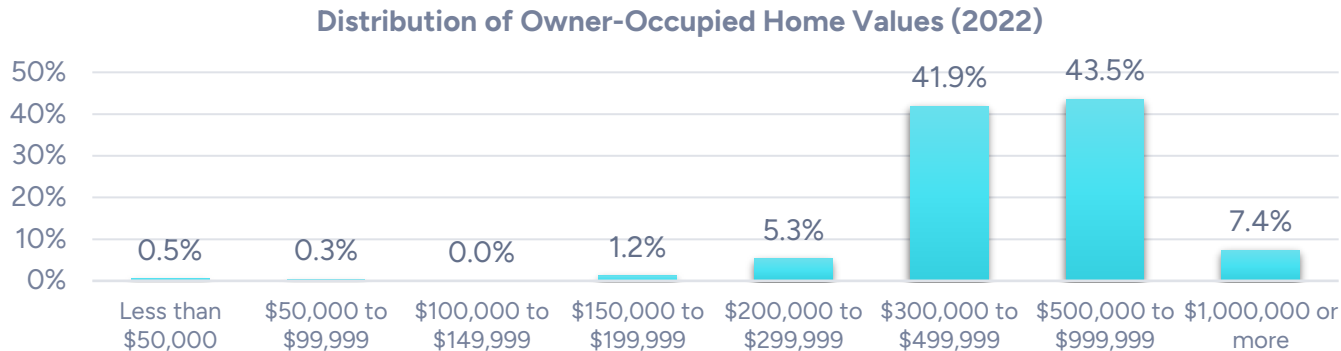
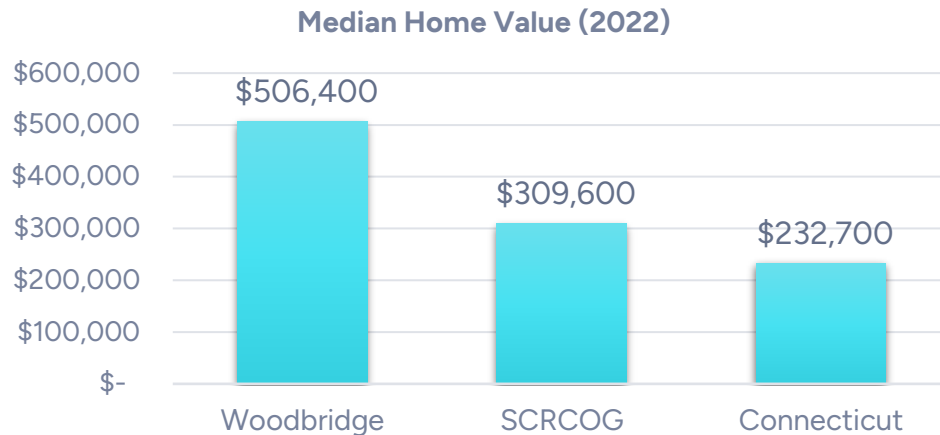
- Permit and demolition reporting varies by source, and therefore the Census, State, and local data indicate different values.
 - Between 2010 and 2020, the US Census reported a 0.1% decline in total housing units in Woodbridge.
 - Local data shows there has been 26 Certificates of Occupancy issued between 2020 and 2022.
- ACS data indicates that 11.1% of the Town's housing stock was built post-2000.

Net Housing Unit Change	2010	2020	Growth
Woodbridge	3,478	3,476	-0.1%
New Haven County	362,004	369,148	2.0%
Connecticut	1,487,891	1,530,197	2.8%



Home Values

- The median value of an owner-occupied home in Woodbridge is \$506,400.
- 92.7% of owner-occupied homes in Woodbridge are valued greater than \$300,000, compared to 52.2% in the SCRCOG and 54.8% in the State.



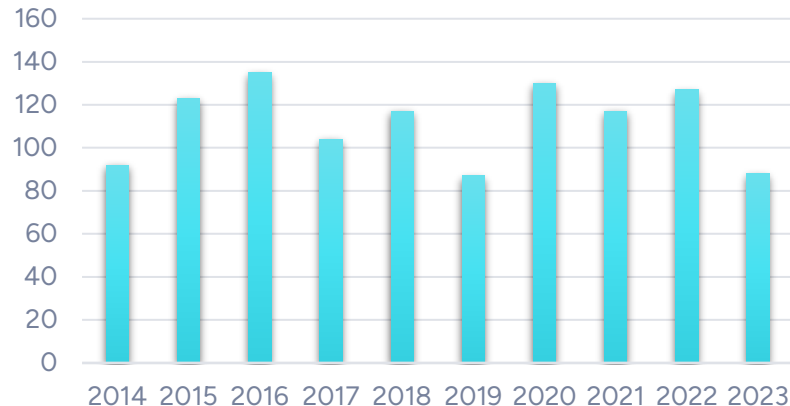
Note: Home values are self-reported by homeowners and are not based on market data; home value may be described as the price a potential buyer is willing to pay based on real factors, like location and the condition of the property.



Single Family Home Sales

- From 2014-2023, Woodbridge averaged 112 single-family sales per year, with single-family sales peaking in 2016 (135 sales).
- Median single-family home sale price has increased 58.3% over this 10-year period, with a 51.3% increase in median price since 2020 alone (nominal dollars).

Single Family Home Sales Volume (2014-2023)



Single Family Median Home Sale Prices (2014-2023)

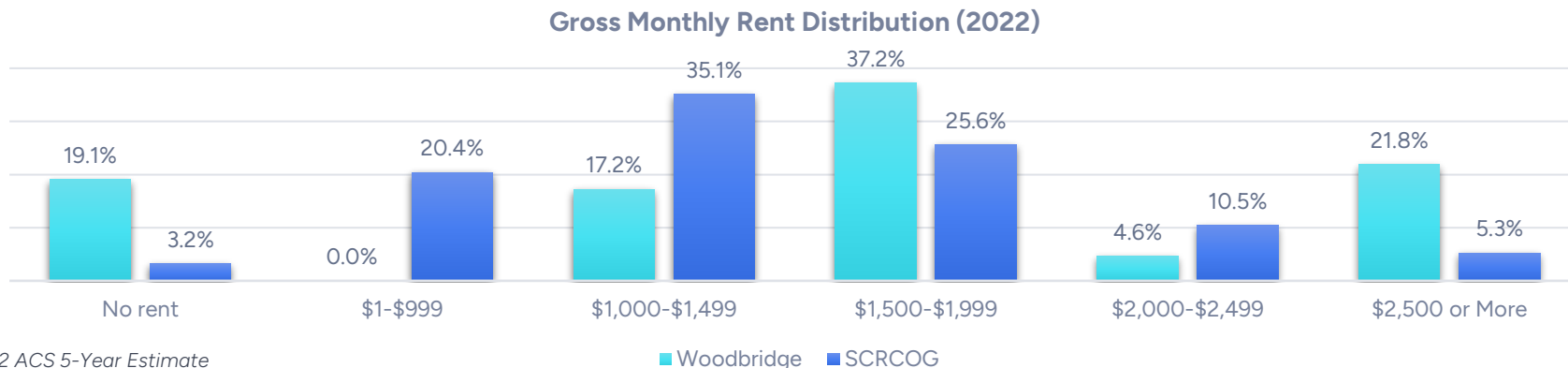
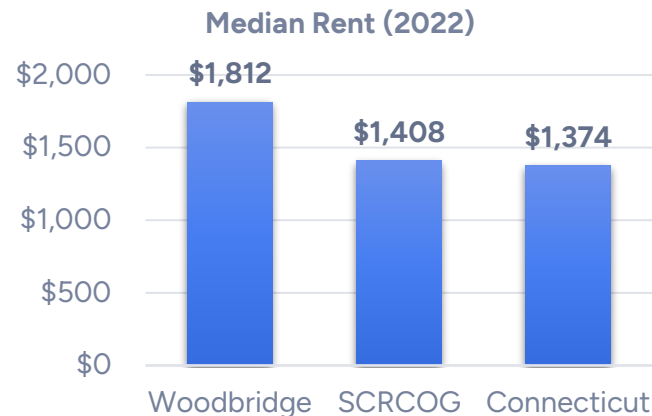


Notes: (1) Averages are based of 10 years of data, from 2014-2023; (2) The Warren Group did not provide sale price data for condominiums during this time range, likely due to the small number of sales.



Rental Options

- Median rent in Woodbridge was \$1,812 in 2022 – 28.7% higher than that of the SCRCOG and 31.9% higher than that of the State.
- Gross rent distribution in Woodbridge varies from that of the SCRCOG; most rental units cost between \$1,500-1,999/month, however, 21.8% of rental units cost \$2500+/month compared to just 5.3% within the SCRCOG.





Affordable Housing Plan

- The Town adopted its Affordable Housing Plan (AHP) in 2022. According to the Plan, the Town should:
 - Actively encourage the development of smaller dwelling units to accommodate the future needs of older residents looking to downsize and younger persons and the local workforce who would like to live in Woodbridge but cannot currently afford to do so.
 - Utilize Town-owned properties with public infrastructure (sewer, water, transportation) for high density housing development to meet current and future population needs.
 - Support the expansion of sewer and water infrastructure to increase the number of viable sites for housing opportunities.
 - Further refine its Zoning Regulations to identify additional opportunities to increase and diversify the housing portfolio.
 - Explore subsidy programming to ensure housing quality standards for naturally occurring affordable housing.
 - Support the construction or conversion of buildings in the commercial district to be mixed use.
- The AHP outlines various strategies that address one or more of the following categories: Supply, Homeownership, Preserve / Maintain, and Cross-Cutting (a combination of the previous three categories).



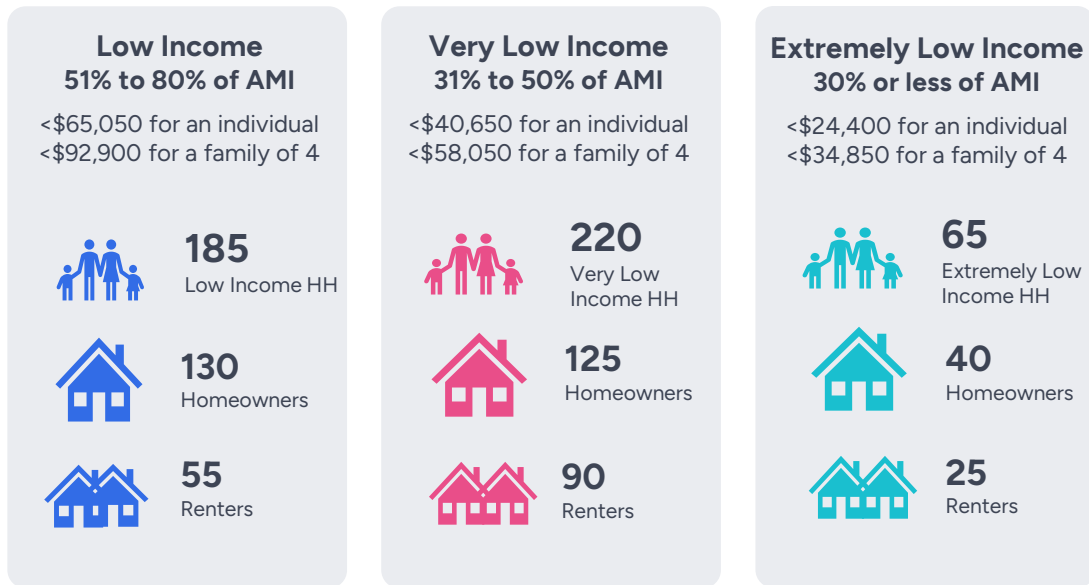
Housing Committee

- Woodbridge established a Housing Committee in 2022. The Committee's objectives include:
 - Updating, revising, and formulating the long-term housing plan for federal and state compliance (Affordable Housing Plan);
 - Promoting a mix of housing opportunities within the Town, including workforce housing; and
 - Recommending amendments or modifications to the Town's 2022 Affordable Housing Plan.
- Housing Committee tasks include:
 - Begin conversations about ways to create more diverse and affordable housing to proactively plan for more affordable and diverse housing;
 - Assess housing needs and identify barriers, if any, to a broad range of housing opportunities;
 - Strive to ensure a commitment to State and Federal housing laws;
 - File an annual written report with the Board of Selectmen about the Work, achievements, and recommendations of the Committee;
 - Initiate an inclusive planning process that provides meaningful opportunities for resident participation in the process.



Housing Affordability

- Low-income households are defined as those making less than 80% of the Area Median Income.
 - Area Median Income (AMI) for the New Haven-Meriden Area, for a family of four, is \$116,100.
- CHAS 2016-2020 data shows that 470 households (16%) in Woodbridge qualify as low income (80% of AMU or below).
- 11.2% of owner-occupied households and 55.6% of renter-occupied households qualify as low income.



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.

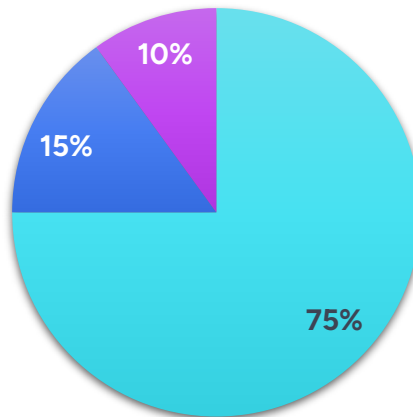


Affordable Housing Units

- The State defines protected affordable units (PAU) as units that are deed restricted, governmentally assisted, receive tenant rental assistance, or have CHFA/USDA mortgages.
- In 2023, only 1.15% (40) of Woodbridge's total housing units were classified as PAU despite 16% of households qualifying as low income.

Protected Affordable Units	Count
Government Assisted	30
Tenant Rental Assistance	6
CHFA/USDA Mortgages	4

Protected Affordable Units (2023)

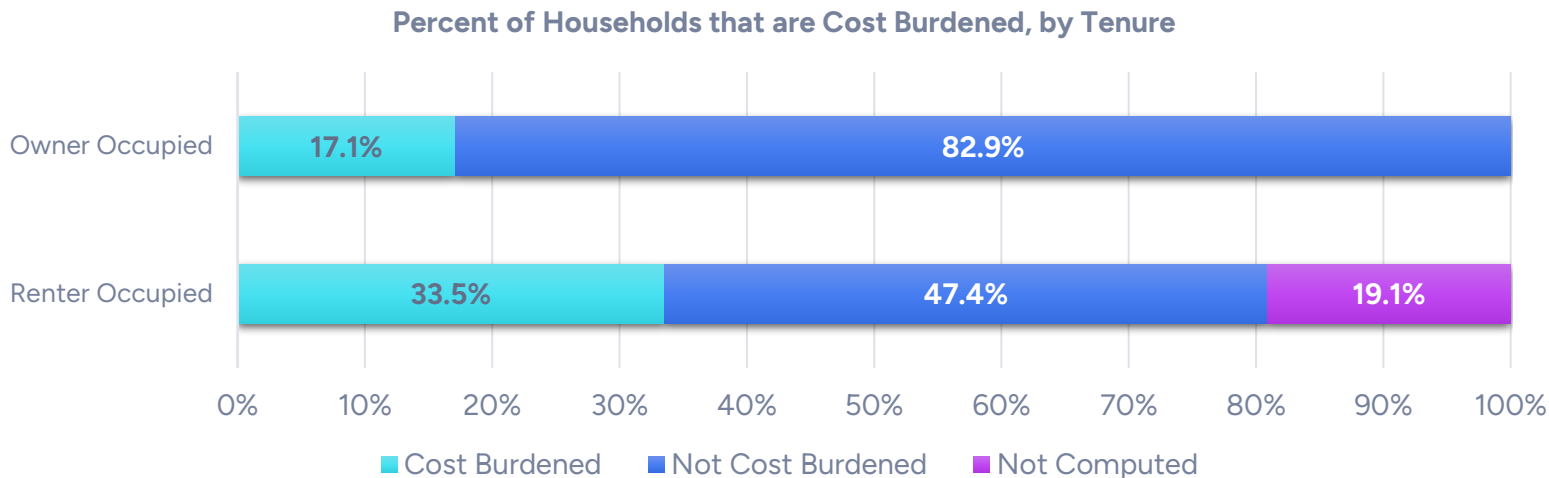


- Government Assisted
- Tenant Rental Assistance
- Single Family CHFA/USDA Mortgages



Cost Burden by Tenure

- The Department of Housing and Urban Development (HUD) recommends that no more than 30% of household income be spent on housing. This includes mortgage or rent, property taxes, HOA fees, insurance, and utilities.
- 18.8% of all households in Woodbridge are considered cost burdened, but a larger share of renter-occupied households (33.5%) are burdened as compared to owner-occupied households (17.1%).





Housing Takeaways

- Housing in Woodbridge is 84% owner-occupied (mostly one-unit detached structures). Renter-occupied units are more diverse in structure type.
- The median home value in Woodbridge is \$506,400 and most homes are valued over \$300,000.
- Median home sales prices have been increasing, to a peak of \$630,000 in 2023.
- Rent in Woodbridge is higher than that of the SCRCOG and State.
- Woodbridge has established a Housing Committee and adopted an Affordable Housing Plan in 2022 to work on diversifying the housing stock and increase affordability, particularly for those that are employed within the Town but cannot afford to live within the community.
- 16% of households in Woodbridge qualify as low income, but only 1.15% of housing units are protected affordable units.
- 33.5% of renter-occupied units in Woodbridge are cost burdened compared to 17.1% of owner-occupied units.



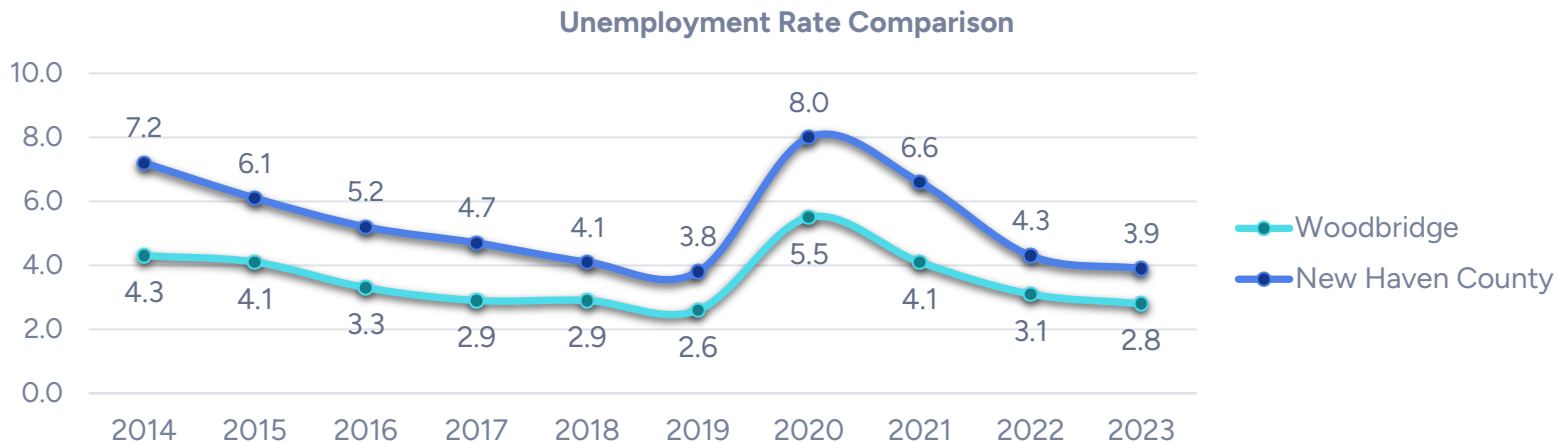
Economic Development





Unemployment

- Unemployment rates in Woodbridge have been consistently lower than the County rate.
- Over the last ten years, peak unemployment (5.5%) occurred during the COVID-19 Pandemic (2020).
- Unemployment rate has been recovering since 2020 and as of 2023 was 2.8%.





Employment in Woodbridge

- The top three industries in Woodbridge are health care and social assistance (31.0% of jobs); administration & support, waste management and remediation (15.6%); and educational services (12.2%).
- Just over half (51.2%) of those working in Woodbridge are ages 30-54, with another 30.9% age 55+.
- 44.9% of jobs in Woodbridge are filled by employees with a Bachelor's degree or higher.

Jobs (by NAICS Industry Sector)	Jobs	Share
Agriculture, Forestry, Fishing and Hunting	13	0.4%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%
Utilities	0	0.0%
Construction	121	3.3%
Manufacturing	109	3.0%
Wholesale Trade	109	3.0%
Retail Trade	102	2.8%
Transportation and Warehousing	22	0.6%
Information	51	1.4%
Finance and Insurance	123	3.4%
Real Estate and Rental and Leasing	19	0.5%
Professional, Scientific, and Technical Services	251	6.9%
Management of Companies and Enterprises	228	6.3%
Administration & Support, Waste Management and Remediation	564	15.6%
Educational Services	441	12.2%
Health Care and Social Assistance	1,122	31.0%
Arts, Entertainment, and Recreation	84	2.3%
Accommodation and Food Services	107	3.0%
Other Services (excluding Public Administration)	110	3.0%
Public Administration	44	1.2%



Employment in Woodbridge – Commuting Trends

- 93% of people working in Woodbridge travel from outside the community (7.0% are Woodbridge residents).
 - Of the 7.0% of workers that are also residents, 14.6% work in the Trade, Transportation, and Utilities industry class.
- The most common hometowns for workers in Woodbridge (not including Woodbridge) are New Haven (12.9%), Hamden (6.5%), and West Haven (6.0%).
- Most workers in Woodbridge travel less than 10 miles to get to work.

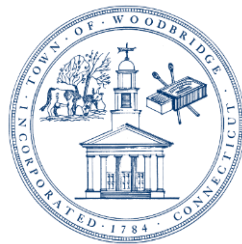
Travel Distance	Share
0 - 10 miles	54.5%
10 – 24 miles	29.0%
25 – 50 miles	11.8%
Over 50 miles	4.7%

Traveling From	Count	Share
New Haven	468	12.9%
Woodbridge	253	7.0%
Hamden	237	6.5%
West Haven	217	6.0%
North Haven	125	3.5%
Bridgeport	104	2.9%
Bethany	101	2.8%
Milford	95	2.6%
Waterbury	90	2.5%
Wallingford	89	2.5%
Other	1,841	50.9%



Principal Employers

- Amity Regional School District, the Town of Woodbridge, and the Jewish Community Center are the top three employers in the community, according to the Town's financial reports.



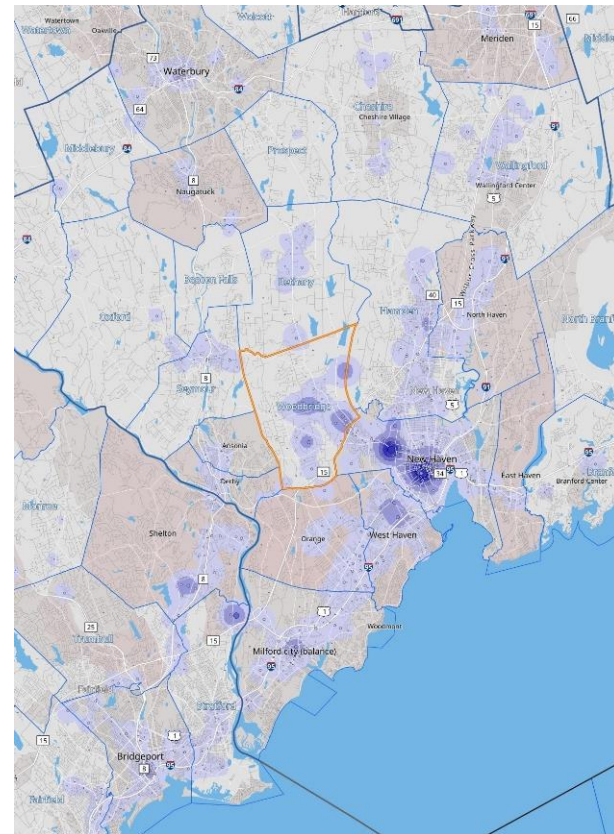
Employer	Employee Estimate	Industry
Amity Regional School District 5	352	Educational Services
Town of Woodbridge	318	Public Administration
Jewish Community Center	242	Health Care, Social Assistance
Woodbridge Board of Education	190	Educational Services
Coachman's Square	93	Health Care, Social Assistance
Autumn Lake at Willows	90	Health Care, Social Assistance
Charter Senior Living Woodbridge	80	Health Care, Social Assistance
Crest Auto Mall	35	Retail Trade
Chemswerth, Inc	25	Manufacturing
Plastic Forming Company	24	Manufacturing



Residents' Employment Trends

- The top three industries that residents of Woodbridge work in are educational services (23.0%), health care and social assistance (19.6%), and retail trade (7.8%).
- Most residents are traveling less than 10 miles to get to work, and 28.1% of residents travel to New Haven for employment.

Travel Distance	Share
0 - 10 miles	59.0%
10 - 24 miles	22.6%
25 - 50 miles	13.4%
Over 50 miles	5.0%

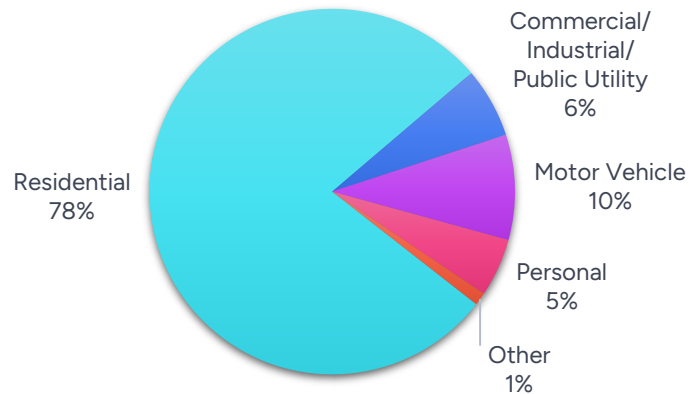




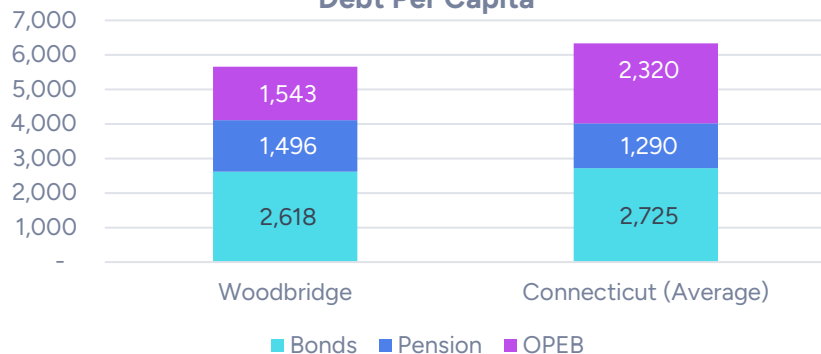
Tax Base & Fiscal Indicators

- Woodbridge's grand list is more dependent on residential properties (78.2%) than the State average (65.7%).
- The Town's equalized net grand list per capita ranks 58th in the State at \$175,515.
- The Town's debt / capita (\$5,657) is 10.7% less than the State average (\$6,335).
- The equalized mill rate (29.13) is 9.37 mills higher than the State average (19.76).

Grand List, FYE 2021



Debt Per Capita





Principal Taxpayers

- The top ten principal taxpayers in Woodbridge make up 5.97% of all taxable assessed value in the community.
- Connecticut Light & Power and United Illuminating are the top two taxpayers.

Taxpayer	Taxable Assessed Value	% of Town Taxable Assessed Value
Connecticut Light & Power Co.	\$25,041,450	2.17%
United Illuminating Co.	\$13,498,520	1.17%
KRE-BSL Husky Woodbridge LLC	\$7,039,760	0.61%
S H Forty-Nine Propco Woodbridge LLC	\$4,906,020	0.42%
1764 Litchfield Turnpike LLC	\$4,225,350	0.37%
OP Inc.	\$3,107,370	0.27%
Willow CT Propc LLC	\$2,975,000	0.26%
NPL Construction Co.	\$2,758,570	0.24%
Crest Woodbridge LLC	\$2,715,580	0.24%
Research Development at Bradley Road LLC	\$2,522,030	0.22%
Total	\$106,817,950	5.97%



Economic Development Takeaways

- Unemployment rates in Woodbridge have been consistently lower than the County rate and sits at 2.8% (2023).
- The top three industries for employment in Woodbridge are health care and social assistance (31.0% of jobs), administration & support, waste management and remediation (15.6%), and educational services (12.2%).
- The top three industries that residents of Woodbridge work in are educational services (23.0%), health care and social assistance (19.6%), and retail trade (7.8%). Most residents are traveling less to New Haven for employment.
- 93% of people working in Woodbridge travel from outside the community while 7% are Woodbridge residents.
- Woodbridge's grand list is more dependent on residential properties (78.2%) than the State average (65.7%).



Woodbridge

Plan of Conservation & Development

Existing Conditions Inventory

September 2024

Town Hall – Photo from Town of Woodbridge



Table of Contents

- This analysis is meant to establish an inventory of existing community infrastructure and facilities in Woodbridge.
- The content of this section is informational and does not include field verification.
- Data was collected from a variety of sources including but not limited to, the Town of Woodbridge, the South-Central Council of Governments, the State of Connecticut, and UCONN, among others.

Existing Conditions Inventory

	Slides
Land Use & Zoning	3 – 7
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Land Use & Zoning

Welcome Sign - Photo from NY Times

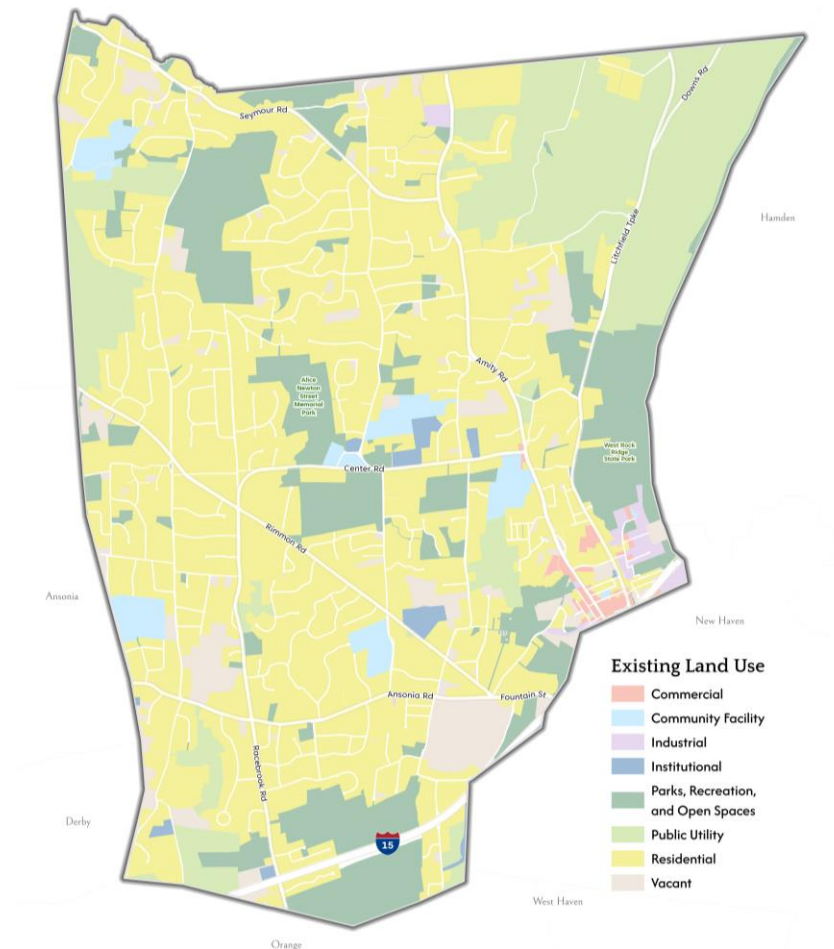


Land Use

- Woodbridge's land use (by area) includes:

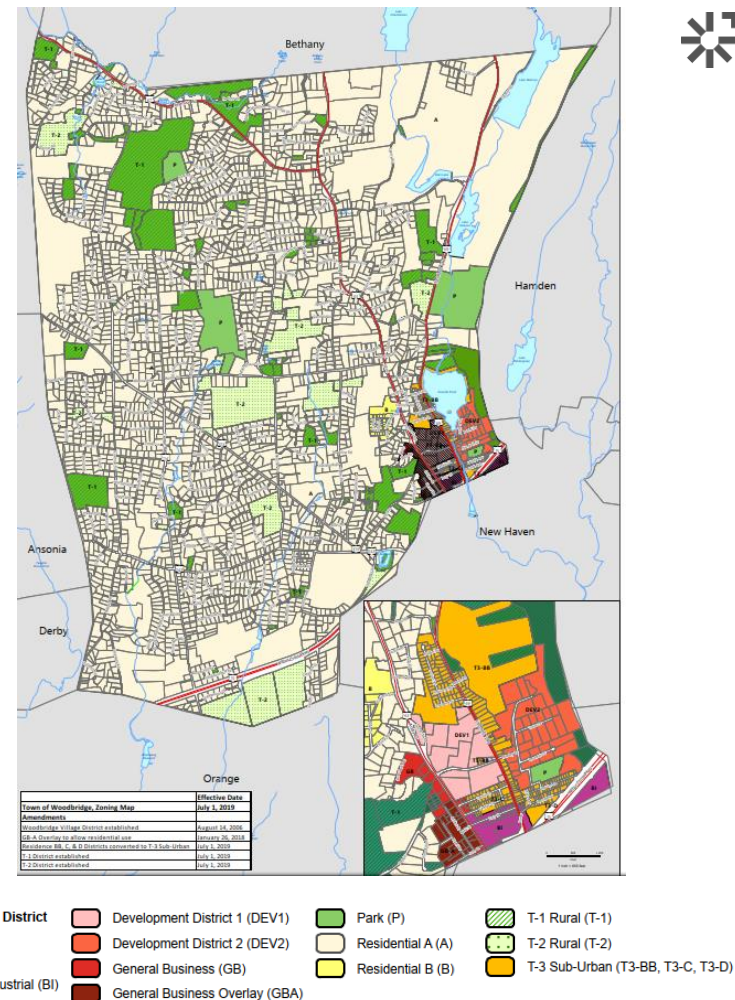
- Residential, 55.2%
- Public Utility, 17.3%
- Parks, Recreation, & Open Space, 17.1%
- Vacant Land, 5.8%
- Community Facilities, 2.5%
- Institutional, 0.8%
- Industrial, 0.7%
- Commercial, 0.5%

Note: Does not include right-of-way



Zoning

- Residential Districts (A, B, T-3 Sub-Urban) permit low density residential uses on lots ranging from 15,000-65,000 sf.
 - Residential districts allow higher density development when served by public sewer and water and not within a public water supply watershed.
- Commercial & Industrial Districts (GB, BI) allow for business and industrial uses, with no permission for residential uses.
 - The GBA overlay zone allows some residential uses within the General Business zone.
- Development Districts (DEV1, DEV2) allow for mixed-use configurations.
 - DEV1 accommodates commercial and limited residential uses, while DEV2 allows for mixed commercial and industrial, with connections to recreational spaces.
- The Woodbridge Village District is an overlay zone with distinctive character, landscape, and historic value.
- Woodbridge also has two Rural Districts (T-1, T-2), one Park District (P), and a Flood Hazard Overlay.





Plan of Conservation & Development (2015)

- Woodbridge's 2015 POCD analyzed community data and existing conditions, conducted a build-out analysis, established a future land use plan, and made various recommendations for municipal action, some of which include:
 - Simplify, Update, and Modernize Zoning Regulations
 - Diversify the Housing Stock (Age-Restricted Housing, Multifamily, Starter Homes, Accessory Apartments)
 - Build the Commercial Base (Engagement with Existing Businesses, Business Improvement District, Marketing)
 - Increase Pedestrian & Bicycle Connectivity (Bike Lanes, Pedestrian Corridors, Village Sidewalks, Parking Configurations)
 - Natural Resource, Park, Recreation, and Open Space Protections (Vulnerable Species, Water Quality, Scenic Character, Wetlands, Soils, Inventories, Classification System(s), Maintenance Plans, etc.)



Regional Plan of Conservation & Development (2018)

- The South-Central Regional Council of Governments adopted its Regional POCD in 2018, organized around three broad themes:
 - The Human Environment, the Region's People and Housing;
 - The Natural Environment, the Region's Coastal, Agricultural, and other Natural Resources;
 - The Built Environment, the Region's Land Use, Economic Development, Transportation, Ports, Utilities, etc.
- Overarching strategies for the Region include:
 - Promoting growth and transit-oriented development within existing town and village centers.
 - Ensuring the protection and preservation of natural resources for the ecological, economic, and cultural benefits they offer.
 - Increasing housing diversity where it can be supported.
 - Promoting easy access to job centers.



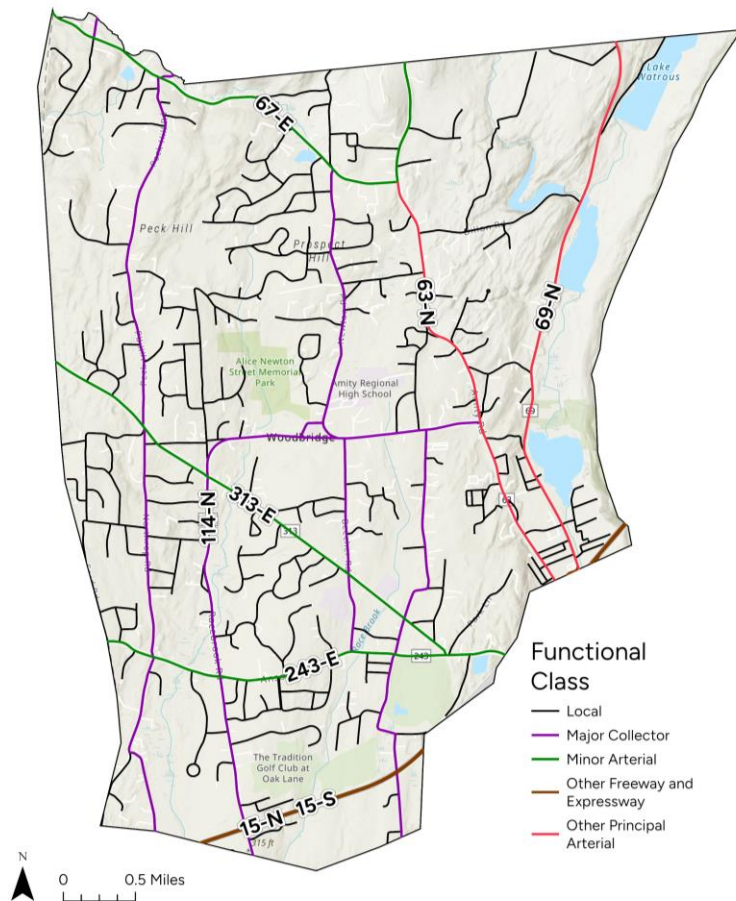
Transportation Infrastructure

Photo from Homes.com



Functional Class

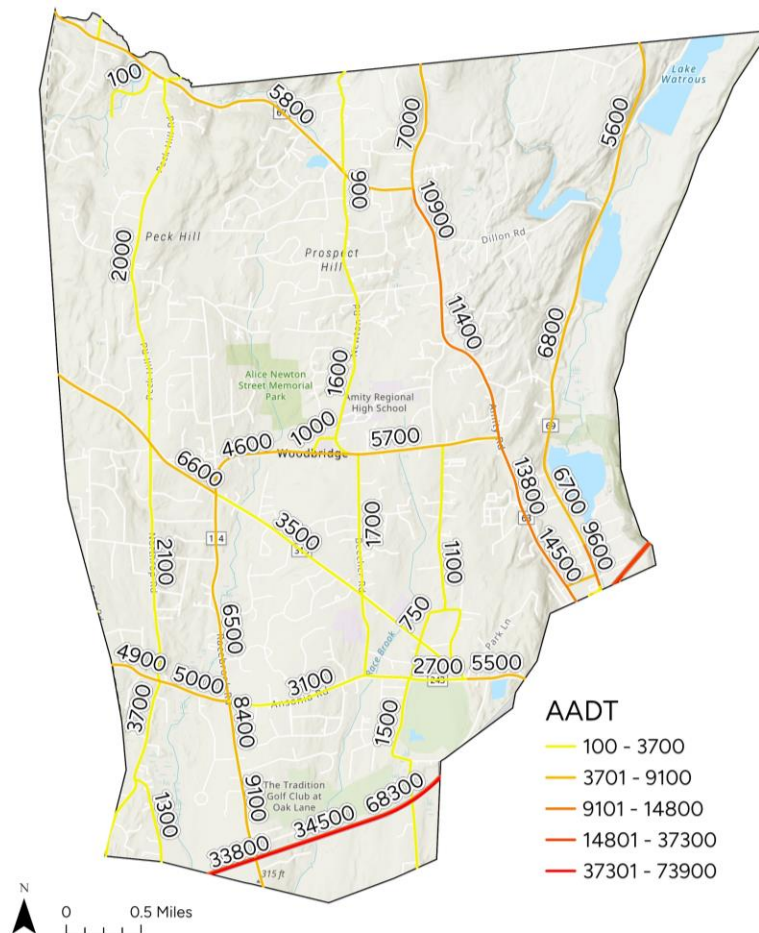
- Functional Classification is a roadway hierarchy used to determine eligibility for State and Federal transportation funds. Roads classified as collectors and arterials may be eligible for State and Federal funding programs, including:
 - Surface Transportation Block Grant (STBG)
 - Local Transportation Capital Improvement Program (LOTICIP)
- Principal Arterials in Town include Amity Road (Route 63) and the Litchfield Turnpike (Route 69), while the Merritt Parkway (Route 15) is the only other freeway / expressway.
- Woodbridge has a number of major collector, minor arterial, and local roads.





Traffic Volumes

- The State of Connecticut collects annual average daily traffic (AADT) counts, which measures the annual total vehicular traffic along a route, averaged over 365 days.
- The Merritt Parkway (Route 15) has the highest AADT in Woodbridge, with 73,900 vehicles / day.
- Amity Road (Route 63) had the second highest AADT, ranging from 11,400-14,500 vehicles / day, with the larger end of the range occurring closest to the New Haven line.
- Local roads have significantly less traffic volume.

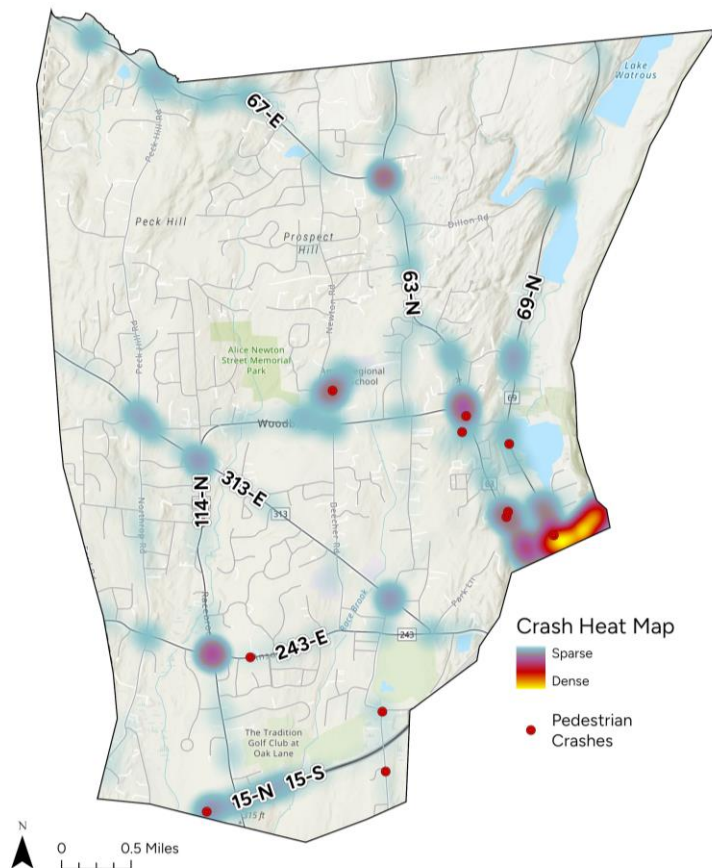




Traffic Safety

- Since 2019, 79.2% of motor vehicle accidents occurred on State roads and 12.8% on local roads (8% unknown).
 - Accidents are most common on the Merritt Parkway and on roads within the Business and T-3 Districts.
- Most accidents involve property damage only, however, there have been 10 fatal accidents since 2019.
- There have been 14 pedestrian accidents since 2019, but 2024 has the highest rate of pedestrian crashes to date.

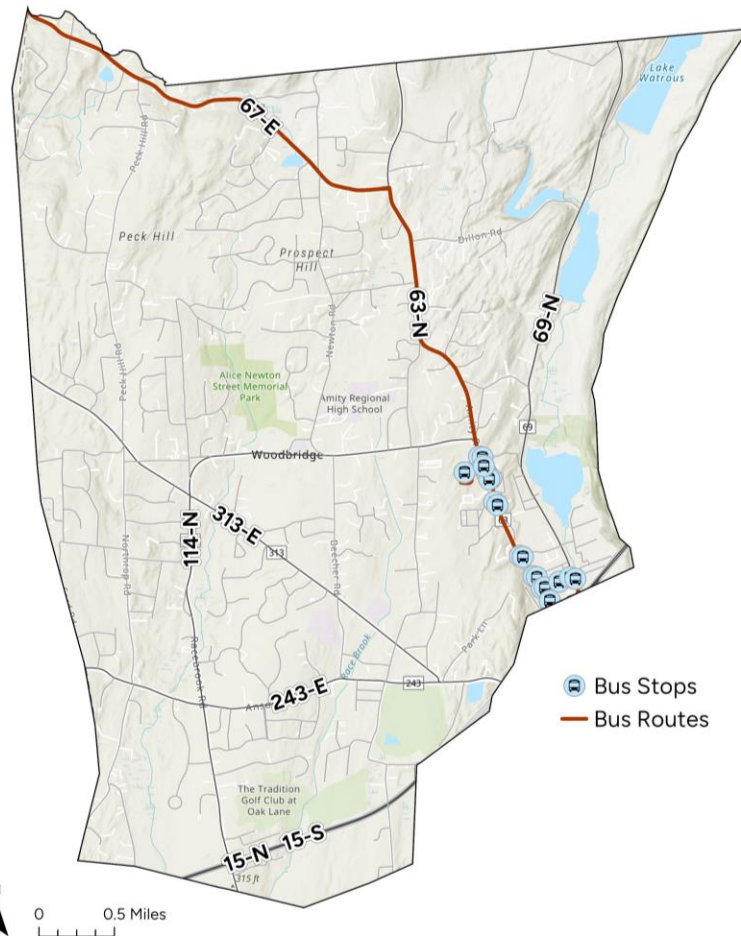
Year	Property	Injury	Fatal	Total	Pedestrian Crashes	% of Accidents
2019	251	81	1	333	1	0.3%
2020	157	74	3	234	2	0.9%
2021	198	92	3	293	3	1.0%
2022	266	76	1	343	4	1.2%
2023	229	74	2	305	1	0.3%
2024	2	31	-	33	3	9.1%





Public Transportation

- Woodbridge has multiple bus stops along the CT Transit 243 & 243A Routes, connecting the Town's higher-density area to Downtown New Haven.
- Stops are primarily located along Amity Road and Lucy Street, with multiple stops near the Jewish Community Center and Amity Shopping Center.





Regional Transportation Planning

- The SCRCOG Metropolitan Transportation Plan (MTP) is a 20-year regional transportation plan, adopted in 2023 and in effect until 2050. Major policies included in the MTP are:
 - Accessibility and Mobility, Safety, Complete Streets, Economic Vitality, Environmental Protection, and System Integration, Efficiency, and Preservation
- In addition to the MTP, SCRCOG has developed a four-year (FY25-28) Transportation Improvement Plan (TIP). Projects included within the TIP are eligible for federal funding.
 - Woodbridge is scheduled for interchange improvements at Exit 59 of the Merritt Parkway and Route 69.

Community Facilities & Infrastructure

Photo from Homes.com





Community Facilities

- Community Facilities include Town-owned buildings and sites, used for the purposes of Town operations and public amenities. These include:

Town Hall & Recreation Department. 11 Meetinghouse Lane

Police Department & The Woodbridge Center (Senior Center). 4 Meetinghouse Lane

Volunteer Fire Department. 100 Center Road

Public Library. 10 Newton Road

Parks & Public Works Departments. 15 Meetinghouse Lane

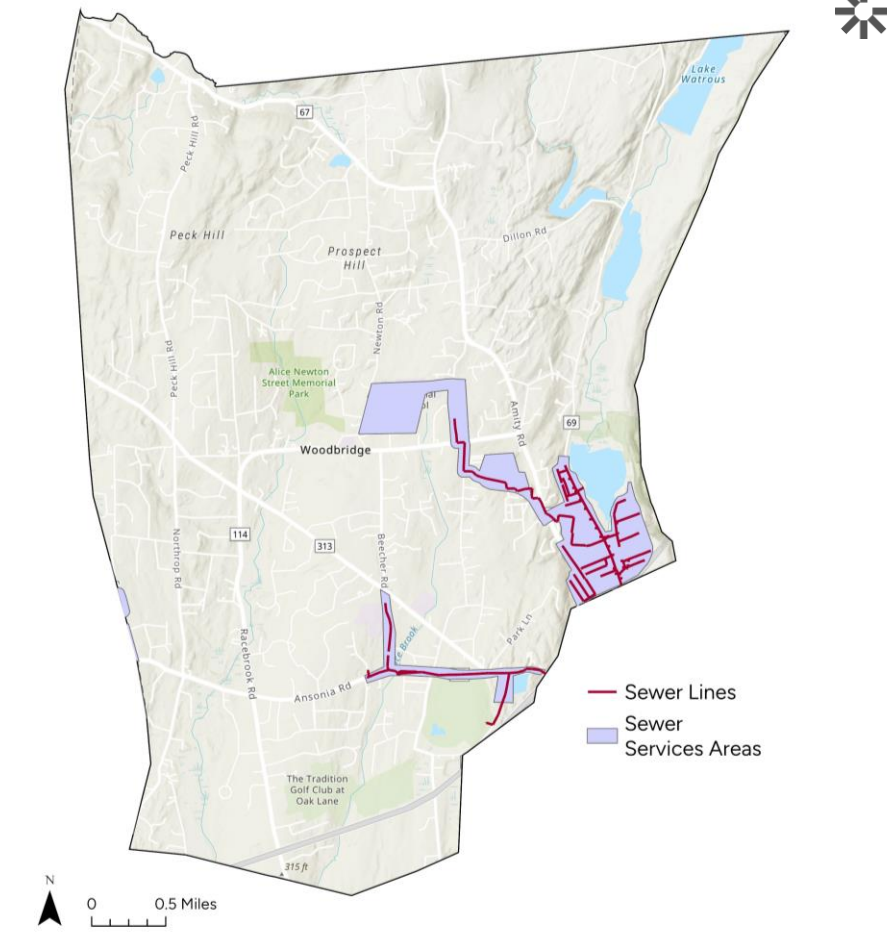
Transfer & Recycling Station. 85 Acorn Hill Road Ext.

Beecher Road School. 40 Beecher Road

Amity Regional High School. 25 Newton Road

Sewer Infrastructure

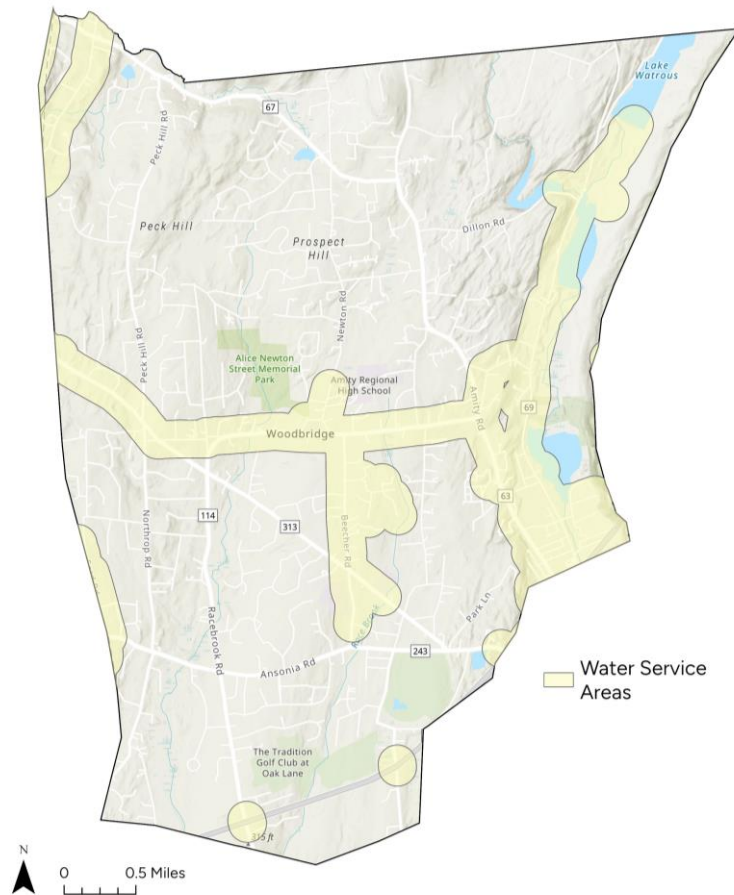
- Woodbridge has approximately 8 miles of sewer lines, primarily found in the southeast portion of the Town, along its border with New Haven.
- Sewer lines coming from New Haven are owned, operated, and maintained by the Greater New Haven Water Pollution Control Authority (GNHWPCA).





Water Infrastructure

- Woodbridge has some public water infrastructure, provided by the Regional Water Authority (RWA).
- Public water is accessible along Center and Beecher Roads, and portions of Route 313, 63, and 69.
- The RWA's 2023 Water Quality Report indicates that water quality meets, or exceeds, all state and federal requirements.
 - The RWA also participates in EPA monitoring for unregulated contaminants, including PFOA & PFAS, which found that levels were within current acceptable ranges.





Capital Improvements Plan

- Woodbridge includes a 1-year and 6-year Capital Improvement Plan (CIP) in its annual budget.
- According to the preliminary FY25 budget there are 23 CIP projects planned for 2025, 17% of which is proposed to be funded by grants. Major budget components include:
 - 45% directed towards Public Works, for road & bridge projects
 - 24% directed towards the Fire Commission, for vehicle and equipment replacements
 - 10% directed towards the Board of Education, for an ADA playground and facility feasibility study
- The 6-year CIP list other major projects to be undertaken through 2030, including but not limited to:
 - Beecher School Enhancements
 - Town Building Improvements
 - Demolition & Environmental Remediation at the Country Club
 - Miscellaneous Equipment Replacement across Departments
 - Pool, Gym, and Court/Field Repairs



Parks, Recreation, & Open Space

Photo from WoodbridgeDogPark.org





Park & Recreational Facilities

- Woodbridge has numerous parks, fields, and preserves that contribute to its park and recreation facilities, including:
 - Town Green
 - The Fitzgerald Property, including the Woodbridge Dog Park and Community Gardens
 - Woodbridge Athletic Fields
- The Recreation department offers various youth and adult programming year-round, including sports and educational programs.
- The Town is also converting the “Old Firehouse” into a Community Center, which is anticipated for completion in 2025.
- West Rock Ridge State Park is also partially located within the Town, along its borders with Hamden and New Haven.

Fields

Pease Road (2)
Center Road (2)
West River (3)
Acorn Hill (2)

Courts

Pease Road (1)
Center Road (4)
Beecher Road (3)
Former Country Club (2)

Playgrounds

Pease Road (1)
Center Road (1)
West River (1)
Beecher Road(2)



Open Space Plan

- Woodbridge updated its Open Space Plan in 2020, which defines open spaces as any area, including forest and farmland, that when set aside for preservation:
 - Maintains and enhances the conservation of the natural and scenic resources, Protects biodiversity and habitats, Protects natural streams and water supply, Protects conservation soils and wetlands, Protects against erosion, Enhances the value to the public of abutting or neighboring parks, forest, wildlife preserves, greenways, trails, land trust properties, or other open spaces, Enhances public active and passive recreation opportunities, Preserves historic and archeological sites, Promotes orderly suburban development, or Maintains and enhances scenic value, thus preserving the rural character of the Town.
- The Open Space Plan includes fully-protected and unprotected open land.
 - Fully protected open spaces include town parks, state and federally protected areas, deed restricted properties, and land trust properties, as well as Regional Water Authority (RWA) land.
 - Unprotected open land includes municipally and RWA managed land that is not permanently protected, PA-490 land, and other privately-owned lands which are not protected but contribute to open spaces.
- The Plan also identifies various open space objectives (including property classifications and management plans) and identifies properties worthy of acquisition by the Town.



Greenways

- Greenways are defined by the State as an open space corridor that may:
 - Protect natural resources, preserve scenic landscapes and historical resources or offer opportunities for recreation or nonmotorized transportation;
 - Connect existing protected areas and provide access to the outdoors;
 - Be located along a defining natural feature, such as a waterway, along a man-made corridor, including an unused right-of-way, traditional trail routes or historic barge canals or;
 - Be a greenspace along a highway or around a village.
- The 12-mile Woodbridge Greenway was officially designated in 2002 and serves as an important link within the regional greenway system, connecting New Haven, Hamden, Bethany, Seymour, Ansonia, and Derby.
 - According to the Town's Open Space Plan, the Greenway begins in West Rock Ridge State Park, travels through the Regional Water Authority's land, and across numerous municipal parcels and utility easements.
- The West River Greenway was officially designated in 2015 and traverses five towns - Bethany, Hamden, New Haven, West Haven and Woodbridge.
 - In Woodbridge, the Greenway is proposed to travel along the West River and extend to Konolds Pond.



Trails

- Woodbridge has over 35 miles of trails within the Town, including Town-managed, Land Trust, and State trails. Trail systems include:
 - Regional Water Authority Trails, Alice Newton Memorial Park, Bethany & Massaro Community Farms, Bishop & Race Brook Estates, Fitzgerald & Meadows Tracts, Pine Hill, Elderslie Preserve, among others.
- The goal of the Town's trail system is to provide a usable and safe experience for residents and visitors and provide connectivity to other trails and amenities.
- The Town has developed a Trails Handbook to guide trail maintenance and management.
 - Trails are maintained throughout the year, including blaze maintenance, brush cutting, drain cleaning, and trail use evaluation, among other activities.



Historic & Cultural Resources

The Darling House – Photo from Wikipedia





Town History

- Originally known as Amity Parish, Woodbridge was incorporated in 1784 and included Bethany Parish until 1832, when Bethany seceded and became its own community.
- Woodbridge (named after the first settled minister in the community, Benjamin Woodbridge) attracted residents from nearby New Haven, looking for a quieter and healthier lifestyle.
- The Town was primarily an agricultural community with cattle, dairy, ice, and hay being the primary products produced within and shipped out of the community.
- The Town's population remained limited through the late 1800s, but residential development increased following the expanded use of automobiles, and Woodbridge became a modern suburb following World War I.



Historic Districts

- The Woodbridge Green Historic District was listed on the National Register in 2003 and encompasses the Town's historic center along Meetinghouse Lane.
 - The District is home to various government, educational, and religious structures, featuring mid-19th century Greek Revival, 20th century Colonial Revival, and Neo-Classical Revival architecture.
 - Some specific structures within the District include the Town Hall (1919), Center School (1928), the Clark Memorial Library (1940), and the Woodbridge Fire Station (1930).

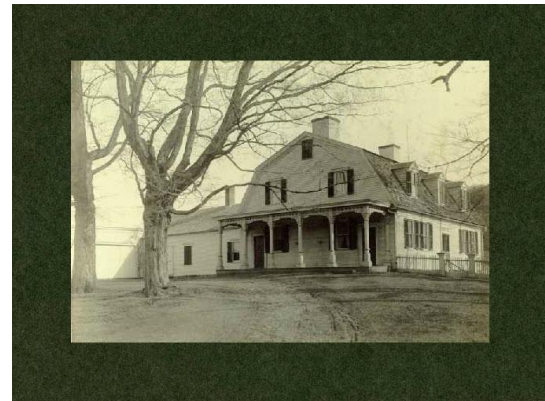


*The First Church of Christ - Photo by Tony Cenicola /
New York Times*



Historic Structures

- The **Darling House**, located on the Litchfield Turnpike, is a 1770's Colonial Cape residence. The property is owned by the Town and home to the Amity & Woodbridge Historical Society.
- The **Castle-Russell House**, located on Amity Road, is a mid-19th century dwelling featuring Greek Revival architecture.
- The **Chatfield Farmstead**, located in northwest Woodbridge, was historically part of a working dairy farm but is now an active horse farm. The Farmstead features Gothic Revival and Late Victorian/Italianate architecture and contributes to the Town's agricultural history.
- The **Cement Kiln**, built in 1874, is a national landmark and an example of early industry within the area.
- The **Old South School**, is a one-room schoolhouse located on Johnson Road. The schoolhouse was renovated in 2013 and currently serves as an interactive classroom for local students to learn about the Town's history.



The Darling House, Photo from the Amity & Woodbridge Historical Society website



The Chatfield Farmstead, Photo from Historic Barns of Connecticut website

Cultural Facilities & Resources

- Woodbridge is home to the first Palestinian museum in North American, the ***Palestine Museum US***. The museum maintains a permanent collection of Palestinian art and a library of Palestinian history and culture.
- The Amity Creative Theatre, located within the Amity Regional High School, produces local theatre productions featuring students and broader community members.



PALESTINE
MUSEUM



Exhibit at the Palestine Museum US. Photo by Meg Dalton at Connecticut Public



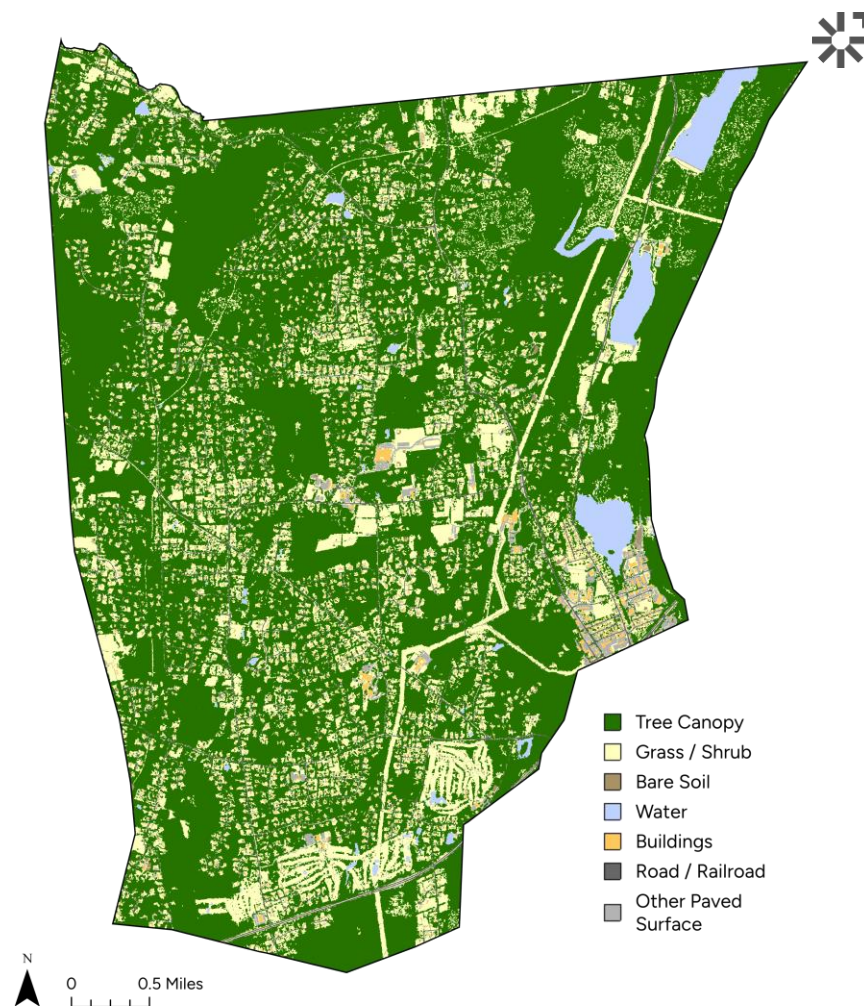
Natural Resources

Photo from WoodbridgeLandTrust.org



Land Cover

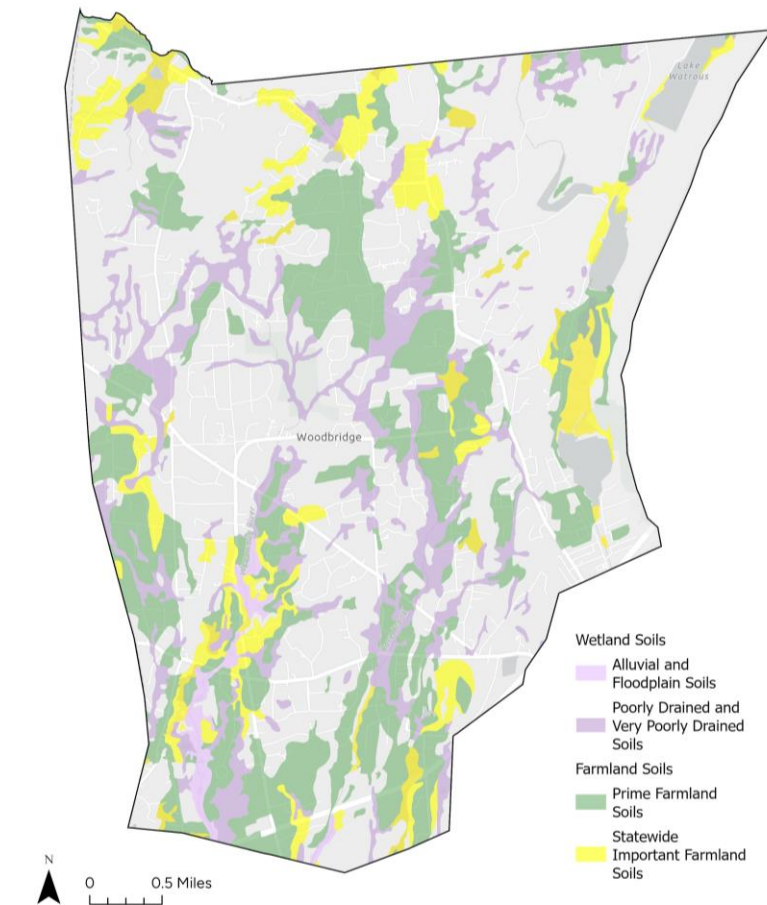
- Woodbridge is predominately forested, with significant tree cover, and grass / shrub cover.
- There are approximately 1,075 acres of impervious cover, which includes buildings, pavement, and impervious unpaved areas.
 - Impervious cover is most concentrated in Woodbridge's commercial, industrial, and mixed-use districts.





Soils

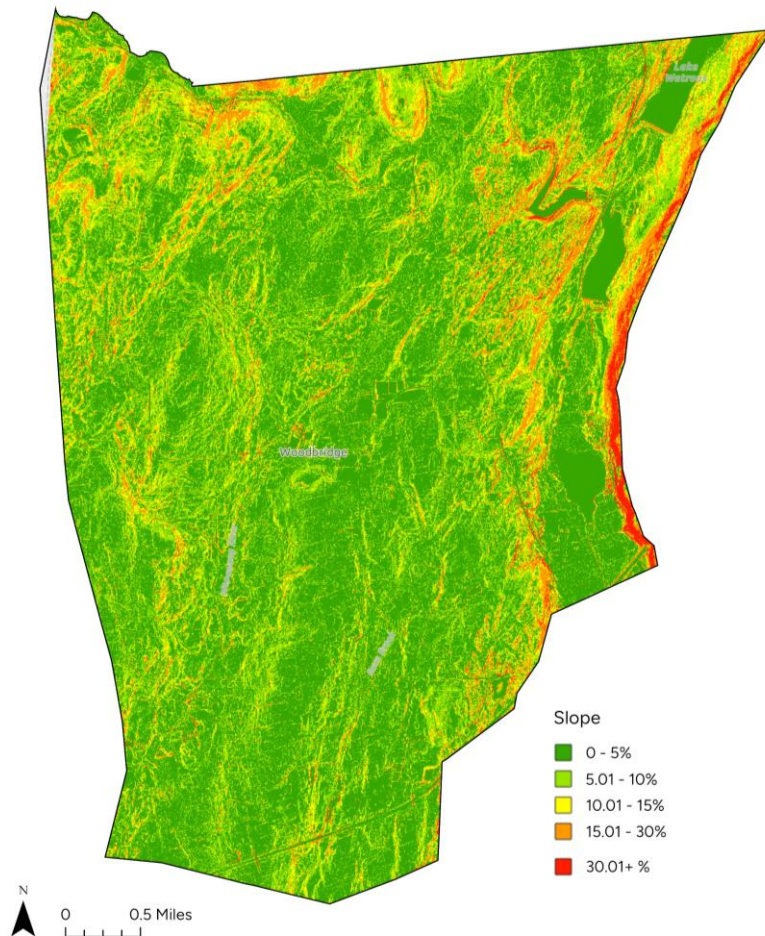
- The Soil Survey Geographic Database classifies soils for their potential for farming, flooding, subsurface sewage disposal systems, and stormwater runoff management.
 - Wetland soils are typically found along streams and in floodplains.
 - Hydric/Wetland soils are not suitable for development or subsurface sewage disposal systems.
 - Wetlands provide numerous ecosystem services such as groundwater retention, water quality improvement, and fish and wildlife habitat.
 - Farmland soils are those that have the best physical and chemical make up to support food production.
 - These soils are generally more suitable for stormwater runoff management techniques (dry and wet basins).





Steep Slopes

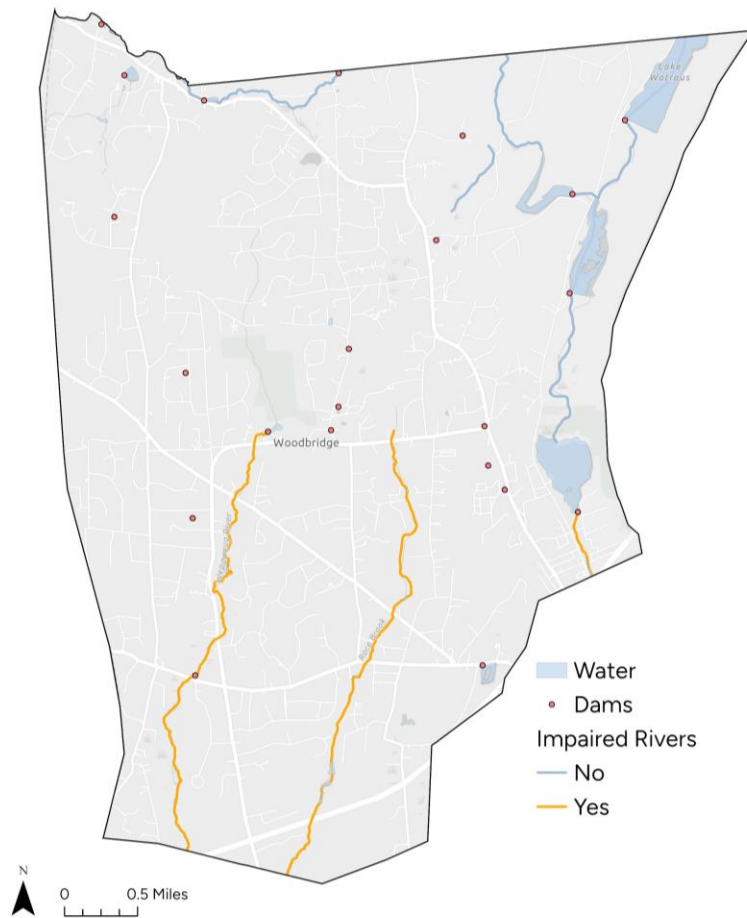
- Steep slopes provide wildlife habitat, recreational opportunities, and scenic views within the community, but are more susceptible to erosion.
- Steep slopes, according to the Town's Zoning Regulations, are those equal to or greater than 25%.
- The Woodbridge Open Space Plan includes a steep slope protection goal to "control soil erosion and water runoff, as well as to maintain scenic views of and from areas such as bluffs, hills, ridges, and mountains, etc."





Surface Water Resources

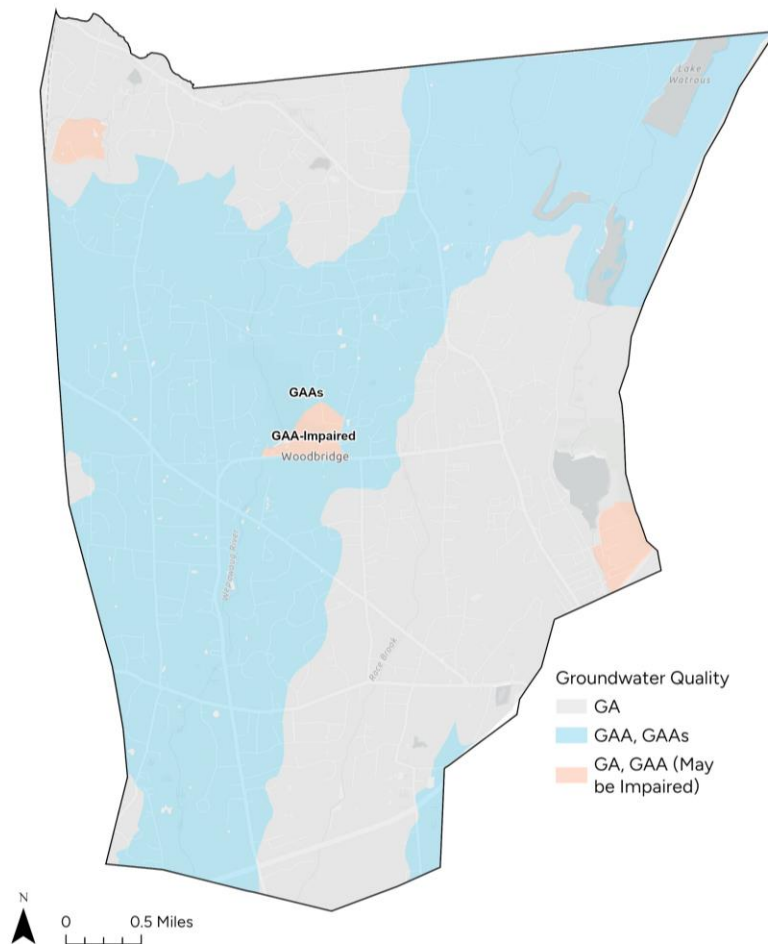
- There are multiple subregional watersheds within the Town; however, the largest include the Wepawaug River, West River, Bladen's River, and Sargent River watersheds.
- There are three reservoirs in Woodbridge – Lake Watrous, Glen Lake, and Lake Dawson.
- CT DEEP assesses waterbodies for their quality related to aquatic habitat, recreation, fish consumption, and drinking water. In 2022:
 - The Wepawaug River was noted as impaired for recreational quality.
 - The West River was noted as impaired for fish consumption and recreation.





Ground Water Resources

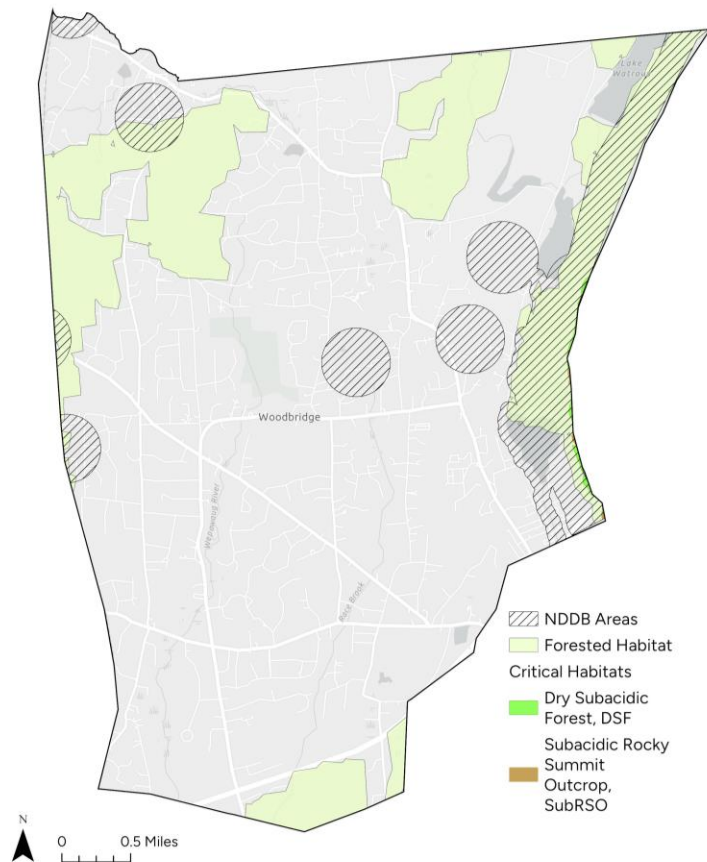
- Despite some access to public water, many Woodbridge residents get their daily water (and drinking water) from private wells.
- CT DEEP has classified groundwater in Woodbridge as:
 - GA: Existing private and potential public or private supplies of water suitable for drinking without treatment
 - GAA: Existing or potential public supply of water suitable for drinking without treatment. Some areas are noted as GAA but may be impaired.
- There are no recognized aquifers within Woodbridge.





Flora & Fauna

- A community's flora and fauna are important for a balanced ecosystem. Flora refers to the collection of plants, while fauna refers to the wildlife within an area.
- The Natural Diversity Database (NDDDB) shows approximate locations of endangered, threatened, or special concern species within a community.
 - Woodbridge has numerous NDDDB and critical habitat areas, primarily within the West Rock Ridge State Park.
- Critical habitats in Woodbridge include Dry Subacidic Forest (typically near mountain summits, and dominated by white ash, hickory, and hophornbeam trees) and Subacidic Rocky Summit Outcrops (exposed ledges and outcrops, with low vegetation).
- Identified wildlife species in Woodbridge include the eastern box turtle, eastern hognose snake, wood snake, peregrine falcon, and northern goshawk, among others.





Climate Resilience & Sustainability

Photo from CT Trail Finder

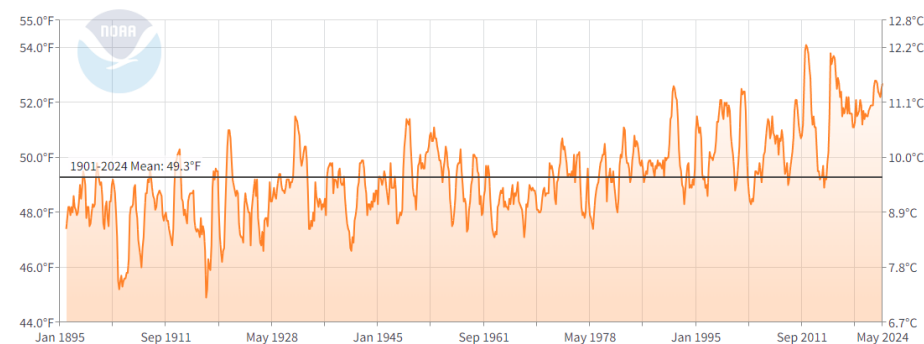




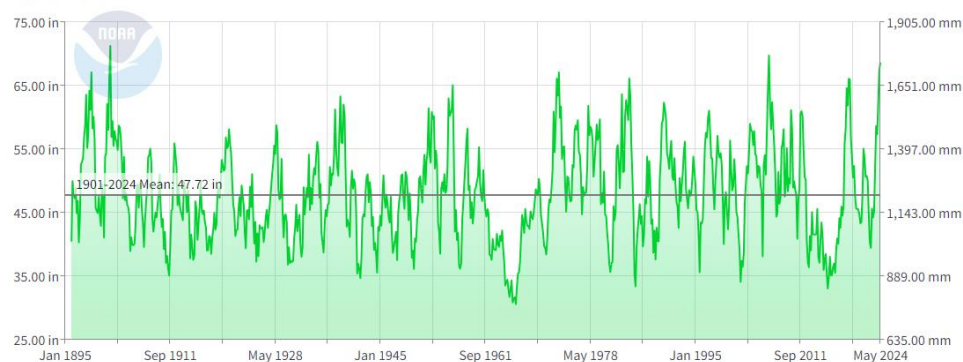
Climate Projections

- By 2050, the average temperature in Connecticut is expected to increase about 5°F, and average precipitation is expected to increase by 8% (4 in/year).
 - Extreme temperature events, like summer nights, heat wave days, and tropical nights are expected to increase in quantity, while frost days are expected to decrease by 2050.
- Droughts are expected to increase in frequency and intensity over the next century despite increased precipitation levels.
- Flood risk is expected to increase adjacent to increases in the frequency and intensity of heavy precipitation events.

New Haven County, Connecticut Average Temperature
12-Month Period



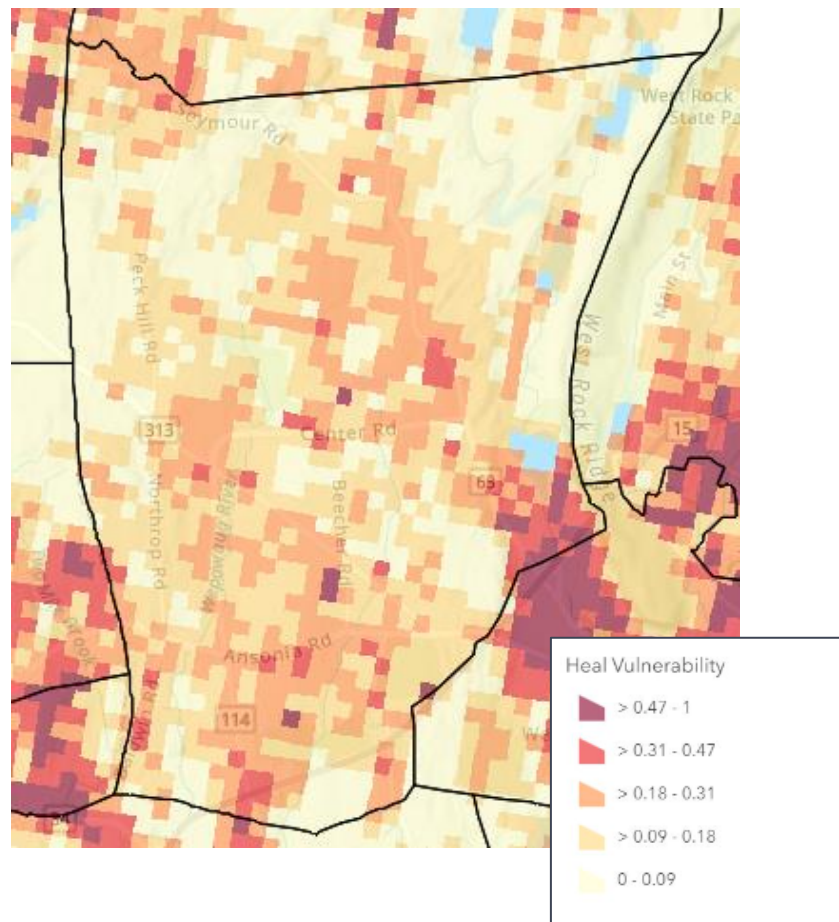
New Haven County, Connecticut Precipitation
12-Month Period





Heat Vulnerability

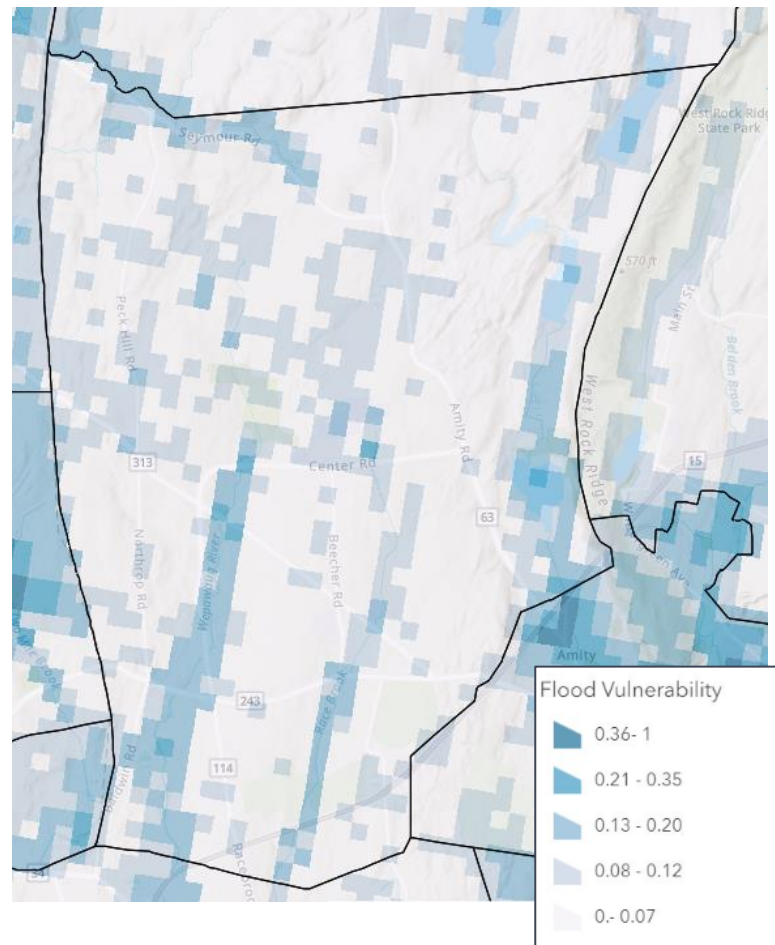
- Vulnerability is measured by combining an area's exposure, sensitivity, and adaptive capacity relative to a specific threat.
 - Exposure: The degree of the stress that a certain asset is going through. Includes changes to the magnitude and frequency of extreme events.
 - Sensitivity: The degree to which a built, natural, or human systems will be impacted by changes in climate conditions.
 - Adaptive Capacity: The ability of a system to adjust to changes, manage damages, take advantage of opportunities, or cope with consequences.
- A Town's mean heat vulnerability score (scale 0-1) is based on the mean value of all pixels that make up the Town in the CCVI analysis. A lower score indicates a less vulnerable community.
 - Mean scores in CT range from 0.04 to 0.53. Woodbridge's mean heat vulnerability score is 0.14.





Flood Vulnerability

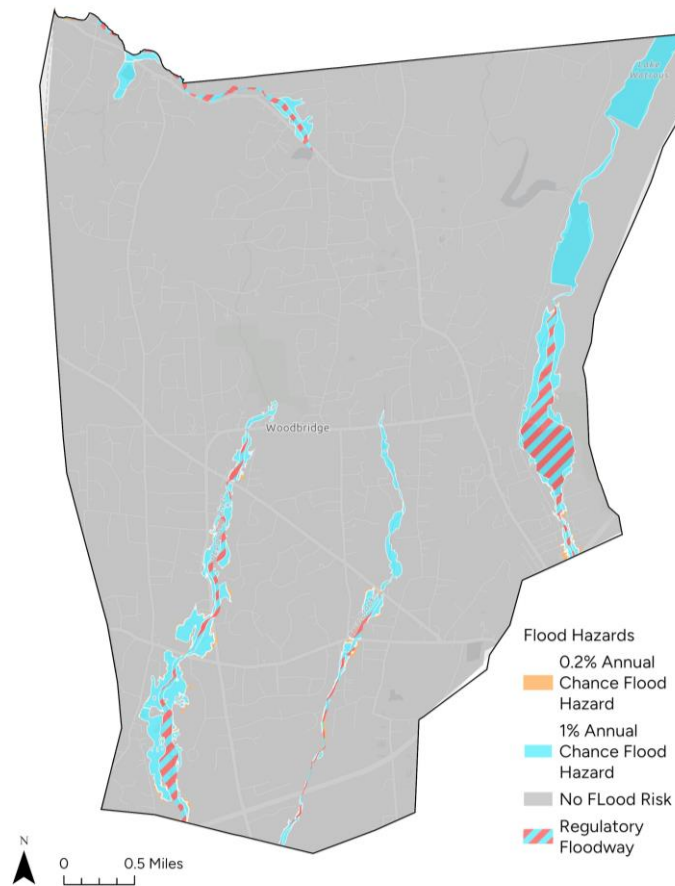
- Vulnerability is measured by combining an area's exposure, sensitivity, and adaptive capacity relative to a specific threat.
 - Exposure: The degree of the stress that a certain asset is going through. Includes changes to the magnitude and frequency of extreme events.
 - Sensitivity: The degree to which a built, natural, or human systems will be impacted by changes in climate conditions.
 - Adaptive Capacity: The ability of a system to adjust to changes, manage damages, take advantage of opportunities, or cope with consequences.
- A Town's mean flood vulnerability score (scale 0-1) is based on the mean value of all pixels that make up the Town in the CCVI analysis. A lower score indicates a less vulnerable community.
 - Mean scores in CT range from 0.04 to 0.31. Woodbridge's mean flood vulnerability score is 0.07.





Flood Risk

- Woodbridge has four regulatory floodways: Bladen's River, Wepawaug River, Race Brook, and West River.
 - The FEMA 100-year (1%) and 500-year (0.2%) flood zones generally following these riverbanks.
 - A property within a 100-year (1%) flood zone has a 1-in-4 chance of flooding during a 30-year mortgage.
- According to the Town's GIS data, there are approximately 86 structures located within, or partially within, the 100- and 500-year flood zones.
 - These structures are at the greatest risk of flooding within the community.





Regional Hazard Mitigation Plan

- The SCRCOG adopted its Regional Hazard Mitigation Plan (HMP) in 2023, providing a regional mitigation strategy, projects, and a framework for decision making related to mitigation.
- The Regional HMP's mission is to reduce or eliminate risk to people and property from natural hazards and climate change. Goals for doing so include:
 - Reduce the impact of natural hazards by integrating mitigation policies and practices into local community planning;
 - Minimize flood hazards, through the National Flood Insurance Program, regulatory standards, and flood mitigation projects;
 - Support the proper care of healthy, native trees in the Region to reduce associated hazards and increase resilience;
 - Build capacity for natural hazard mitigation and climate adaption at the local level; and
 - Increase public awareness and preparedness for natural hazards through community-based public education.

Sustainability



- Woodbridge is registered with Sustainable CT and received a Bronze Certification in 2018; however, Certification is valid for 3 years, and the Town has not been recertified.
 - The 2018 Bronze Certification included the development of an open space plan, implementation of low impact development, creation of agricultural-friendly practices, and high energy performance achievements, among others.
- The Town established a Sustainability Committee in 2017, charged with making recommendations to the Board of Selectmen for consideration on sustainability initiatives, including:
 - Town Building Energy Use
 - Recycling, Waste, and Food Systems
 - Vehicles and Transportation
 - Community Education and Outreach
- The Sustainability Committee is currently investigating implementing a composting/food waste pilot program at the Transfer and Recycling Station.



Community Programs

- Woodbridge offers various local and regional sustainability initiatives:
 - The Transfer & Recycling Station accepts household waste and recycling, including that of larger appliances, tires, demolition debris, and brush, for various fees.
 - Woodbridge offers a Bulky Waste Curbside Collection program, where residents can schedule pick up from March-May and October-November.
 - The Town participates in the Regional Water Authority's HazWaste Central Program, where residents can drop off their household hazardous waste from May – October.

A circular logo with a white center containing a large, bold, blue letter 'B'. The logo is surrounded by a thin gold border and a thicker green border with a dotted pattern.

B

The background of the slide is a faded photograph of a library sign. The sign is green with white text and is flanked by two black lamp posts. The text on the sign reads: "Town of Windbridge", "CENTER BUILDING", "4 MEETINGHOUSE LANE", and "LIBRARY".

Community Survey Results



Appendix B



Community Survey Results

Plan of Conservation & Development Update

Town of Woodbridge

11 Meetinghouse Lane, Woodbridge, CT 06525

Prepared by:

SLR International Corporation

99 Realty Drive, Cheshire, Connecticut, 06410

SLR Project No.: 141.21117.00001

August 26, 2024

Executive Summary

The Town of Woodbridge conducted a community-wide survey to begin gathering public input for the development of the Town's 2025 Plan of Conservation & Development (POCD); the community survey is the first of multiple public engagement opportunities planned for the POCD's development. The community survey was launched in June 2024 and available online and in-person (Town Hall) for approximately 5 weeks.

The community survey gathered 633 responses, or 7.0 percent of the Town's 2020 population (9,087).¹ Survey responses provide the Town with important insight from participants about their concerns, values, and priorities related to the Town's future. This report will summarize the results and present the major takeaways of the community survey.

Takeaways

The following list summarizes the largest takeaways from the community survey. Detail analysis of each question is provided in the following pages.

- **Quality of Life.** The community is generally happy with the quality of life in Woodbridge, giving it an average score of 7.6 out of 10. Over half of participants feel that the quality of life stayed the same or got better over the last 10 years, but top quality of life concerns in Woodbridge included a lack of nearby services/stores, a lack of sidewalks/sidewalk maintenance, and traffic speeding.
- **Community Pride.** Participants cited the Town's open spaces, school system, and proximity to regional destinations as key features that make the community special. There was also agreement that the community's amenities, people, and the small-town feel make Woodbridge special.
- **Housing.** Respondents generally feel that there is an appropriate mix of housing types in the community, but would like to see more small single-family homes, condominiums, and mixed-use options. Participants also note a need for more affordable housing; nearly 60 percent stated that Woodbridge's housing stock is not accessible and affordable to people of different ages and lifestyles and would like to see more affordable single-family structure options in the community.
- **Economic Development/Business.** Participants want to see more retail stores, restaurants, entertainment and cultural facilities, and mixed-use developments within in Woodbridge. They also indicate that the Business District needs improvement in business variety, aesthetics, and pedestrian and bicyclist safety. Just over a third of participants (37.9 percent) indicated that expanded sewer and water infrastructure would support more economic development in the community; however, a few participants express concern over additional sewer infrastructure as related to maintaining the community's current size.
- **Parks/Open Space/Natural Resources.** Participants generally felt there is an appropriate mix of active and passive recreation areas, open spaces, and farmland within the

¹ SLR generally aims for a 2 percent response rate for a volunteer survey format.



community. They also agree that the Town is doing enough to protect its various natural resources.

- **Historic & Cultural Resources.** Over half of participants indicated that the Town should work to identify additional local historic resources and identify or create additional cultural resources within the community.
- **Community Facilities.** Community facilities are well-regarding in Woodbridge, especially the Public Library and Fire Department. The most sought-after additional community facilities/services include a community pool, a better business district, a community center, more bike and pedestrian infrastructure, and trash collection services.
- **Visioning/Top Priorities.** Top priorities for the community over the next 10 years, according to participants, are the schools, economic development, and open spaces. Pedestrian, bicyclist, and road infrastructure were also important to respondents. Participants also noted a need to reduce the residential tax burden within the community.
- **Other Common Discussion Points:**
 - **Country Club Property** - Many participants 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.
 - **Taxes/Tax Base** - Survey participants expressed opinions about the community’s current tax rate and need to diversify the Town’s tax base to unburden residents. Some participants noted financial difficulty in their ability to stay in the community with current tax burden while others noted a disconnect between higher taxes and limited Town services for such things as trash collection, sewer service, and sidewalks.



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1.0 Demographics

The Community Survey gathered basic demographic information from participants to better understand the population responding to the Survey. Questions addressed age, residency, employment, and why they have chosen to live in the community, among others. Takeaways include:

- Almost 80 percent of participants are 45 years or older and those ages 65-74 represent 23 percent of all survey respondents. Just over half of participants (52.9 percent) have lived in Woodbridge for 20+ years.
- 39.6 percent of participants describe their household as *couple with children living at home* while another 27.5 percent describe their household as *couple with children not living at home (including college)*.
- 32.4 percent of participants work within New Haven County, but not in Woodbridge. Another 27.3 percent are retired. 12.8 percent work within the Town.
- When asked why they chose to live in Woodbridge, 76.4 percent cited the Town's general location, 64.4 percent cited the educational system, and 50.3 percent cited the housing and neighborhoods as their reason(s).
- When asked if they see themselves living in Woodbridge in ten years, 73.6 percent of respondents said yes.
 - Those that said *yes*, were also asked what type of housing they see themselves in; 79.7 percent said *their current home*, while 6.7 percent said a *smaller, single-family home*.
 - Those that said *no*, were asked why they do not see themselves living in the community in ten years; 42.8 percent cited the *cost of living / taxes* as their reason and another 19.7 percent said they were *interested in downsizing*.

2.0 Quality of Life

Survey questions 1-4 were crafted to identify how the community feels about the quality of life in Woodbridge. Participants were first asked to rate the quality of life on a scale of 1-10, with 10 indicating the highest quality of life – the average score from participants was a 7.6 out of 10. Participants were also asked how they felt the quality of life in Town had changed since 2015 and most participants (56.2 percent) feel it has remained *about the same* (see Figure 1).

Participants were asked about which quality of life issues they were concerned about, within their neighborhood and the Town as a whole; respondents have the most concern about the *lack of nearby*

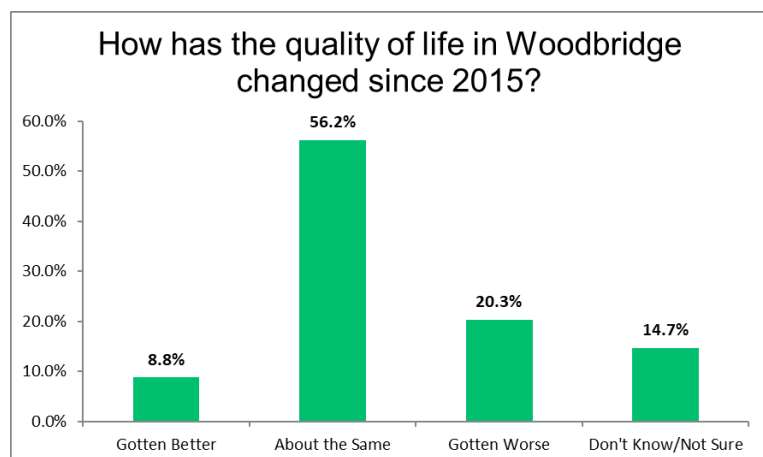


Figure 1
services/stores, sidewalk maintenance and the lack of sidewalks, and traffic speeding – with 46.1,



37.0, and 36.8 percent of all survey participants reporting being concerned with these issues within the Town as a whole, respectively. Respondents from all neighborhoods cited *speeding* as a top three concern within their neighborhood. *Speeding* was the top concern from participants living in the northeast, southeast, and southwest portions of the community. *Reliable cell phone service* was the top concern for participants living in the northwest area of the community. *Power outages* were also reported as a concern by those living in the northwest and southeast areas of Town.

Finally, survey participants were asked to share what they felt was special about life in Woodbridge. Participants were given preset choices (see *Figure 2*) and had the option to write in additional responses. 101 participants added a comment using the *other* option – the top three written comments cited the amenities the Town offers (22.8 percent), the people within the community (18.8 percent), and the small and rural feel of the Town (16.8 percent).

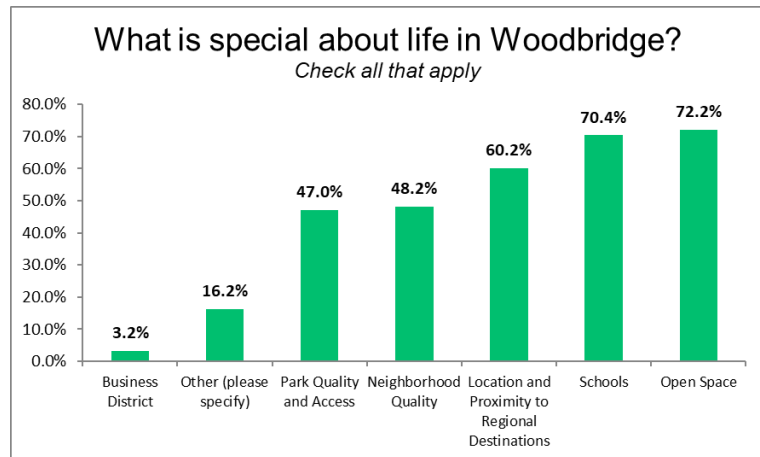


Figure 2

3.0 Housing

Survey questions 5-7 addressed housing within Woodbridge. Participants were asked to share how they feel about housing diversity, accessibility, and affordability within the community. Findings include:

- Over half of participants indicated that the Town has *about the right amount* of large, single-family homes (69.2 percent), nursing homes (59.7 percent), assisted living facilities (60.0 percent).
- 49.4 percent of participants feel there are *about the right amount* of small, single-family homes in Woodbridge, but another 39.7 percent feel there are *too few*.
- Participants feel there are *too few* condominiums/townhomes (37.3 percent), mixed-use (45.1 percent), and affordable housing (47.1 percent) options within Town.
- There are mixed opinions on the number of apartments and age-restricted options in Woodbridge. 33.7 percent of participants said there are *too few* apartments while 31.3 percent said there is *about the right amount*. For age-restricted housing, 35.5 percent said there is *about the right amount*, but 32.1 percent said there are *too few*.
- Over half of participants (57.3 percent) feel that Woodbridge's housing stock is not accessible and affordable to people of different ages and lifestyles.
- When asked about what type of affordable housing they preferred, 56.4 percent of participants chose *single-family structures*, while 28.2 percent chose *townhomes*. Only 15.5 percent of respondents chose *multifamily structures* as their preferred choice.



4.0 Economic Development

Survey questions 8-10 asked participants to share their thoughts on Woodbridge's existing commercial uses and the Business District, as well as the Town's greatest need(s) related to economic development. Participants indicated the following related to the existing commercial uses within the community:

- There is *about the right amount* of large/corporate offices (50.4 percent), small offices (44.1 percent), light industrial and manufacturing facilities (38.7 percent), and recreational facilities (52.3 percent) in Woodbridge.
- There are *too few* retail stores (75.3 percent), restaurants (78.1 percent), entertainment and cultural facilities (64.1 percent), and mixed-use developments (resident above commercial) (43.9 percent) within in Woodbridge.
- Participants were split on their thoughts about medical facilities and research and development facilities. Regarding medical facilities, 43.1 percent of participants indicated there are *about the right amount* of medical facilities while another 38.1 percent indicated there are *too few*. 31.8 and 33.1 percent of participants indicated that there are *too few* research and development facilities (respectively). An additional 32.9 percent of participants were unsure of the amount of such facilities within the community.

Survey participants were also asked about their opinions on the Town's Business District, using a strongly agree vs. strongly disagree scale. Takeaways include:

- Over 60 percent of participants feel the Business District is lacking a good mix of shops, restaurants, offices, and amenities and that it is not a visually attractive or thriving district. Participants do agree, however, that the buildings feel like the right size relative to the setting (44.5 percent), that they feel safe from crime (59.8 percent), and that there is enough parking, and it is appropriately located (57.9 percent) in the Business District.
- Participants indicated that the pedestrian experience in the Business District is unsafe and that it is not easy to cross the street (54.5 percent), nor do they feel safe from passing traffic while walking (48.3 percent) or biking there (49.7 percent). Regarding sidewalk conditions, participants responded neutrally when asked if sidewalks are properly separated from traffic (40.9 percent) and wide enough (46.5 percent).

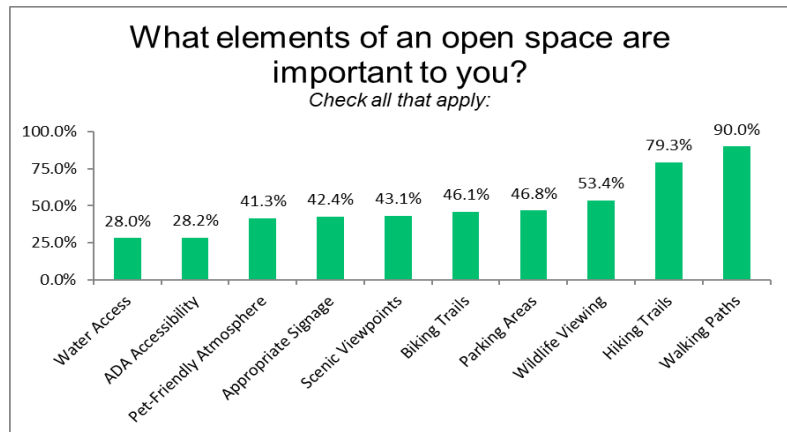
Finally, participants were asked *What are some of Woodbridge's greatest needs related to economic development?* Participants were able to select all answers that applied to them and write in additional responses if needed; top responses chosen included business attraction and retention (83.1 percent), streetscape and façade improvements (40.2 percent), diversification of industries and services (39 percent), expanded water and sewer infrastructure (39 percent), and increased foot traffic (38 percent). 113 participants included written in comments, most of which were focused on quality-of-life improvements that would help attract new visitors, residents, and businesses. These improvements included better sidewalks, bus services, community areas, schools, open space, affordable and diverse housing, and more reliable utilities. Participants also noted that the business district is lacking in charm and a strong sense of character, stating "*we need some charm in both architecture and business*" and "*an attractive shopping around a walkable town center like the Green in Guilford, Madison, Branford, and Litchfield*".



5.0 Open Space & Natural Resources

Questions 11-13 addressed open space and natural resources with the aim of better understanding how participants feel about the amount of open space in Town, which elements of open space are most important to them, and how whether Woodbridge is doing enough to preserve and protect natural resources.

Over 60 percent of participants feel that Woodbridge has enough farmland, active and passive recreation areas, and open spaces. Survey respondents were asked to select which elements (from a preset list) of open space are important to them; the most important elements included walking paths, followed by hiking trails, and wildlife viewing areas (see *Figure 3* for the complete list).



Finally, participants were asked if they felt Woodbridge was doing *Figure 3*

enough to protect various natural resources. Over half of participants agreed that the Town is doing enough to protect wetlands, rivers and streams, lakes and ponds, and public open space. They also agreed that the Town is doing enough for significant plant and animal habitat (44.9 percent) and farmland (47.8 percent). There were more varied opinions related to groundwater/aquifer protections and ridgelines/scenic view protections - 39.2 percent and 45.2 percent held neutral opinions on the Town's efforts related to these resources (respectively), while 43.8 percent and 41.5 percent felt the Town was still doing enough for them.

6.0 Historic Resources & Cultural Facilities

Question 14 asked participants to identify if the Town is doing enough to protect historic and cultural resources and whether the Town should expand its historic and cultural resources. Participants agreed that Woodbridge is doing enough to protect historic resources (48 percent) and 52 percent indicated the town should identify additional local historic resources. While 42 percent of participants indicated that Woodbridge is doing enough to protect cultural resource, another 43 percent responded neutrally or had no opinion. Just over half of participants, however, agreed that the Town should identify or create additional cultural resources within the community.

7.0 Community Facilities

Questions 15-17 collected information related to Woodbridge' community facilities; participants were asked to report on the quality and quality of community facilities, amenities, and services. Takeaways include:

- Over half of survey participants feel that the Public Library and Fire Department are of excellent quality and 40.6 percent said the public schools were also excellent.



- Town Hall, the Police Department, Park Facilities, Senior Center/Services, and Transfer Station were all rated adequate.
- When asked about the quantity of recreational facilities in Woodbridge, participants felt there were generally *about the right amount* of all facilities, except that there are *too few* pools/swimming facilities (54 percent) and places to bike, skate, or skateboard (48 percent).
- Participants said there were *about the right amount* of recreational programming for children and adults. 36.5 percent of participants said they were *unsure* about the amount of recreational programming for teens, while another 36.3 percent said there was *about the right amount* of such programs.

Finally, participants were asked if they felt that Woodbridge was lacking any specific community amenities, facilities, or services. 221 participants included a written in response and suggested the following:

- Community Pool (19.9 percent): Participants stated that the community was lacking “a public pool to build memories for growing young people of Woodbridge like the older generation had” and “we need a public pool for children safety! Kids need to learn to swim! It’s a public safety issue.”
- Better Business District (16.3 percent): Participants indicated the need to diversify the tax base. Some suggestions that came up included a “makerspace”, “restaurants”, “shopping and dining”, “coffee shop”, “cute breakfast/bakery to gather”, “a small format grocery store”, “UPS Store/FedEx”, and “pubs/bars.”
- A Community Center (7.7 percent): Participants would like additional places to gather within the community, stating “this town is lacking an actual recreational facility where community can meet and gather” and “Woodbridge is lacking natural gathering places.”
- Bike Infrastructure (7.2 percent): Participants would like to see more bike infrastructure in the community. Participants noted concern about road safety related to biking stating, “extremely unsafe town for children and any recreational activity on local roadways” and “road biking routes should be reviewed and made safer. Preferred routes should be marked.”
- Sidewalks (6.8 percent): Participants would like to see more sidewalks connecting areas in Town. Participant suggested that “It would be nice for Woodbridge to have a larger biking / walking path like the Farmington Canal” and that the Town needs “sidewalks on main thoroughfares (Amity Rd, Center Road) and SAFE bike lanes.”
- Trash Collection Services (6.3 percent): Participants are interested in a Town-run trash collection service. One participant suggested “or at least bulk trash removal service offered more frequently.”
- The Country Club Property (5.0 percent): Participants had a variety of ideas regarding the Country Club Property, ranging from preserving the property as open space, to adding more active recreational options for children and adults, to developing it into a boutique hotel or events place while keeping the rest of the property into a community open space/park facility, or restoring it into an active golf course.



8.0 Transportation

Questions 18-20 asked participants about the community's roads, multimodal infrastructure, and public transportation options. Most participants (43.9 percent) indicated that traffic congestion is not an issue in Woodbridge and that road conditions are good (62.2 percent) and that they are safe (58.1 percent).

Regarding multimodal infrastructure (pedestrian and bicycle transportation options), 61.1 percent of participants indicated that there are not adequate pedestrian and bicycle transportation options in Woodbridge. 56.6 and 51.6 percent of participants indicated that they do not feel safe walking or biking on local roads, respectively. Finally, 60.2 percent of participants agreed that the Town needs more sidewalks while 58.6 percent agreed that the Town needs more bike lanes.

Regarding public transportation options, 50.3 percent of participants do not think there are adequate options in Woodbridge (31.2 percent had no opinion on the adequacy of public transportation options). Most participants (49.6 percent) had no opinion on the adequacy of transit options for seniors and people with disabilities, but 29.8 percent disagreed that there were adequate options for this population.

9.0 Sustainability & Resilience

Questions 21 asked participants how often they use various municipal or regional programs and services such as the Bulky Waste Pick up, the Regional Water Authority (RWA) Hazardous Waste Drop Off, and the Town's Transfer and Recycling Station. Most participants (42.1 percent) use the Transfer and Recycling Station weekly while 37.1 and 36.1 percent of participants said they have not used the RWA Hazardous Waste Drop-off or the Bulky Waste Pick-up but would like to (respectively). Participants were also asked to identify climate related issues that they have experienced in Woodbridge over the last decade. The most commonly experienced issues were a loss of power, a loss of internet or cell service, and blocked roads, as seen in *Figure 4*.

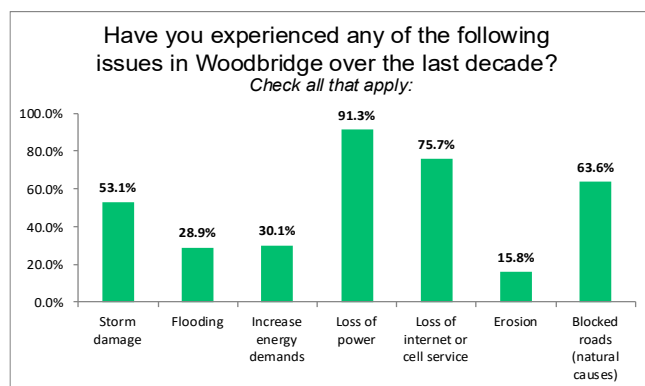


Figure 4

10.0 Visioning

To identify the priority focus areas for Woodbridge over the next 10 years, participants were asked to rank their priorities, from highest to lowest, from a preset list of options (see *Figure 5*). Participants identified Economic Development (58 percent), Schools (57 percent), and Open Space (30 percent) as their top three priorities for the future of Woodbridge. Survey Monkey applied a weighted score to each option (higher score means higher priority), results of which are presented in *Figure 5*.



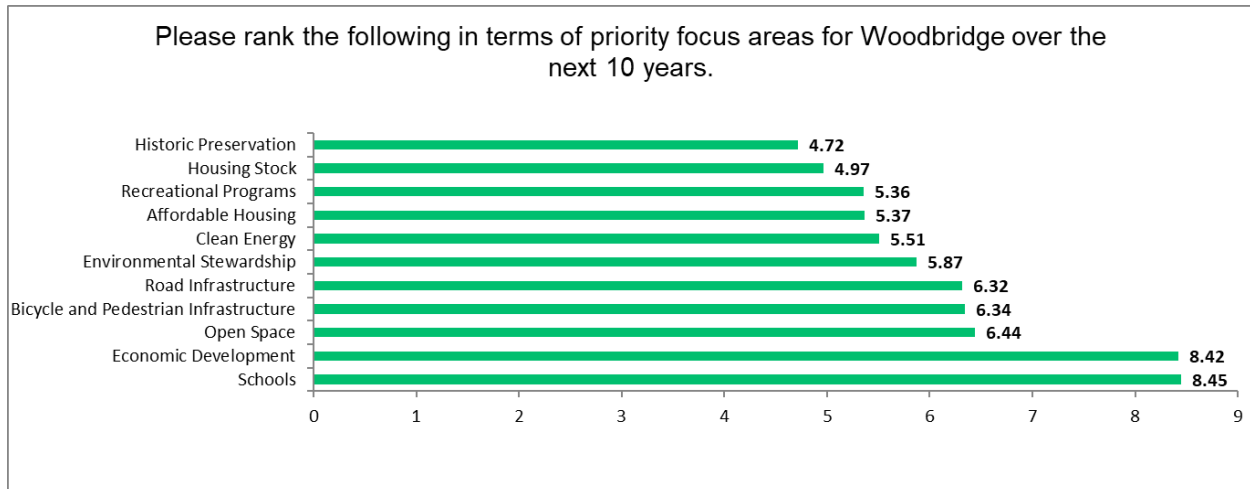
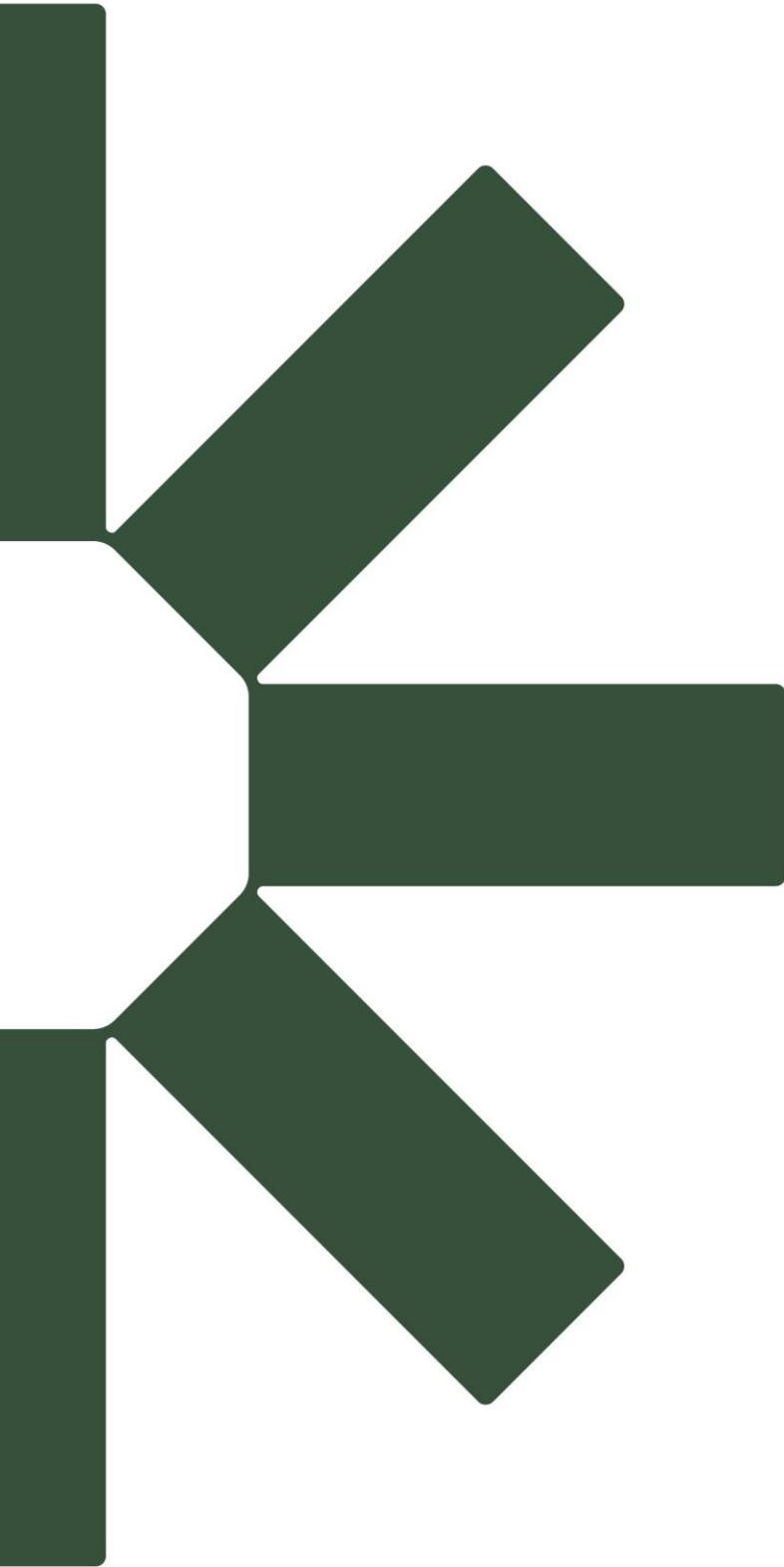


Figure 5

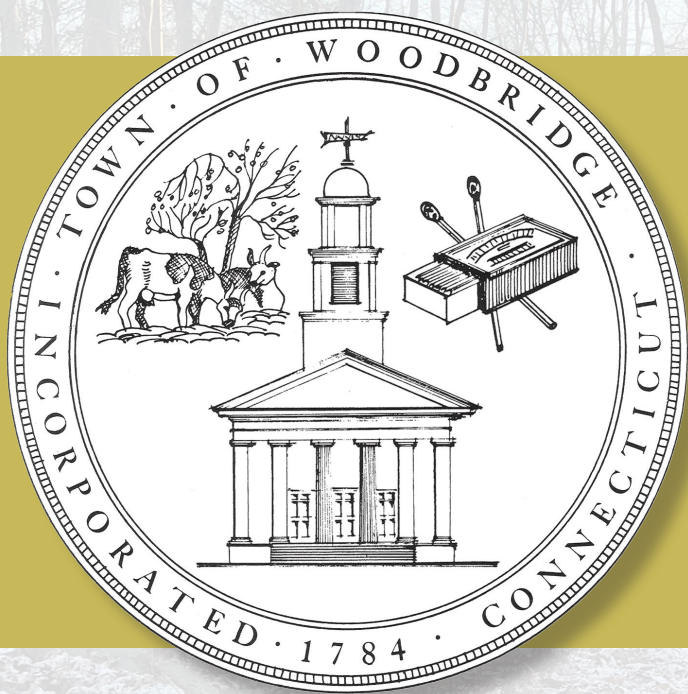
Participants were also asked about any other top priorities they have for the community over the next ten years. 264 participants responded to this question (Question 24) responded to this question; 21.2 percent identified reducing taxes as their top priority for Woodbridge, 18.9 percent identified economic development as a top priority for Woodbridge, and 16.3 percent mentioned that the Country Club Property was a priority for them.

Question 25 was also open-ended, and allowed participants to write in any questions, comments, or concerns they had that did not have a chance to cover within the survey. 186 participants responded and results were similar to other open-ended responses; 12.4 percent identified their concerns with the Country Club Property, 10.2 percent emphasized their desire for more economic development, and 9.7 percent cited a need for reduced taxes. Several respondents also indicated that they want Woodbridge to stay small and keep its rural character (4 respondents).





Making Sustainability Happen



Woodbridge Town Hall

11 Meetinghouse Lane
Woodbridge, CT 06525

203-389-3400
www.woodbridgect.org/