

TOWN OF WOODBRIDGE



2015 PLAN OF CONSERVATION AND DEVELOPMENT

2015-25 PLAN OF CONSERVATION AND DEVELOPMENT

Town of Woodbridge

Prepared for:
Town of Woodbridge
Town Plan & Zoning Commission

ACKNOWLEDGEMENTS

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Table of Contents

INTRODUCTION5

PLAN PUBLIC OUTREACH6

CHAPTER 1: DEMOGRAPHICS & HOUSING7

CHAPTER 2: VILLAGE & ECONOMIC DEVELOPMENT29

CHAPTER 3: TRANSPORTATION47

CHAPTER 4: BUILDOUT65

CHAPTER 5: NATURAL RESOURCES73

CHAPTER 6: OPEN SPACE88

CHAPTER 7: HISTORIC & COMMUNITY RESOURCES103

CHAPTER 8: SUSTAINABILITY117

FUTURE LAND USE PLAN132

ACTION AGENDA135

PLAN CONSISTENCY155

APPENDIX A: CUPOP LISTING OF PUBLICLY OWNED PROPERTY158

Introduction

Chapter 126, Section 8-23 of the Connecticut General Statutes requires that a planning commission “prepare, adopt and amend a plan of conservation and development for the municipality”. The purpose of this Plan of Conservation and Development (“the Plan”) is to record the best thinking of Woodbridge regarding its future growth and to give direction to both public and private development and conservation efforts. The Plan provides both a long-term vision for the community as well as a roadmap for short- and mid-term decision-making. The Plan should not be thought of as a rigid blueprint, but rather as a general guide for sensible development and appropriate conservation steps in Woodbridge’s future. The proposals of the Plan do not have the authority of law or regulation; instead they are general recommendations for future development and improvement of Woodbridge over the next decade and beyond.

The Plan of Conservation and Development reflects the goals for the future of Woodbridge at a particular point in time, informed by the present economic conditions, values, lifestyles, and goals of the community. In recognition of the ongoing changes that occur through local communities, the State Statutes require that the Plan be updated at least every 10 years, so that the Plan can continue to inform near-term actions and guide the long-term planning process based on a relatively current survey of the Town’s conditions.

The 2015 Woodbridge Plan of Conservation and Development includes an analysis of existing conditions and proposed goals and strategies for future improvements on a variety of topics affecting the Town, including demographic and housing characteristics; development of the local economy and the Town’s village center; natural resources and open space; transportation and circulation; historic and community resources; and sustainability. The plan includes many elements from the 2005 Plan of Conservation and Development, as well as new goals and strategies that respond to current conditions. The purpose of the goals and strategies is to inform and guide the Town’s policies and actions over the coming decade to continue the development and preservation of the Town in a logical and productive manner.

Plan Public Outreach

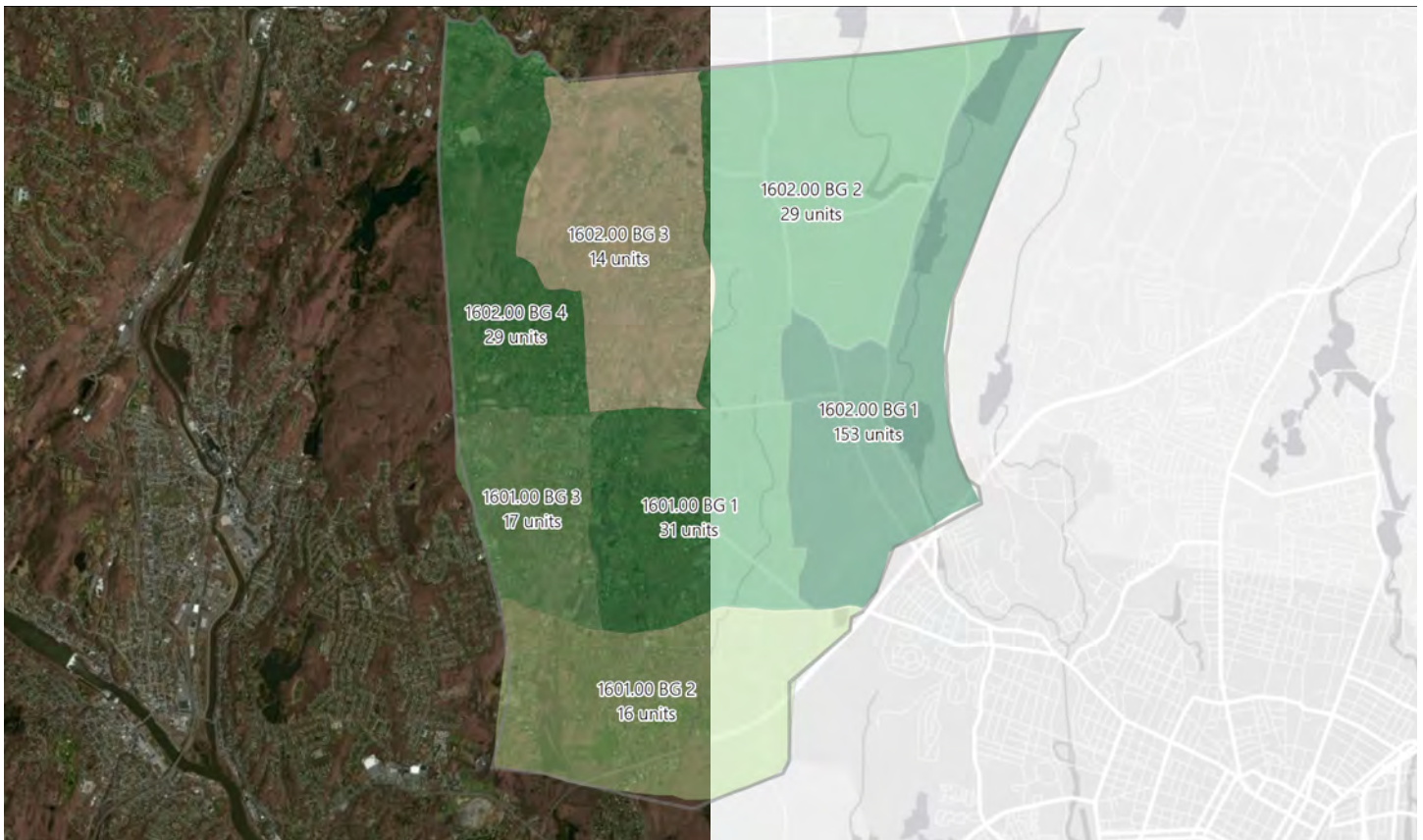
In the course of preparing the Woodbridge Plan of Conservation and Development, an extensive amount of public input was solicited through the Plan drafting process. This input included regular and special meetings of the Woodbridge Town Plan and Zoning Commission; three public workshops held between May and September of 2014, including a full-day planning charrette; and a detailed online survey regarding numerous aspects of the Plan.

The first public workshop was a six-hour planning charrette held on May 11th, 2014. Approximately 70 residents participated in the workshop, which provided background information for in-depth conversations on the Town's priorities for the Plan. In addition to written materials and presentations by planning consultants from Milone & MacBroom, Inc., the workshop included a presentation on workforce housing options by David Fink, Policy Director of the Partnership for Strong Communities. The workshop yielded hundreds of recommendations, comments, and questions to inform the Plan's analysis, narrative, and recommendations.

A follow-up meeting held on May 27th, 2014 provided an opportunity for members of the community to hear and respond to an early set of draft recommendations from the Plan, as well as sharing questions, comments, and concerns.

A third public workshop was held on September 30th, 2014, following the completion of Plan chapters and the development of a draft Action Agenda. With over 90 members of the community present, the workshop welcomed comments on the specific recommendations proposed for the Plan of Conservation and Development and provided an opportunity for discussion and debate on the best approach to various issues Woodbridge faces.

In addition to these workshops, the Woodbridge Plan of Conservation and Development Community Survey provided another way for residents to express their values, goals, and concerns for the Plan. With 229 respondents, the survey provides a sampling of opinions on issues including transportation, housing, community involvement, Town facilities and open space, schools, and sustainability issues. It also yielded numerous written suggestions for improvements, policies, and actions, many of which informed or were incorporated into the Plan's chapters or Action Agenda.



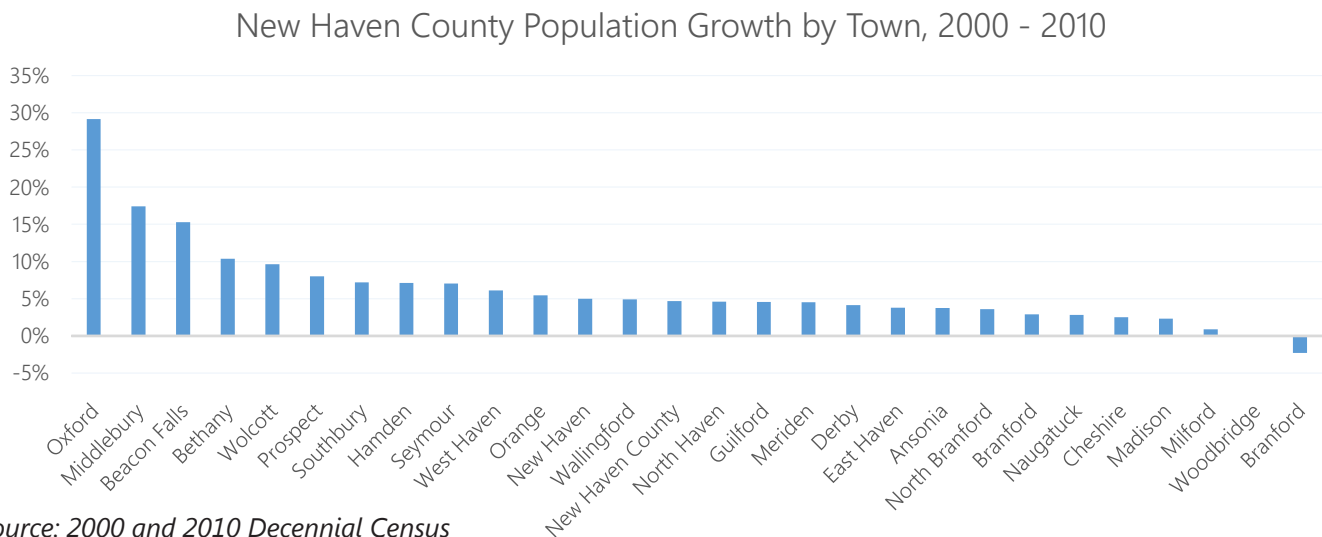
WOODBRIDGE CHAPTER 1: HOUSING & DEMOGRAPHICS

The demographics and housing needs of Woodbridge's population are closely linked. As the Town's population ages, sorts into smaller households, and has fewer children, the set of needs placed on its housing supply and its place in the market relative to neighboring communities may change.

This chapter examines population trends and the state of the local housing market through a diverse set of data sources, such as Census statistics, school enrollments, and housing sales and prices. It also provides an action agenda with near-, mid-, and long-term strategies for the Town to pursue in the coming decade.

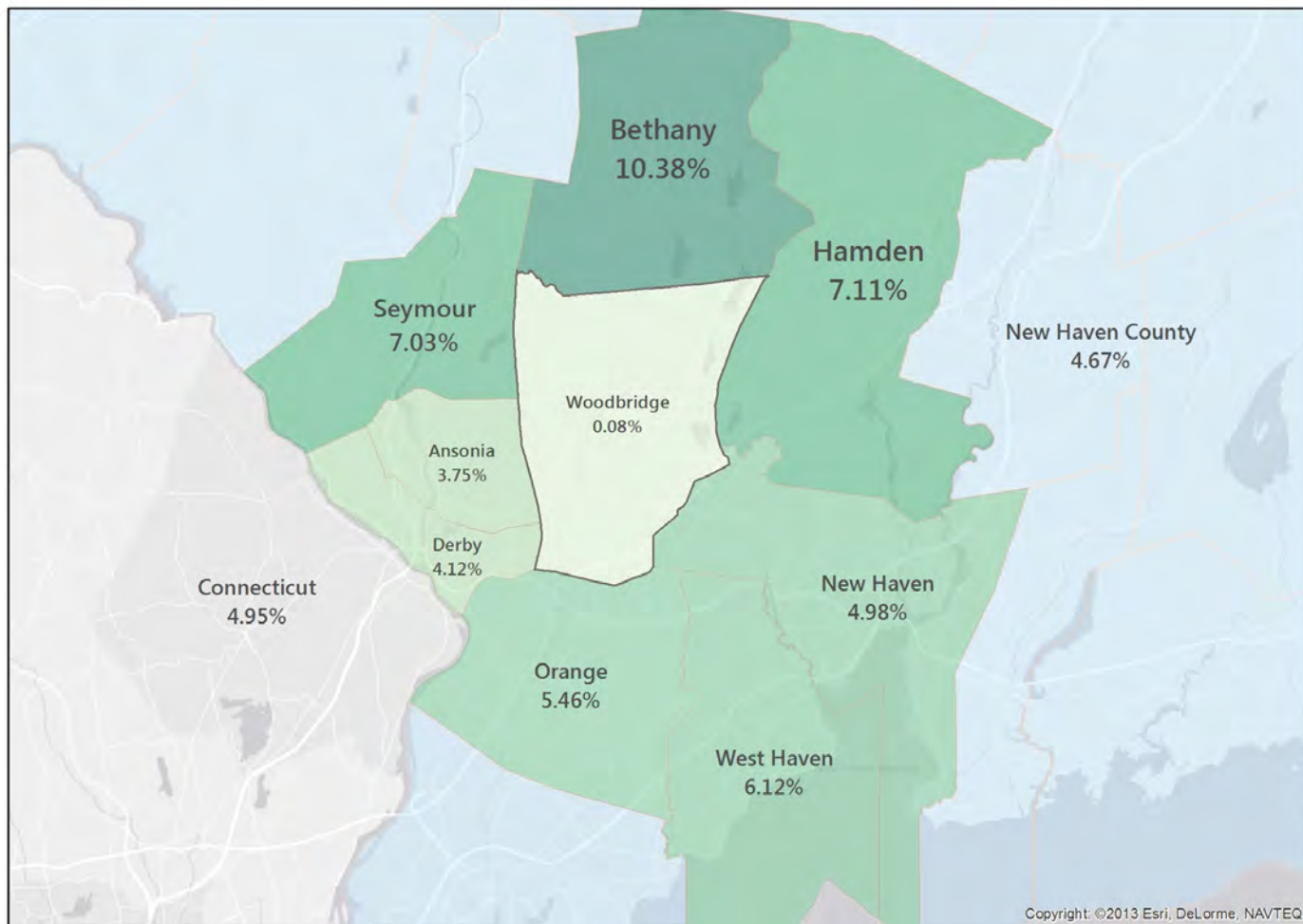
1. Population is stable—but may not be for long

As of 2010, the US Census estimated Woodbridge’s population at 8,990 people living in 3,336 households. Woodbridge’s population has been extremely stable since 2000, growing by less than 0.1%. By contrast, most of Woodbridge’s neighbors have continued to expand at rates between 4% and 10% over this period of time, and of the 28 towns that make up New Haven County, only Branford has experienced slower growth.



Source: 2000 and 2010 Decennial Census

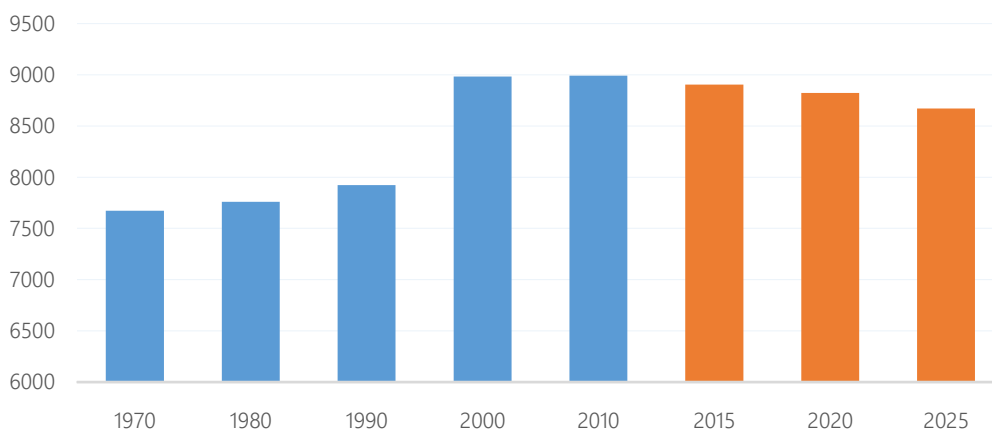
In comparison to the slow but steady growth experienced between 1970 to 1990 and the Town’s rapid expansion in the 1990s, Woodbridge’s population has stabilized and is not expected to increase significantly in the near future, owing to both internal population trends and the Town’s relatively built-out physical condition. The chart (opposite) illustrates population projections prepared by the Connecticut State Data Center at the University of Connecticut, which prepares estimates of future population out to 2025. If accurate, the Town could see a decline in population of several hundred residents by the conclusion of this Plan.



Prepared by Milone & MacBroom, Inc. for Town of Woodbridge, CT
Sources: US Census Bureau

This map is intended for planning purposes only.
Delineations may not be exact.

Past and Future Population Estimates



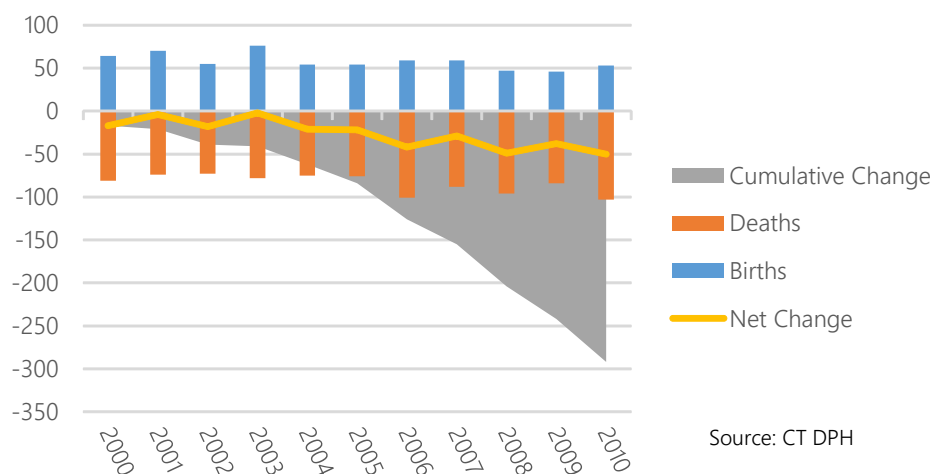
Source: CT State Data Center, 2012

2. Population changes follow state and national trends

Births, deaths, and migration in and out determine how any population changes over time. Woodbridge, like many communities in Connecticut and across the nation, faces declining birthrates alongside an aging population. As a result, the Town's rate of natural increase—that is, births minus deaths—has been negative every year since 2000.

Births declined by 17% from 2000 to 2010, while deaths have increased by 27%. Over the course of this decade, the difference between births and deaths has resulted in a net loss of 292 residents, which was offset by an estimated net in-migration of 299 residents.

Population Change: Births and Deaths



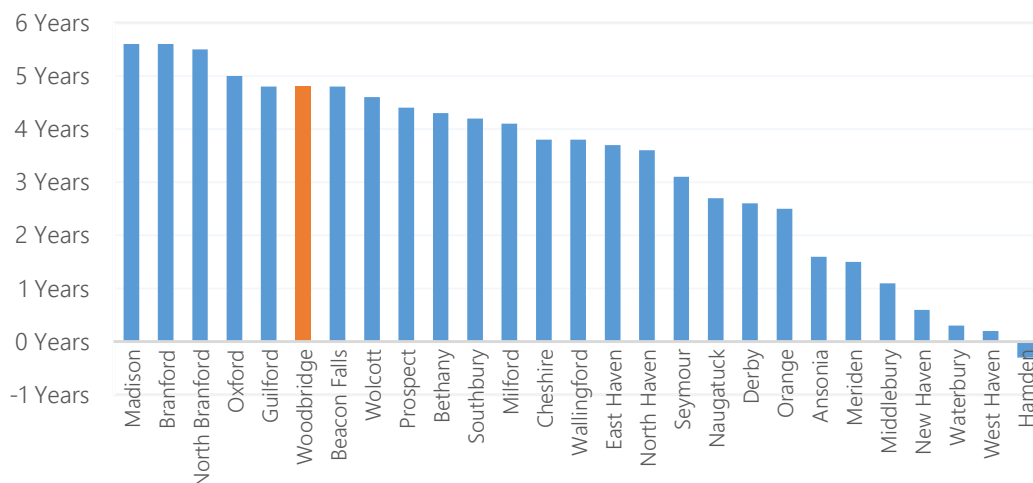
While Woodbridge's population has remained stable since 2000,

the age structure of the Town has continued to change. The Town's median age of 47.6 has risen by 4.8 years between 2000 and 2010, an increase of over 11% in a decade. While many communities in New Haven County and throughout Connecticut have experienced population aging, Woodbridge's

population has aged faster than most of its neighbors.

Compared to Connecticut's median age, which increased from 37.4 to 40.0 from 2000 to 2010, Woodbridge is both older *and* aging faster than average.

Change in Median Age

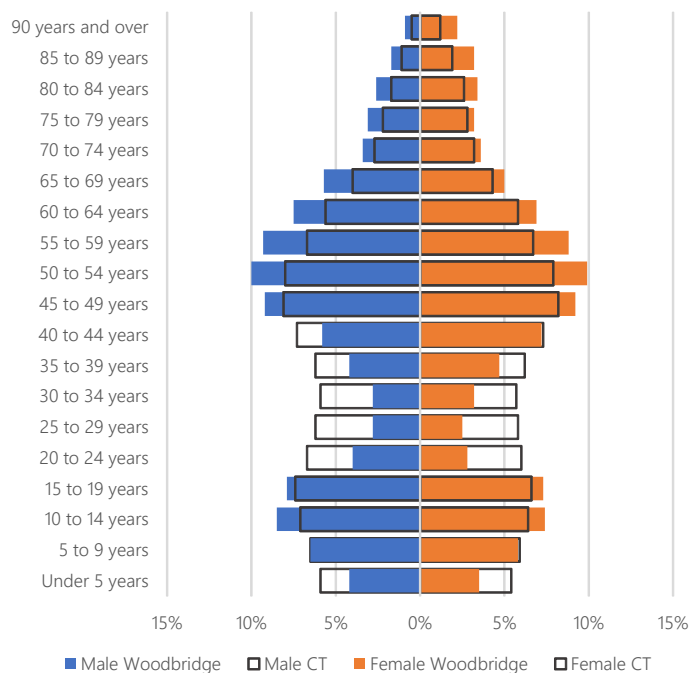


3. Boomers and Millenials drive changes in Woodbridge's age structure

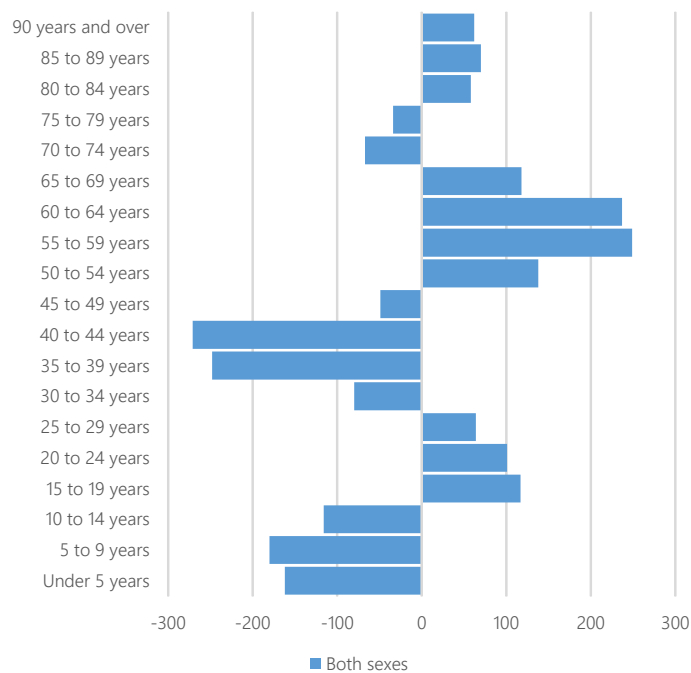
We can take a closer look at how Woodbridge's population has aged by examining its age structure. In comparison to Connecticut's population, a below-average share of the Town's population is between 20 and 44 years old, while including a disproportionate number of adults between ages 45 and 69, as well as children and young adults between 10 and 19 years.

Mirroring national trends since 2000, Woodbridge has experienced increasing populations between 45 and 69 (Baby Boomers) and 15 to 29 (Millenials). Conversely, the numbers of children and residents in their 30s and early 40s has declined since 2000. If these trends continue, Woodbridge can anticipate a growing population of older workers and retirees and declining numbers of school age children.

Woodbridge and CT Age Structures (2010)



Change in Age Structure (2000 - 2010)

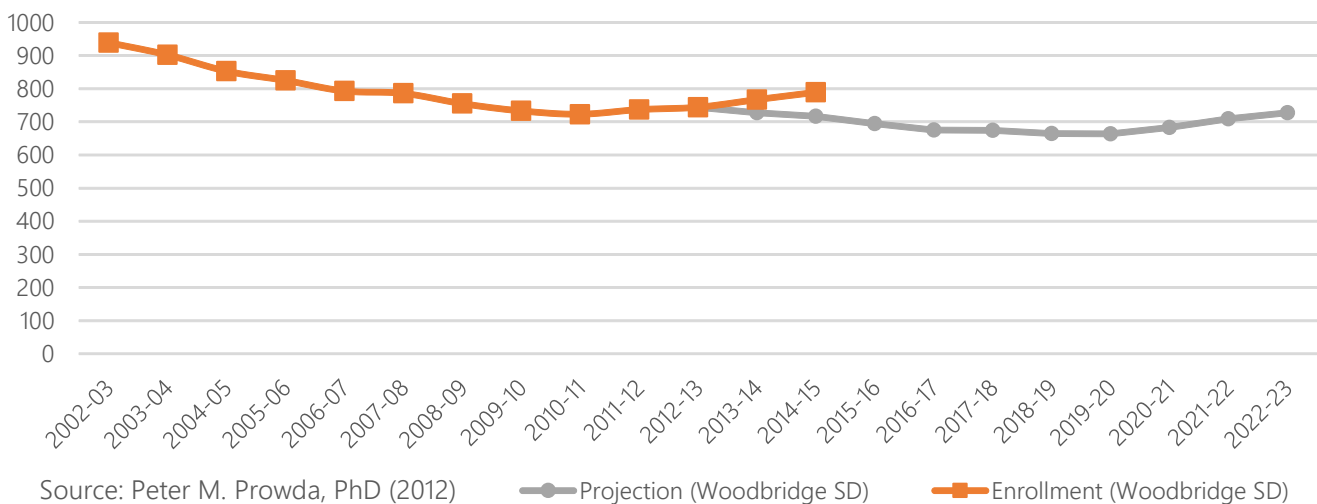


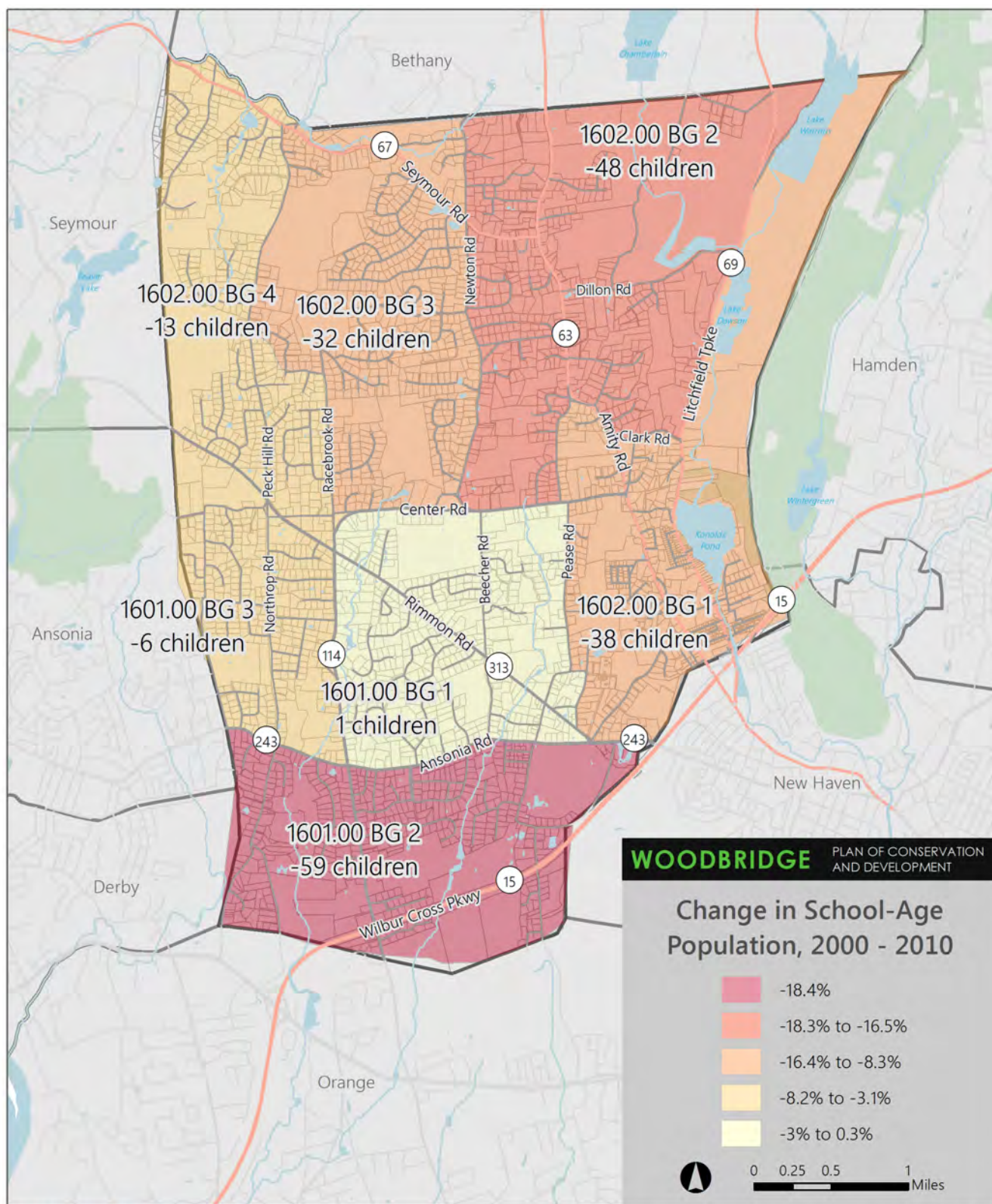
4. Student enrollment has recently declined but may be rebounding

Between the 2006-07 and 2012-13 school years, the number of Woodbridge students enrolled in Beecher Road School, Regional District 5 schools, and other area public schools has declined by 161 students or 9.7%. Census data corroborates this trend, with reported school age populations declining by 9.4% between 2000 and 2010. Geographically, the school age population declined in every Census Block Group in Woodbridge, with the exception of a stable student population in the central area around Beecher Road School.

According to estimates prepared in 2012, enrollments were projected to continue declining until 2019-2020, in light of the combination of a declining population of young children and disproportionately low numbers of younger adults (ages 20 and 44). However, enrollments have increased in the past few years, reaching an expected 789 students enrolled for 2014-15 in the Woodbridge School District. Given the discrepancy between observed and projected enrollments in recent years, it is unclear whether recent years represent a temporary spike or a more lasting trend towards more school-age children in Woodbridge.

Woodbridge PreK-12 Enrollments
(2002-03 to 2012-13)





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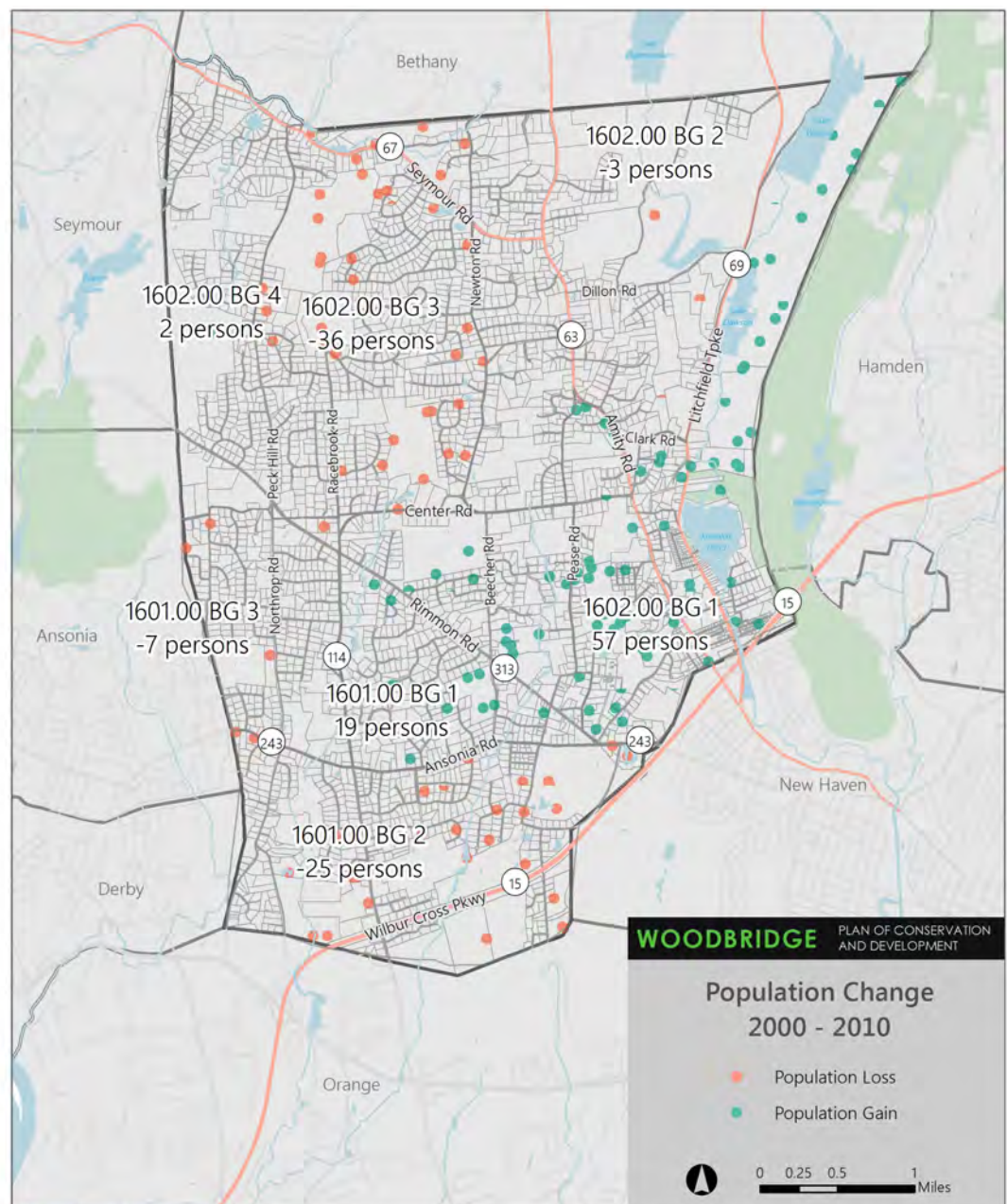
This map is intended for planning purposes only. Delineations may not be exact.

About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
 Parcels: Town of Woodbridge Assessor (2013) Streets: ESRI (2011)
 Demographic Information: US Census Bureau (2010)

5. More residents are choosing to live in eastern and central Woodbridge

Growth and decline in Woodbridge has not been evenly distributed: the number of residents in the Woodbridge Village areas has increased since 2000, while neighborhoods in the lower-density residential areas of the Town have lost residents. Growing neighborhoods have convenient access to local amenities, Amity Road, and the Litchfield Turnpike, providing more direct routes to New Haven and other communities than areas with stable or declining populations.

As population has shifted between Woodbridge's neighborhoods, the highest population densities are located in the center of the Town, while somewhat lower densities are found in northern and southern neighborhoods. These conditions indicate a need for additional housing units in the Woodbridge Village area, including mixed use housing suited to the Village's character.



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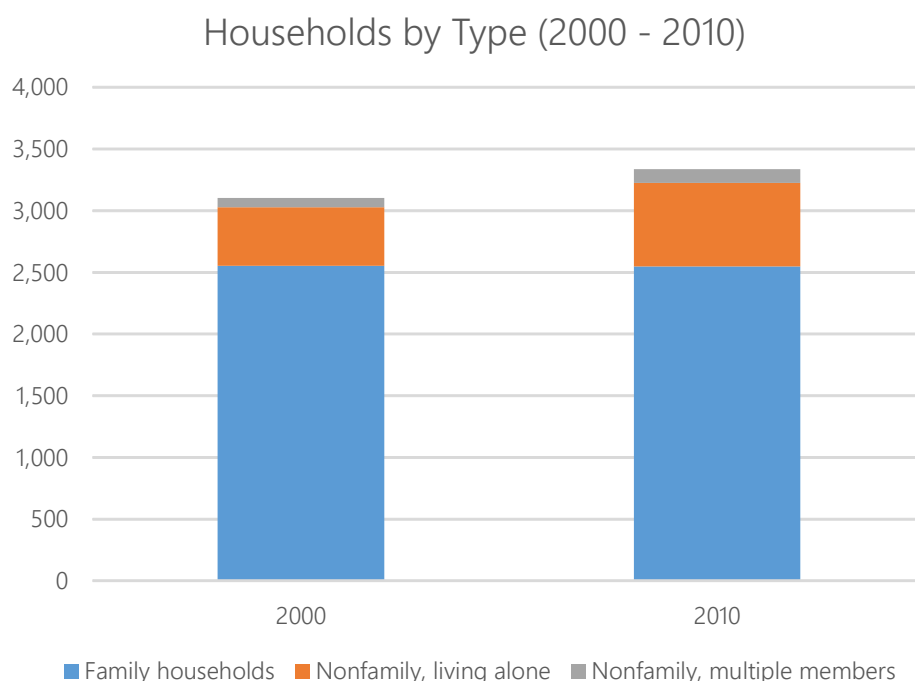
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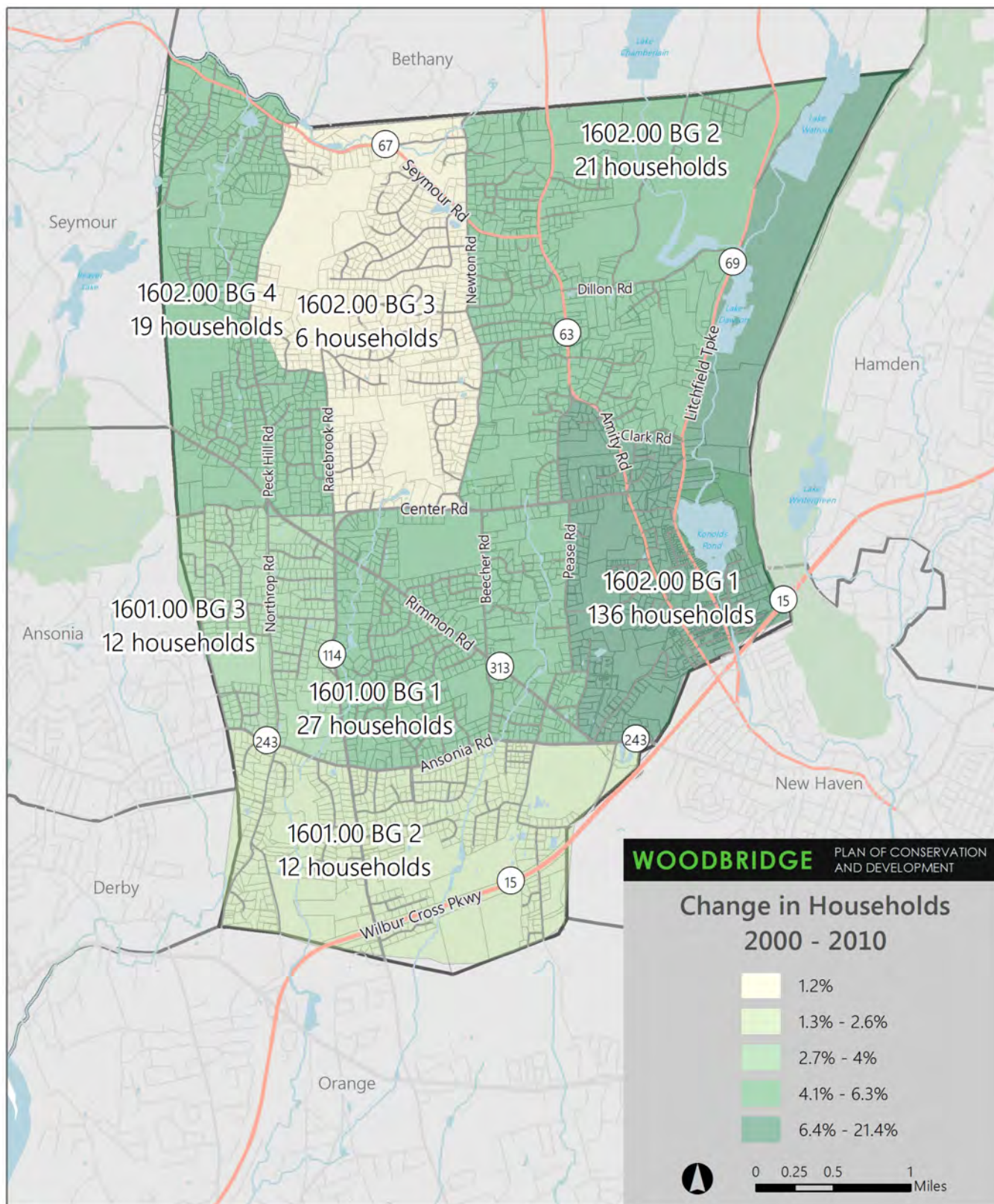
6. Smaller households are on the rise

Although Woodbridge's population grew by less than 0.1% in the 2000s, the 2010 Census counted 233 new households over the previous decade. While the number of married couples living in Woodbridge has remained stable, a smaller share of these families include children living at home. Meanwhile, the number of people living alone or in non-family households has increased significantly. Taken together, these trends match the overall decline in the average size of households who either own or rent. Many of the Town's indicators are moving towards statewide averages, with rising shares of non-family and living-alone households, fewer households with children; and smaller average household and family sizes.

As the map (following page) shows, growth in household formation has been fastest in the Woodbridge Village area and neighborhoods adjacent to Routes 63 and 69, which are most closely connected to New Haven—more than half of new households reside in this area. These conditions indicate a need for additional housing units in the Woodbridge Village area, including mixed use housing suited to the Village's character.



Source: 2010 Decennial Census



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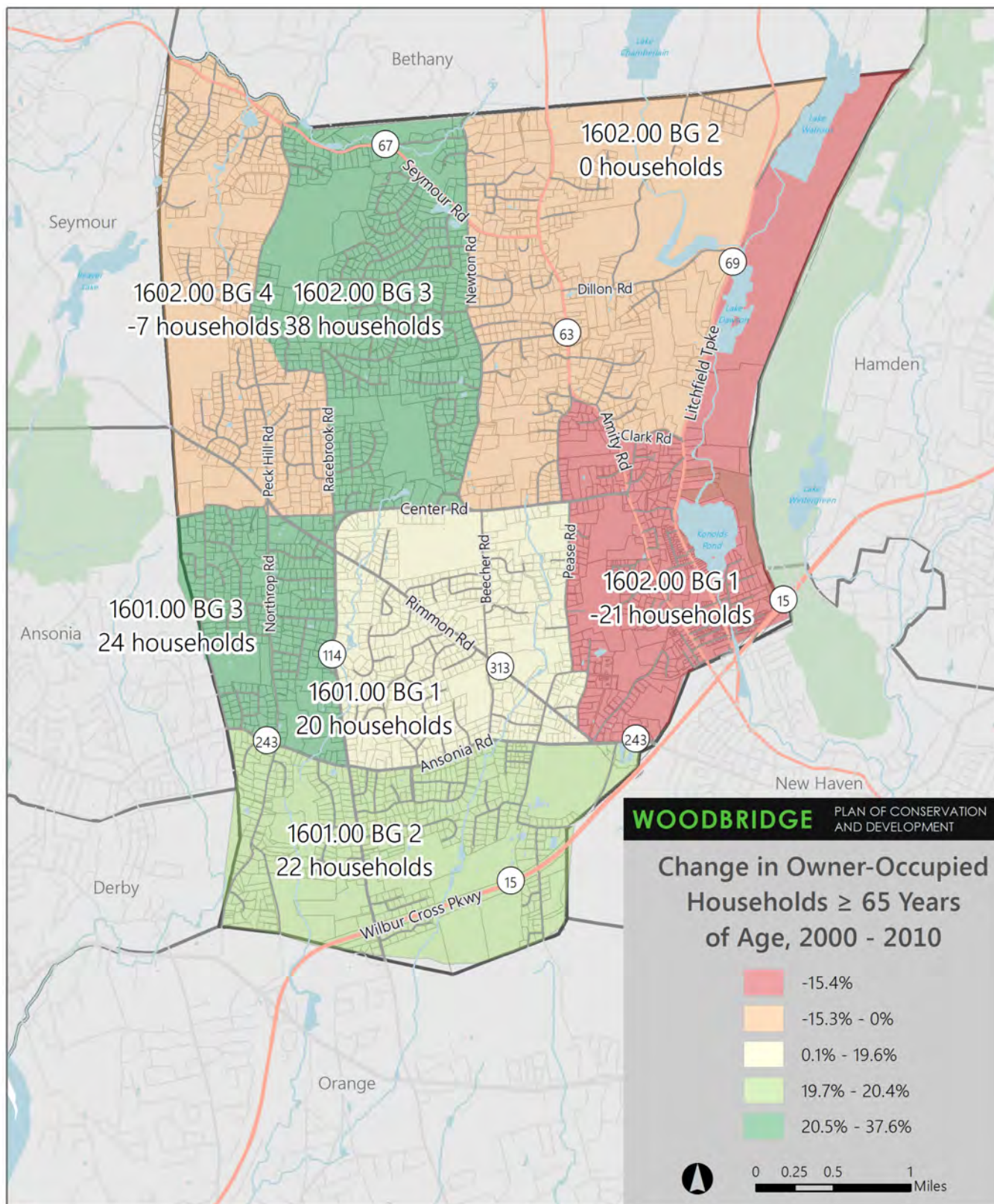
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 Demographic Information: US Census Bureau (2010)

7. Older households may be in areas of lower future housing demand

Examining where older homeowners are choosing to live in Woodbridge, compared to the population as a whole, can provide clues about where future housing turnover will occur. The map on the following page shows the change in owner-occupied households headed by a person 65 years of age or older, which in some neighborhoods has increased by more than one-third between 2000 and 2010. Notably, the Woodbridge Village area—where population and new households are growing most rapidly and average household sizes are declining—has experienced the sharpest net loss of older homeowners in the Town.

When older homeowners elect to leave their family homes, opportunities exist for younger families to transition from renting to ownership, or to upgrade to a larger home. However, if birthrates remain low and fewer new families are demanding large single-family units, an imbalance may arise: the size and location of units that older homeowners will be attempting to sell may not match the demands of younger buyers living in smaller households with fewer children. An unbalanced market could erode home values and reduce the ability of both older homeowners and younger first-time home buyers to find appropriate housing options in Woodbridge. These conditions indicate a need for additional housing units in the Woodbridge Village area, including mixed use housing suited to the Village's character.



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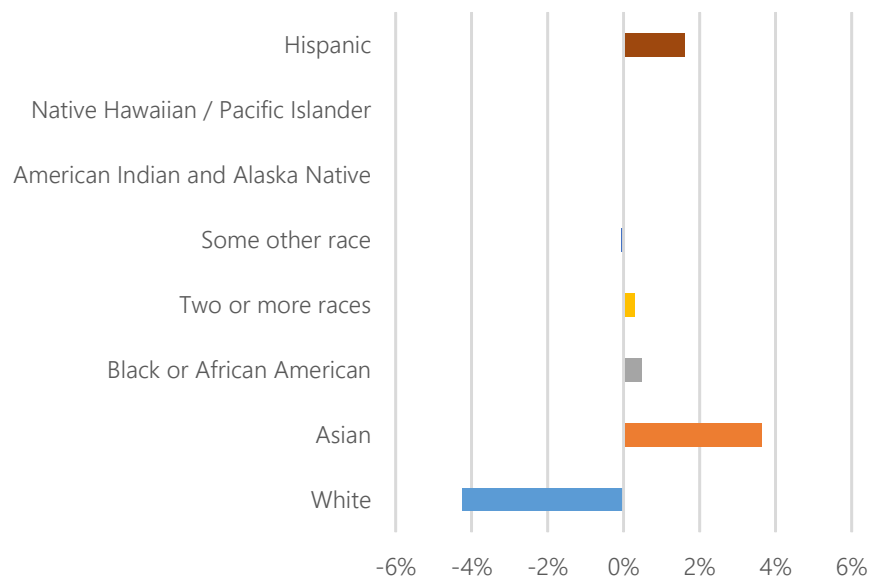
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Parcels: Town of Woodbridge Assessor (2013) Streets: ESRI (2011)
Demographic Information: US Census Bureau (2010)

8. Woodbridge is diversifying, but remains fairly homogeneous

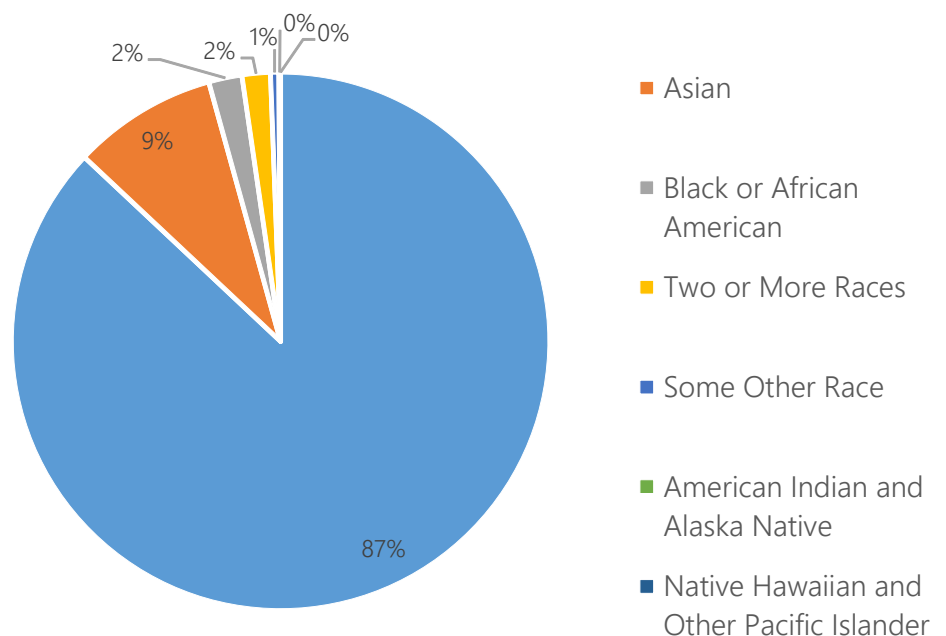
Woodbridge's racial composition is fairly homogeneous, especially in comparison to both New Haven County and the State of Connecticut. Woodbridge is 87% white, in comparison to 80% of New Haven County and 78% of the state population. The share of white residents has declined by almost five percentage points from 2000, while the Asian population has grown by nearly the same amount. Small increases were also recorded in the number of black and multiracial residents.

Change in Racial and Ethnic Composition (2000 - 2010)



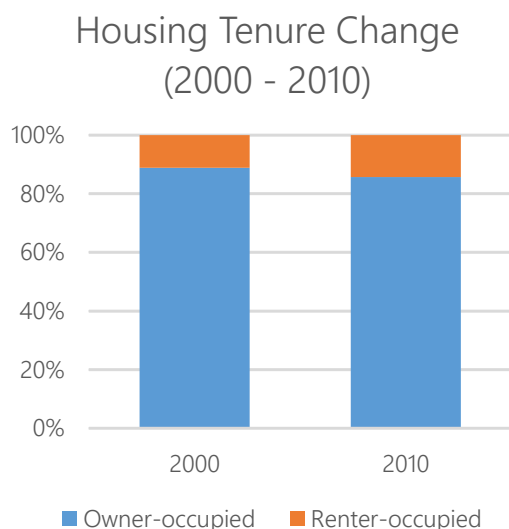
Woodbridge's Hispanic population (of all races) has also grown significantly since 2000, rising from 1.5% of the population in 2000 to 3.2% in 2010.

Woodbridge Racial Composition (2010)

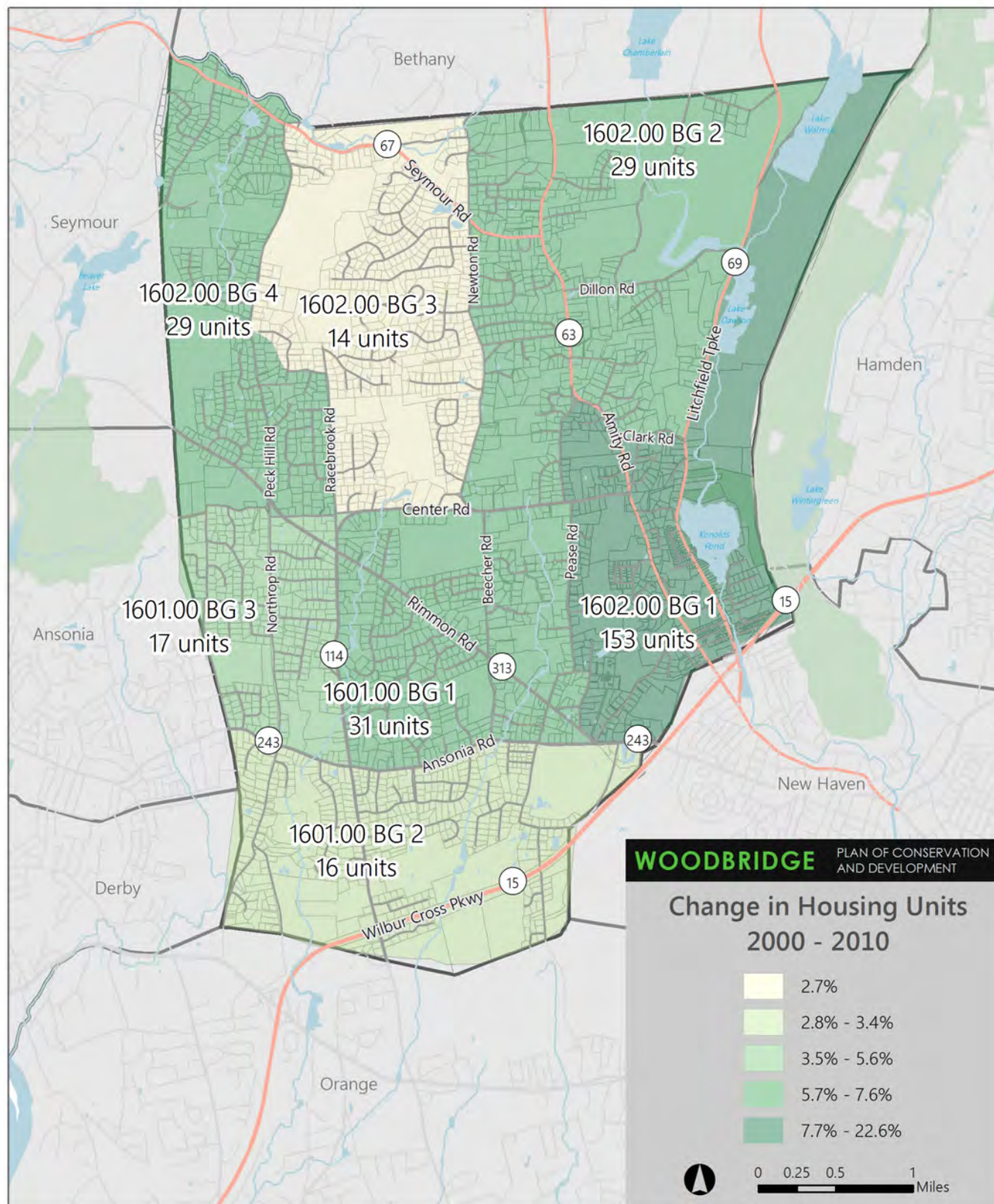


9. Occupancy is high and rental housing is growing

Woodbridge's housing stock includes a total of 3,478 units, 95.9% of which are occupied. Owner-occupied households remain the norm in Woodbridge's housing market: 85.7% of households own their own home. However, rates of homeownership have declined slightly since 2000—the share of renters has increased from 11.1% in 2000 to 14.3% in 2010, as 133 new rental units have become occupied. With 36.6% of New Haven County households and 32.5% of households statewide renting their homes, many more Woodbridge residents own their homes, rather than renting.



Between 2000 and 2010, Woodbridge gained a net total of 289 housing units, over half of which are located in the easternmost neighborhood (Tract 1602.00, Block Group 1 on the map at right). Housing units in this area increased by 22.6% over the decade, making it the only area of Woodbridge to experience significant growth in housing stock. Elsewhere, new residential construction has occurred slowly, with just a few new units per year built in most neighborhoods.



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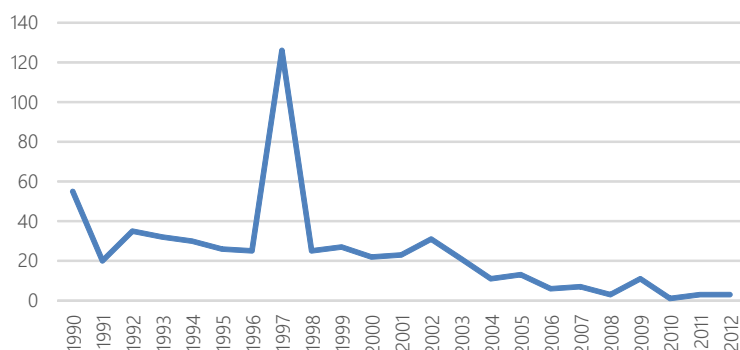
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 Demographic Information: US Census Bureau (2010)

10. Homebuilding has slowed over time, while sales are recovering

While the number of housing units in Woodbridge has continued to increase over time, the number of housing permits issued each year has declined steadily since the early 1990s—with a notable exception occurring in 1997, when the Coachman Square assisted living community was built. The rate of new housing permits have declined markedly since the mid-2000s, with just a few housing permits issued each year since 2010. While the current slump in homebuilding can be attributed to the 2007 housing crash, this trend was in place even as single-family home prices were at pre-crash levels.

Housing Permits by Year (1990 - 2012)



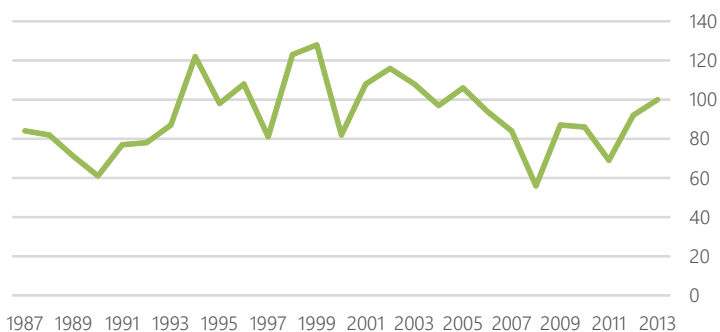
Source: DECD

In comparison to the slow rate of homebuilding seen in the 2000s, a high volume of new housing came onto the market during the 1990s, owing largely to the Coachman Square development. However, this type of construction is the exception, not the rule, and the slow rate of homebuilding has contributed to an aging housing stock. The bulk of

Woodbridge's housing stock currently dates to the middle of the 20th century, with 48% of dwellings built between 1950 and 1979.

The number of homes sold in Woodbridge has historically stood at an average of around 100 units each year. In recent years, sales have followed an upward trend after slumping during the housing crisis; sales volumes currently stands slightly above the average of the past 25 years. While both single-family homes and condo are included in these figures, the limited market for condos provides only a small number of data points, with many years seeing zero condo sales.

Annual Home Sales (Jan - Oct)



Source: Warren Group

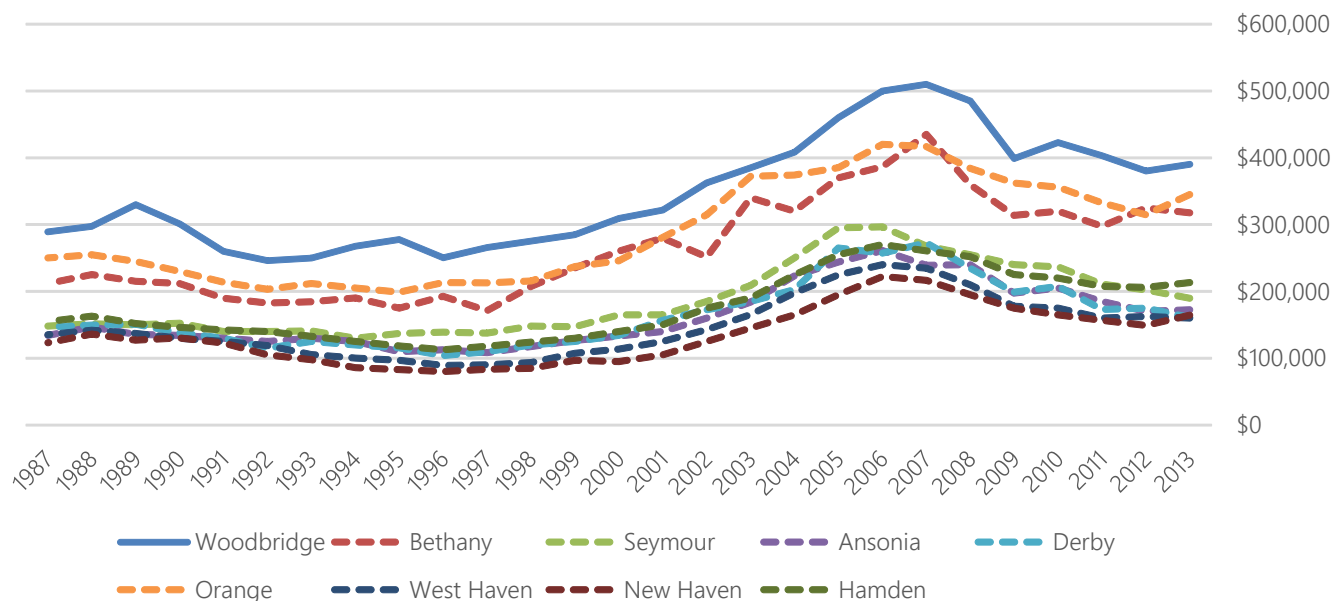
— 1-Fam + Condo

11. Housing prices in Woodbridge have declined since 2007, but remain the highest in the region

Woodbridge has the highest housing prices of all of its surrounding communities, and has held that position for over 25 years. Today's average home price of \$390,000 is nearly twice that of most of its neighboring towns; Orange and Bethany are Woodbridge's only neighbors with housing prices in a comparable range. Current home prices available through online listings range from \$269,900 to \$1,775,000.

Housing prices in Woodbridge peaked in 2007, which saw the median home price reach \$510,000. However, prices have declined sharply following the housing crisis of that year, and like many of its neighbors, the Town's housing market has not yet begun rising towards pre-crash levels. Housing prices currently stand at approximately 2003 levels.

Woodbridge and Surrounding Communities Median Housing Sales Prices (1987 - 2013)



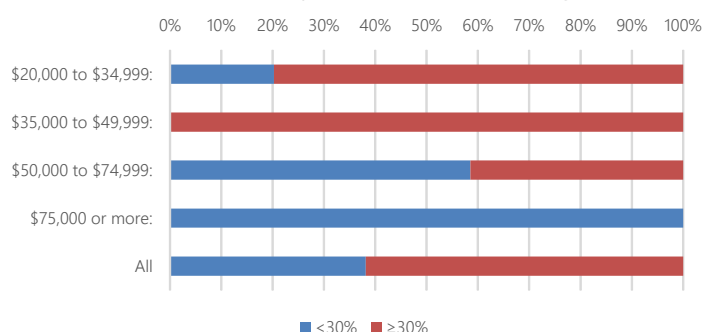
Source: Warren Group

12. High housing costs pose affordability challenges

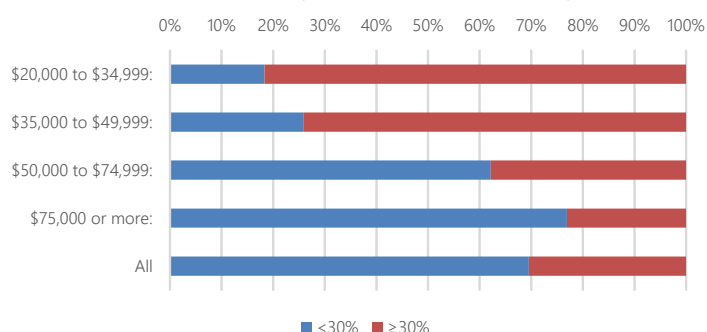
Housing affordability is commonly measured by the number of households that can find housing options for less than 30% of their household income. In Woodbridge, some 33% of households pay above this threshold. High housing costs are more common among renters, a majority of whom pay over 30% of household income on rent and related housing expenses. A smaller proportion of homeowners (approximately 31%) face housing costs above this threshold.

Several state and national programs are available to promote greater housing affordability. Assisted affordable units in Woodbridge are supported by programs including CHFA and HUD assisted units, tenant rental assistance, and CHFA and USDA-backed mortgages. While 10.9% of Connecticut housing units are supported by one of these programs, only 39 units or 1.1% of Woodbridge's housing stock is assisted by one of these programs, putting the Town below the 10% threshold for exemption from the Affordable Housing Land Use Appeal process.

Percent of Income Spent on Rented Housing (2011)



Percent of Income Spent on Owned Housing (2011)

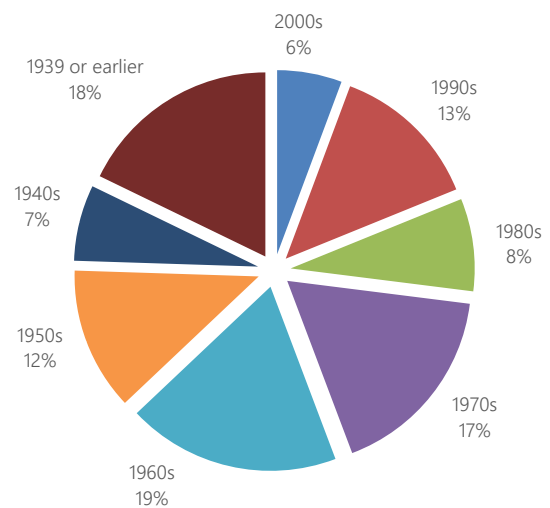


13. Large homes contrast with shrinking households

As Woodbridge's population remains stable while the number of households increases, the average household has shrunk. Fewer couples have children at home, and larger numbers of people are choosing to live alone or share a home with people they are not related to. By contrast, most of the Town's housing stock was built during times of larger household sizes: almost three-quarters of the Town's housing stock was built before 1980. This imbalance can be seen by comparing household sizes against the number of bedrooms in Woodbridge homes.

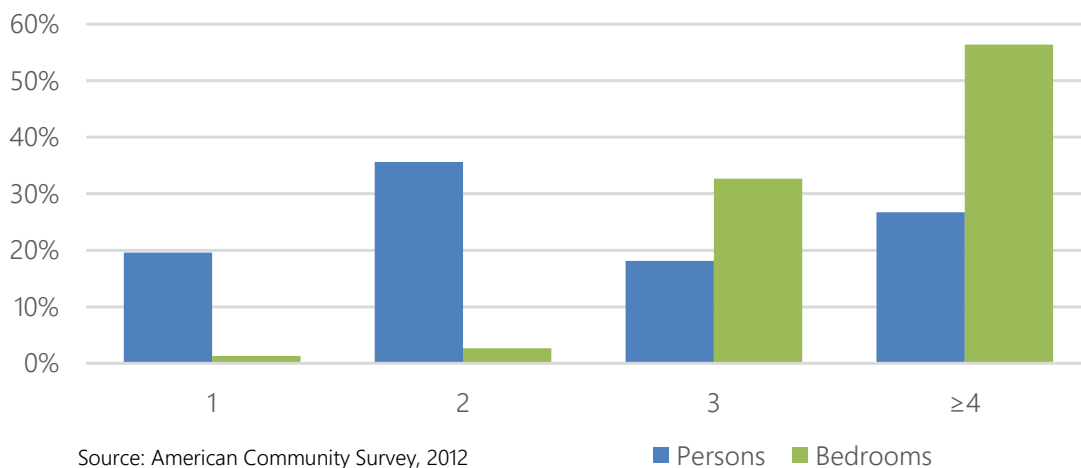
Over half of Woodbridge households have two or fewer residents, but just 4% of the homes in the Town fall in this size range. On the other end of the housing spectrum, 56% of homes have at least four bedrooms, while only a quarter of households have four or more persons. While many single homeowners and small families may use and enjoy the extra space provided by these larger units, residents seeking smaller homes—which may be more affordable and easier to maintain—have very few choices available, and may look for more suitable options elsewhere.

Housing Units by Decade Built



Source: American Community Survey, 2011

Household Size vs. Housing Unit Size



Source: American Community Survey, 2012

14. Existing policies can promote affordability

Woodbridge's unique demographics and housing stock pose current and potential future obstacles to affordability among empty nesters. Fortunately, policies in place at local, state, and federal levels can contribute to a housing market that meets the needs of the full range of Woodbridge's present and future residents.

- In-law apartments can increase a community's stock of affordable housing without requiring new physical development, while allowing homeowners to provide supportive but independent housing for relatives and share housing cost. Given Woodbridge's housing stock, in-law housing units could provide opportunities for housing for family members.
- The Town's Renter's Relief and Elderly and Totally Disabled Tax Relief programs provide assistance for residents who meet age, disability, and/or income requirements, with additional support available for veterans and their families. These programs can lessen the burden of local property taxes and allow older residents to remain in Woodbridge.

Housing Action Plan

Woodbridge will work to preserve the value and character of the Town's existing housing stock while enhancing the variety of options available through future development opportunities. New development will be sensitive to existing land use patterns and housing character. Creating options for Woodbridge's youngest and oldest families can help long-time residents stay in Town and those who are starting out to develop roots and invest in the Town's future.

FROM THE COMMENTS:

"Mixed-use would allow for young professionals to afford housing in Woodbridge and then hopefully stay in Woodbridge when they marry and start families."

1. Ongoing Actions

Connect seniors to resources to age in place

- Continue to provide information, support, and services through the Senior Center that help seniors continue living in their homes or in suitable housing within Woodbridge
- Continue renter and tax relief programs to reduce tax burdens on older residents

2. Near-Term Action Agenda

Update zoning regulations

- Amend Village District to include mixed use in specific locations
- Limit multi-family housing to one- and two-bedroom units in Village zones
- Adopt revisions to residential and Village Mixed Use districts to allow in-law apartments for related persons in existing and future single family homes

Revise Village District designation

- Redraw Village District borders to match the Village Mixed Use and Village Residential areas, following recommendations from the 2005 Plan of Conservation and Development
- Provide design guidelines and a pattern book based on local historic architecture, including elements of form-based code approaches, to promote a consistent, high-quality built form

Consider usage on Country Club of Woodbridge property.

- Consider age-restricted life style housing which may include cluster housing or planned development district to take advantage of the site's unique access to public water, sewer and transportation infrastructure and to create housing options for older residents and provide opportunities for Woodbridge residents to age within their community
- Consider open space uses

Housing Action Plan

3. Mid-Term Action Agenda

Strive to maintain a balanced housing stock that responds to the housing needs of residents over their life cycle.

Increase the supply and values of housing in the Village District

- Engage development community in identifying and removing barriers to new, appropriately scaled multifamily housing in Village on or near Routes 63 and 69

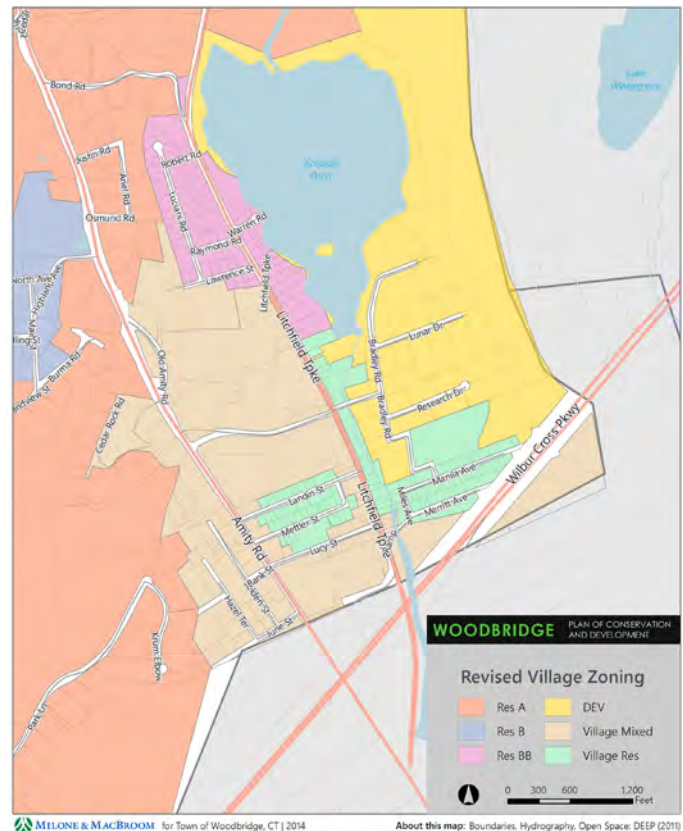
Expand Woodbridge's menu of housing options

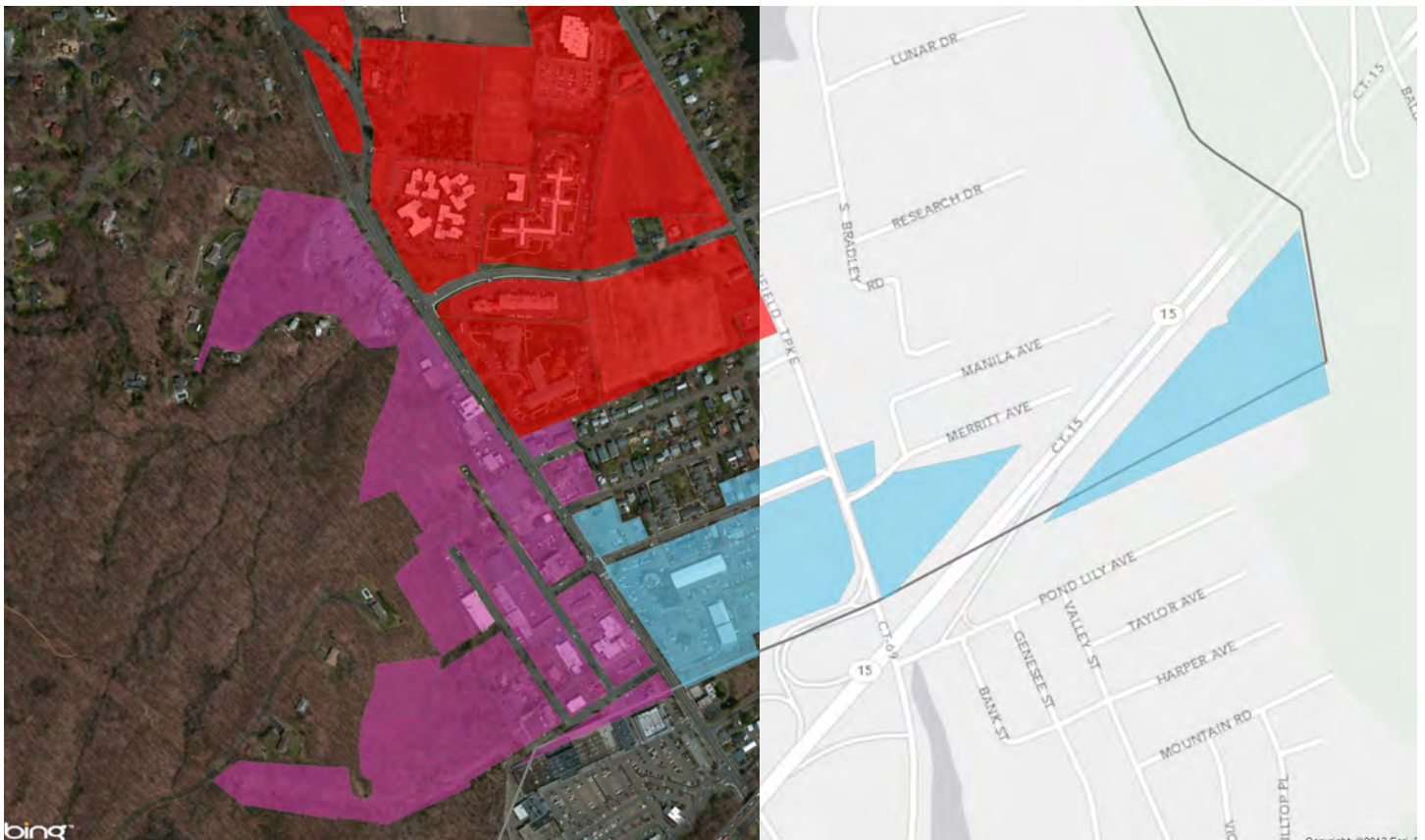
- Encourage an increase in the supply of starter homes and housing appropriate for young professionals in the Village District mixed use area.
- Provide smaller, lower-maintenance housing options with and without age restrictions, such as in-law units for related persons.

Related Actions See Chapter 2 (Economic & Village Development) for related action items, as well as Chapter 4 (Buildout) for related information.

FROM THE COMMENTS:

"[We need] affordable senior housing so retirees don't leave town."





WOODBRIDGE CHAPTER 2: VILLAGE & ECONOMIC DEVELOPMENT

Woodbridge's economy is built on both local businesses, including professional, health, and construction services, and regional employment in high-skill sectors. Although employment remains slightly below pre-Recession levels, median earnings in Woodbridge are the highest in the region, driving a robust market for goods and services that may create opportunities for new local businesses. The Town government is financially stable.

This chapter examines the state of Woodbridge's local economy, including local business, employment, the skills and education of its workforce, and the condition of its commercial and industrial hub. It also provides recommendations for how the Town can encourage desirable and successful businesses and developments to locate in the Woodbridge Village, and what investments in the area can accelerate that process.

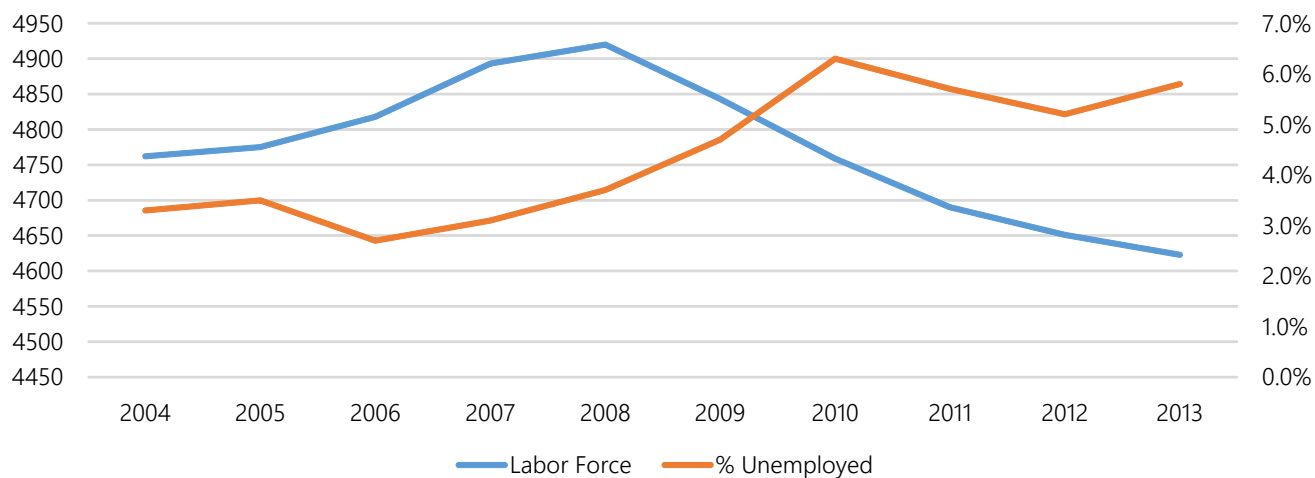
1. Employment and labor force participation remain below pre-Recession levels

On average during 2013, 5.8% of Woodbridge's workforce was classified as unemployed. While unemployment rates are down from a local peak in 2010 at 7.1%, they remain substantially higher than the mid-3% levels typically experienced in the mid-2000s prior to the Great Recession. Woodbridge has, however, maintained a substantially lower rate of unemployment than New Haven County and the State of Connecticut, which saw peak unemployment rates in 2010 of 10.3% and 9.3%, respectively.

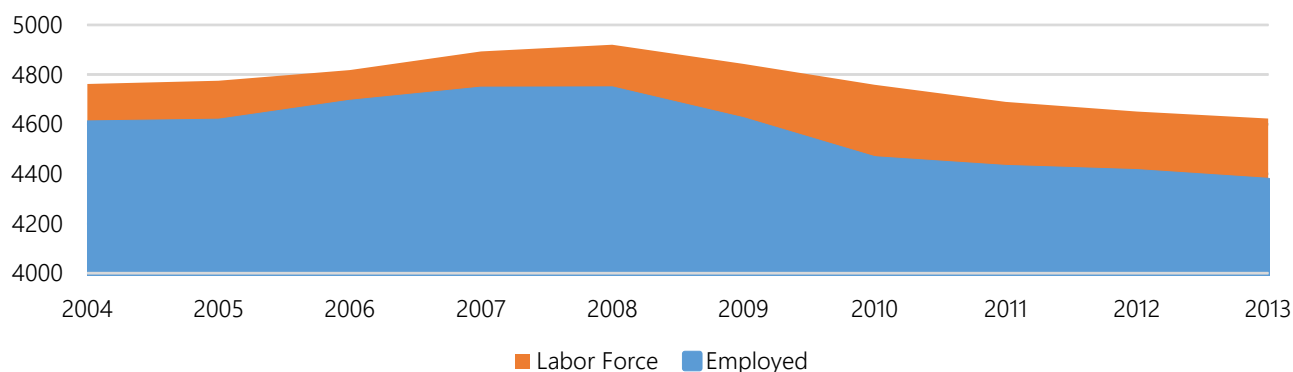
While unemployment in Woodbridge has declined since 2010, a steady decline in the size of the workforce has occurred alongside the improvement in unemployment statistics. Nearly 300 workers have retired or dropped out of the labor market since 2008. Accordingly, the number of employed workers in Woodbridge has dropped from a peak of 4,740 in 2008 to approximately 4,372 in 2013.

The Town's population dynamics between 2000 and 2010 (discussed in greater detail in Chapter 1: Housing and Demographics) lend perspective to these changes. As the number of working-age adults decrease while the population of older adults at or near retirement age increases, a shrinking workforce and employed population is a natural consequence. However, this transition did not begin taking place until 2008, suggesting that the Great Recession may have been a turning point, in which job losses may have encouraged older newly-unemployed workers to withdraw from the labor market and retire.

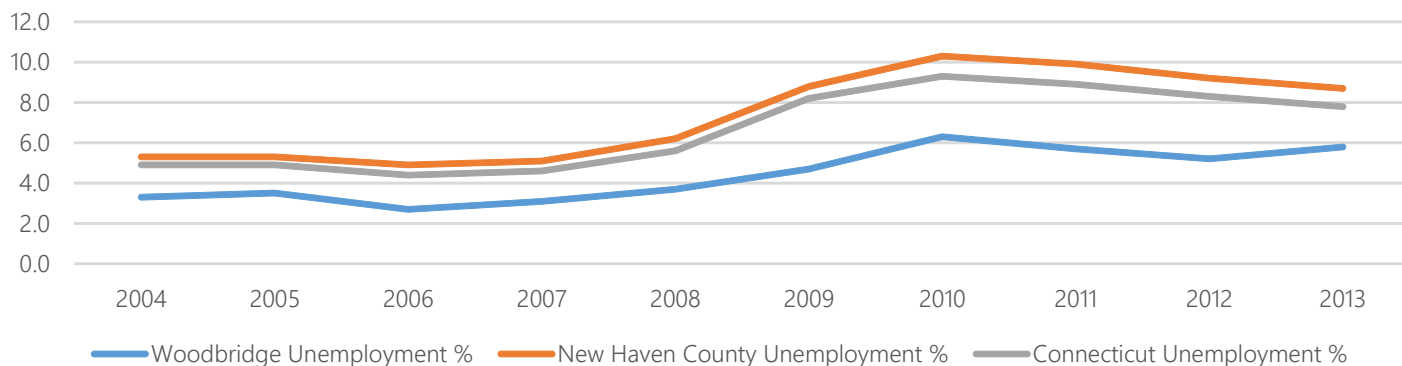
Labor Force & Unemployment



Labor Force and Employees



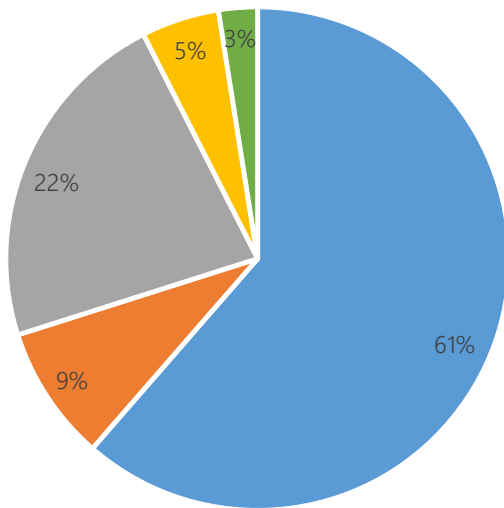
Local, Regional, and State Unemployment



Source: CT Department of Labor

2. Residents' occupations match high educational attainments

Woodbridge's residents work in a variety of industries and fields primarily within the service and professional sectors. 72.3% of the population 25 years of age and older holds at least a bachelor's degree, and 41.2% hold a graduate or professional degree—the highest share of advanced degrees of any town in Connecticut. Accordingly, management, business, science, and arts occupations make up the majority of the jobs Woodbridge's highly educated workforce hold. Sales and office occupations also make up a substantial share of Woodbridge's jobs.

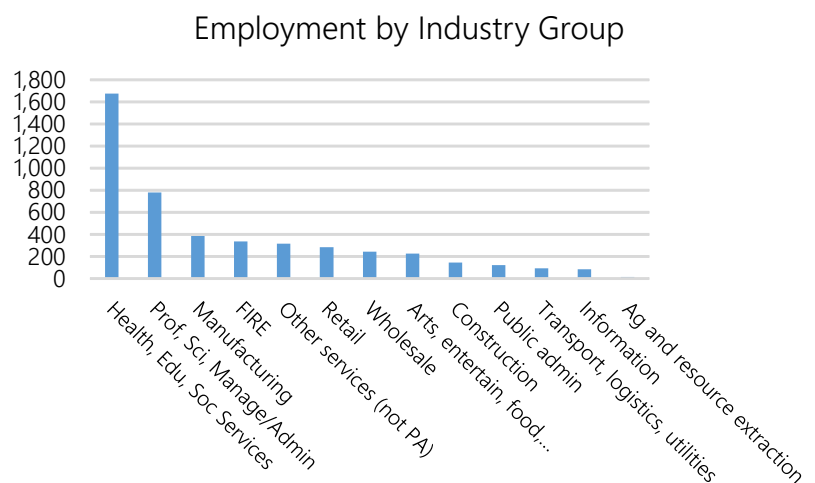


Labor Force by Occupational Sector

- Management, business, science, and arts occupations
- Service occupations
- Sales and office occupations
- Natural resources, construction, and maintenance occupations
- Production, transportation, and material moving occupations

Source: American Community Survey 2012

A closer examination of the industries Woodbridge residents work in reveals a high concentration of the workforce in education, healthcare, and social assistance professions. This category 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 associated research centers and businesses also provide significant employment in the professional, scientific, management, and administrative professions, the Town's second-largest source of employment. Together, these high-skill groups of occupations account for over 2,400 jobs held by Woodbridge residents.



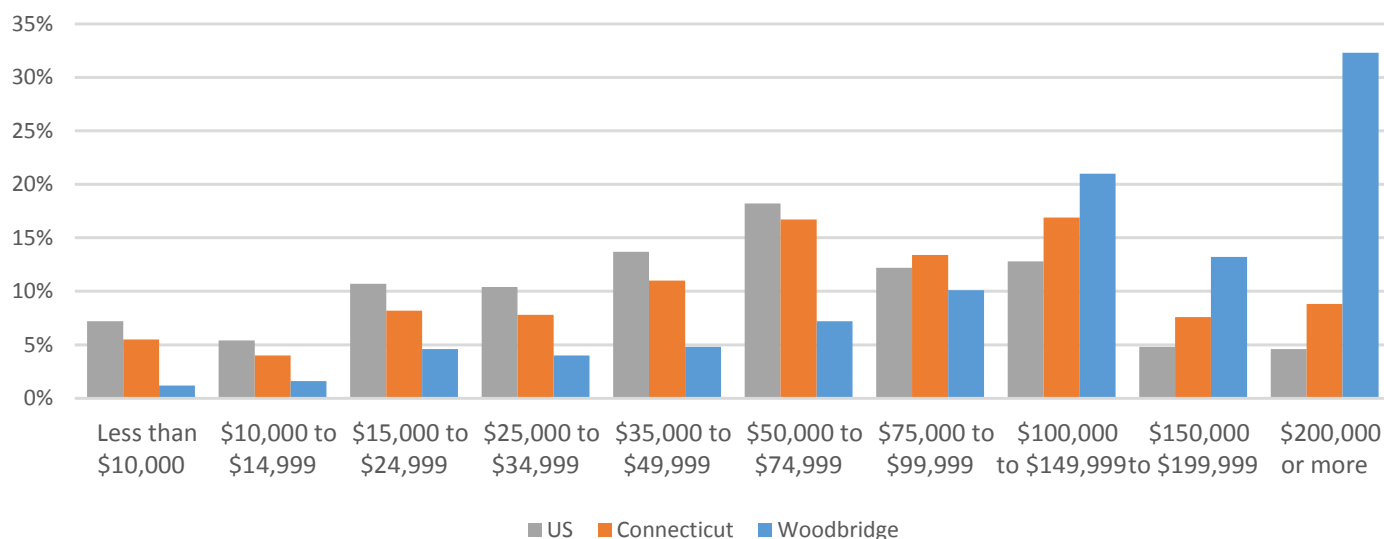
Source: CT State Data Center, 2012

3. Incomes greatly exceed state and national medians

Woodbridge's median household income was \$137,216 as of 2012—over twice as high as either the median US and Connecticut household incomes. However, median income values do not tell the whole story of the financial status of the Town's population. A better picture can be obtained by comparing local, statewide, and national income distributions.

As the chart shows, the roughly bell-shaped distribution of households across these income categories seen across Connecticut and the United States does not exist in Woodbridge. Instead, incomes are highly concentrated in the top three categories of households earning \$100,000 or more each year. Conversely, far fewer Woodbridge households fall into low-to-moderate income categories.

Woodbridge, Connecticut, and US Income Distributions



Source: American Community Survey 2012

4. Most local employers are small businesses

291 businesses in Woodbridge employed 4,071 people in 2012, providing a moderate base of employment for residents and the broader region. Industry categories that had the largest numbers of businesses included *professional, scientific, and technical services; health care and social assistance; other services (except public administration);* and *construction*. Woodbridge's largest employers include Marrakech Incorporated, the Professional Parenting Program, Crest Dodge, Advantage Cleaning LLC, and Amity Regional High School. While these employers constitute a large share of employment, the majority of local businesses are small: over three quarters of Woodbridge businesses have fewer than 10 employees.

Industry Code Description	Total	Employees						
		1 to 4	5 to 9	10 to 19	20 to 49	50 to 99	100 to 249	250 to 499
Utilities	1	0	0	0	0	1	0	0
Construction	26	20	4	2	0	0	0	0
Manufacturing	11	3	2	3	1	1	1	0
Wholesale trade	14	9	3	1	1	0	0	0
Retail trade	22	12	7	1	0	1	1	0
Transportation and warehousing	2	0	2	0	0	0	0	0
Information	3	1	1	0	1	0	0	0
Finance and insurance	24	13	7	4	0	0	0	0
Real estate and rental and leasing	6	5	1	0	0	0	0	0
Professional, scientific, and technical services	54	33	9	9	2	1	0	0
Management of companies and enterprises	2	1	0	0	0	0	0	1
Administrative, Support, Waste Mgmt, Remediation	17	8	2	3	1	1	1	1
Educational services	11	7	1	1	0	2	0	0
Health care and social assistance	42	20	5	7	4	2	3	1
Arts, entertainment, and recreation	11	7	4	0	0	0	0	0
Accommodation and food services	15	6	3	4	2	0	0	0
Other services (except public administration)	30	15	9	3	3	0	0	0
Total for all sectors	291	160	60	38	15	9	6	3

Source: US Census ZIP Code Business Patterns, 2012

5. Local businesses are well-positioned to drive future job growth

The Connecticut Department of Labor develops ten-year projections of job growth and decline across different professions. These estimates provide a snapshot of how the demand for workers in different sectors may change between 2010 and 2020, and provide a useful basis for determining whether Woodbridge's existing businesses can be expected to provide a growing, stable, or declining demand for employment in the Town and region.

Across Connecticut, many of the fastest-growing professions align with businesses that are well-represented in Woodbridge's business community. The demand for medical and veterinary workers is expected to increase rapidly, with demand for occupations such as personal care aides, veterinary technologists and technicians, diagnostic medical sonographers, and veterinarians all anticipated to rise by over 30%. Among occupations that demand high levels of education, healthcare occupations dominate the list of the fastest-growing professions requiring graduate or professional degrees. This bodes well for the future of healthcare and social assistance organizations in Woodbridge, which currently account for 14% of local businesses, including several of the Town's largest employers.

Several construction and trades occupations are also anticipated to grow at rates exceeding 40%. 26 construction firms are currently based in Woodbridge, indicating healthy growth potential in this sector as well. Outside of the ten fastest-growing occupations listed at right, growing demand is expected for a variety of scientific and professional occupations, ranging from financial services to materials engineering, which may align with Woodbridge's largest employment sector—professional, scientific, and technical services.

Occupational Demand - All Levels

Profession	Percent Change	Average Salary
<i>Personal and Home Care Aides</i>	53%	\$25,069
<i>Veterinary Technologists and Technicians</i>	49.50%	\$37,789
<i>Meeting and Convention Planners</i>	47%	\$54,838
<i>Helpers--Brickmasons, Blockmasons, Stonemasons, and Tile and Marble Setters</i>	42.30%	\$36,160
<i>Helpers--Carpenters</i>	41.80%	\$32,849
<i>Hazardous Materials Removal Workers</i>	41.70%	\$40,046
<i>Interpreters and Translators</i>	41.30%	\$55,670
<i>Diagnostic Medical Sonographers</i>	40.90%	\$79,501
<i>Home Health Aides</i>	36.20%	\$29,300
<i>Veterinarians</i>	33.90%	\$123,138

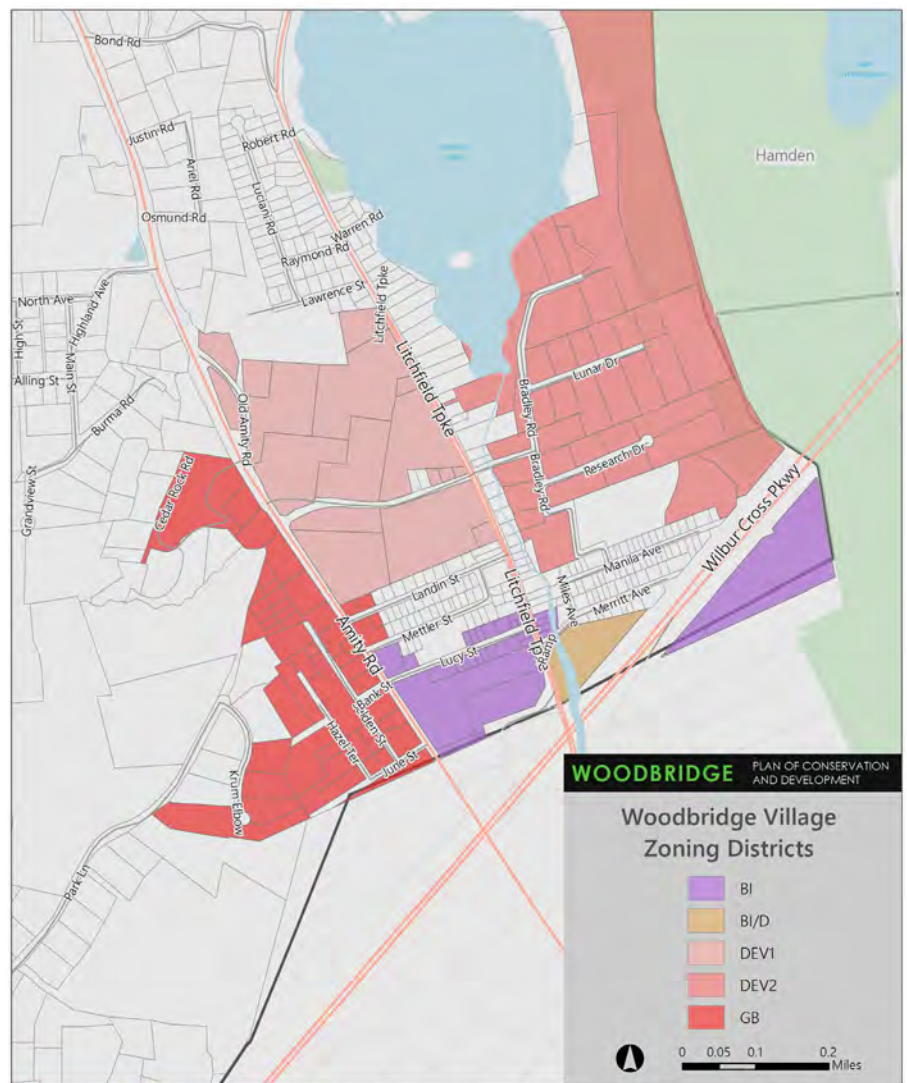
Source: CT Department of Labor, 2010

6. Amity is Woodbridge's primary commercial node

Amity serves as the hub of business and commerce in Woodbridge. Adjacent to New Haven and the Wilbur Cross Parkway, the area serves as a gateway to the Town and a center of employment and services. It measures approximately one mile east to west and one-half mile north to south.

The Woodbridge Village District is delineated by three zoning designations amenable to commercial and industrial uses: BI (Business and Industrial), DEV1 (Development District 1), and GB (General Business). A total of 98 parcels in the area (displayed at right) are designated under one of these zones. The BI and GB zones generally allow for more intensive industrial and commercial uses, while the DEV1 district allows the operation of more selected retail and professional services, as well as senior and childcare facilities. The Village District has several parcels that present opportunities for new commercial development.

Significant traffic congestion during peak hours in the Amity area may present challenges for new business development in this area. Streetscape improvements in the area (as recommended in the 2013 *Village of Woodbridge Development Concept Plan*), and operational enhancements at the Route 15 interchange (discussed in the ongoing CTDOT *Interchange 59 Deficiencies and Needs Study*) could mitigate these impacts and promote the transformation of Amity from a primarily auto-oriented commercial area to a more pedestrian-friendly village center.



MILONE & MACBROOM for Town of Woodbridge, CT | 2014

About this map: Boundaries, Hydrography, Open Space: DEEP (2011)
Parcels: Town of Woodbridge Assessor (2013) Streets: ESRI (2011)
This map is intended for planning purposes only. Delineations may not be exact.

7. Good design can promote economic competitiveness

In 2013, the Woodbridge Economic Development Commission completed a Development Concept Plan for the Amity area that outlined “strategies for the improvement and future development of the area to be known as the Village of Woodbridge.” Based on an extensive collaboration with local business owners and the Economic Development Commission, the Plan developed a set of recommendations for transforming the area from an auto-oriented commercial area into a modern mixed-use village center style of development.

The Concept Plan’s primary recommendations include:

- Enhancing walkability and a unique local identity with pedestrian improvements, and improved landscaping and building facades
- Establishing design standards for sidewalks, lighting, street trees, and other furnishings
- Encouraging infill development and densification of key sites, including housing above ground floor commercial units
- Improving wayfinding and village identity with distinctive signage, area maps, and an online presence
- Lobbying for major improvements to Interchange 59 and the surrounding street grid

Many recommendations of the Concept Plan inform the recommendations set forth for the Village area in the Plan of Conservation and Development.

8. High retail demand suggests new development opportunities

With a median household disposable income of nearly \$100,000 and few retailers located in town, Woodbridge is a community where demand for goods and services dramatically outpaces what local establishments offer.

According to retail marketplace data provided by business information provider Dun & Bradstreet, total demand exceeded \$200 million in 2012, while retailers and food and drink establishments posted sales of just \$28.7 million. While courting new business in some categories, such as large department stores and electronics retailers, is infeasible given Woodbridge's size, location, and character, many other opportunities exist to meet local needs. Unmet demand for retail food and beverage sales exceeds \$30 million a year, clothing and accessories exceeds \$12 million a year, and restaurants and bars near \$18 million a year. Available parcels in the Amity area on Lucy Street, Amity Road, and Hazel Terrace might all be prime locations for new businesses in these categories.

Industrial land uses in Woodbridge are located primarily in Development District 2 in the area of Amity east of the Litchfield Turnpike. Under current land use regulations, both Development Districts 1 and 2 allow for office, laboratory, and high-value manufacturing. The largest currently undeveloped site in Amity falls under the Development District 1 designation, which allows for light industrial use. Undeveloped parcels in the Development District 2 area are constrained by steep topography.

While prospects for substantial new industrial uses are limited, strategically promoting the inclusion of office space in mixed-use developments could provide opportunities for small and professional enterprises to locate in Woodbridge. Professional, financial, and commercial offices are currently allowed under all non-residential zones (Business Industrial, General Business, and both Development Districts), and approximately 260,000 square feet of office space is currently available. A commercial buildout analysis suggests that nearly 440,000 square feet of commercial space (including office uses) could be developed on vacant commercial properties in the Town. These districts allow for two to three story buildings with lot coverages ranging from 25% to 70%, resulting in floor area ratios between 0.75 to 2.1, although in practice the average FAR achieved is approximately 0.26.

9. Woodbridge's financial prospects are healthy

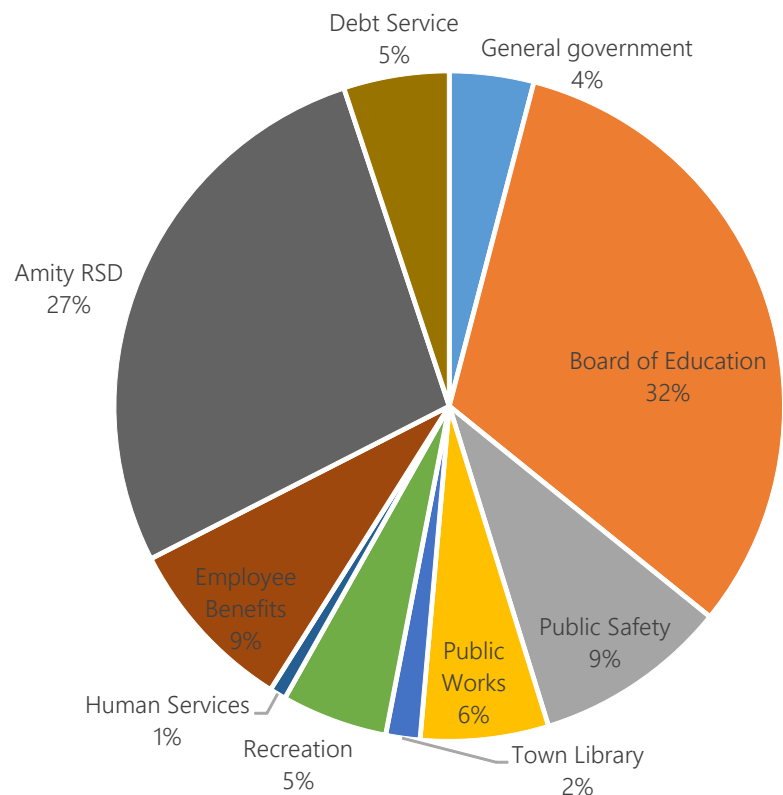
The financial position of the Town of Woodbridge has remained strong in recent years. Total revenue from property taxes in FY2013, the most recent year for which data is available, amounted to \$40.9 million, along with approximately \$6.7 million in other taxes, user fees, grants, and transfers, for a total of \$47.7 million in aggregate revenue. Meanwhile, expenditures amounted to \$47.1 million, resulting in a net increase in the Town's position of approximately \$670,000 in FY2013. The Town's financial position remained strong, with assets exceeding liabilities by \$58.6 million at the close of the fiscal year.

Moody's has issued its highest possible bond rating, AAA, for Woodbridge's debt, which currently stands at \$11.2 million. While the Town carries a greater amount of debt per resident (\$3,094) than the statewide average, high incomes and tax revenues help ensure the Town's creditworthiness.

Woodbridge's Grand List, including real estate, personal property, and motor vehicles, amounted to a total assessed taxable value of \$1,203,841,150, and an estimated market value of \$1,905,121,800. While ownership is broadly distributed—the ten largest property owners collectively own only 6.2% of the Town's taxable assessed value—the Grand List leans heavily on residential property, which accounts for 81% of its value. Woodbridge's FY2014 mill rate is 34.14, the 22nd highest in Connecticut.

Education spending currently accounts for 59% of the town's budget. Per student expenditures have risen in Woodbridge during recent years, from \$14,571 in the 2009-10 school year to \$15,743 in 2011-12. The Town spends over \$1,600 more than the Connecticut average of \$14,138 per student each year. Besides education spending, public safety, employee benefits, and public works expenditures constitute larger segments of the budget.

Woodbridge General Expenditures



Source: Town of Woodbridge FY2013 Annual Audit

Economic Development Action Plan

Woodbridge's economic development goal should be to "stay small, stay local" and emphasize small business development, niche retailers, and high-value industrial opportunities. Enhancing the infrastructure and built environment of the Woodbridge Village area can enhance the Town's ability to attract valuable investments and enterprises.

1. Ongoing Actions

Build on the success of a high value-added commercial base

- Continue to promote new businesses that provide synergies with existing businesses without exacerbating traffic problems
- Be alert to tax benefits of operations with high-value instruments

Maintain regular contact with the business community

- Reach out to business owners and employees to maintain a business-friendly climate and solve common problems proactively

2. Near-Term Action Agenda

Support new business development

- Lead continuing business recruitment and development towards achieving a mix of economic assets in Town
- Establish contacts with home-based businesses to include them in development initiatives and opportunities

Advocate for solutions to transportation needs

- Partner with New Haven, other surrounding communities, and affected businesses to support accelerated timeline for planned improvements to Route 15 and Litchfield Turnpike
- Expand sidewalks and install additional wayfinding elements to the Village to benefit businesses and their customers

"Continue to beautify Business District and make more user-friendly."

Foster a 21st century economy linked to the creative economic sector

- The Town should promote opportunities for the creative economy sector to establish itself, grow, and expand through the fostering of networking, support for regional arts and cultural institutions, and events.

Understand the Town's role within the larger regional economy

- Focus on the unique strengths that Woodbridge has (community character, open space transportation connectivity, adjacency to New Haven) and look for opportunities to collaborate with other surrounding municipalities and neighborhoods (e.g. Westville) to strengthen economic networks and initiatives.

Bring local foods to accessible locations

- Seek out a location in the Village District suitable for an accessible farmer's market

Economic Development Action Plan

3. Mid-Term Action Agenda

Explore potential benefits of a Business Improvement District (BID)

- Discuss potential for Village businesses to vote to create a BID to coordinate and finance marketing, parking, pedestrian improvements, and online presence and branding

Encourage home enterprises to move to the Village District

- The EDC can assist in connecting entrepreneurs and home office-based businesses to mentors and resources to grow in size, profile, and local impact

Actively seek Village area funding opportunities

- Identify and pursue grants and other funding sources to improve infrastructure and economic capacity in the Woodbridge Village

Effectively market Woodbridge to visitors

- Promote local businesses, natural assets and features, and seasonal events to the region



Source: Massaro Farm/Anthony Clark

4. Long-Term Action Agenda

FROM THE COMMENTS:

"[Woodbridge needs] incubation space for 'home' businesses to move to."

Find space, funding, and partners to launch a business incubator and/or coworking space

- Examine and support (e.g. through state tax incentives) opportunities to start an incubator space to support new local businesses with space, resources, and shared expertise, potentially in partnership with Yale or other universities.
- Look for opportunities to develop shared working spaces.

Create live-work spaces

- Support creative industries by developing live-work units in Woodbridge Village Mixed Use district.



Source: Thomas Dolan Architecture

Woodbridge Village Conceptual Plan

The Woodbridge Village area, often referred to locally as 'The Flats' or 'Amity', is the most densely built-up area of Woodbridge, and the neighborhood best suited to encourage development—such as new businesses and mixed use—over the next ten years and beyond.

In order to focus planning attention on high-potential sites in the area, the Conceptual Plan (see following page) designates two classes of areas for redevelopment attention:

Priority Development Sites

- Higher priority
- Have greater potential for development in the near term, by virtue of being vacant, underutilized.

- Could exert a significant influence on the character, walkability, and major destinations in the Village area due to the parcel's size or location

Infill & Reuse Development Sites

- Lower priority
- Are expected to experience more gradual development as buildings reach the end of their useful life
- Are likely to respond to mixed use development.

WOODBIDGE CHAPTER 2: VILLAGE & ECONOMIC DEVELOPMENT



Woodbridge Village Action Plan

1. Ongoing Design Priorities

Improve intersections

- Upgrade intersection signal controls, lane configurations, and pedestrian crossings working with CT DOT

Develop bicycle lanes on key routes

- In addition to petitioning CTDOT for bicycle improvements on Amity Road and the Litchfield Turnpike, provide a designated connection via Landin Street

Create functional pedestrian corridors across the Village

- Encourage improvements such as street furniture, trees, bike racks, and sidewalks, and promote street-oriented commercial uses linking Litchfield Turnpike to Selden Street

Pursue high-priority sidewalk connections throughout the Village

- Complete key portions of the Village sidewalk system on Amity Road, Litchfield Turnpike, and Lucy Street and Bradley Road
- Pursue opportunities in other locations to expand the sidewalk system and enhance continuity throughout the Village

Reconfigure on- and off-street parking

- As future redevelopment takes place, ensure that land use regulations favor off-street surface parking to the rear of buildings
- Assess right-of-way suitability for on-street parking and allow limited on-street parking where road widths permit in the Village area.

Create linkage to Naugatuck Trail

- Build stairs, switchback trails, or other means of ascending from Amity Road near Bradley Road to the existing Naugatuck Trail west of the Village area

Seek out appropriately-scaled businesses, housing, and community amenities on large opportunity parcels in the Village if and when they become available for redevelopment:

- Crest Auto site and adjacent commercial sites
- Former Subaru dealership site
- Selden Plaza site
- Vacant parcels adjacent to Bradley Road
- Parking lot adjacent to Our Lady of the Assumption church
- Commercial parcel adjoining Merritt Parkway on eastern side of Litchfield Turnpike

Consult with development community

- Engage in consultations with residential and commercial property developers to identify steps to attract high-quality residential and commercial mixed-use projects

2. Near-Term Action Agenda

Simplify existing zoning

- Revise land use regulations to consolidate Village area zoning from current mix to Village Mixed Use and Village Residential zoning designations (see below for further details)

Clarify and strengthen Village District standards

- Extend the boundaries of the present Village District under CGS §8-2(j) to be coterminous with VMU and VR zones, as per the 2005 POCD.
- Include standards and requirements for sidewalk installation, on- and off-street parking, min/max setbacks, and building facades to promote attractive streetscapes

Develop uniform architectural review process

- Develop standard process and criteria to guide Architectural Review Board recommendations, including a non-prescriptive pattern book informed by historic architectural precedents from Woodbridge

Woodbridge Village Zoning Revisions

Two new zoning designations are proposed to replace the existing mix of zoning districts in the Village area, which currently includes GB, BI, DEV-1 and -2, and Residential BB, C, and D zones.

Village Mixed Use

The new Village Mixed Use (VMU) zone combines the existing GB, BI, and portions of the DEV-1 zone under a new set of use and design standards. A mixed-use village center with closer integration of different housing and commercial options can be promoted by establishing a hybrid zoning district with a broad array of permitted uses and form-based development standards, with regulations targeting public space and building forms of new development. The district would allow for modest increases in residential density in forms such as condominiums over commercial uses. In particular, modestly sized and ground-oriented first floor housing units can easily be built to high standards of accessibility, providing new options for older residents.

In addition to simplifying the area's current patchwork of zones, the VMU zone advances the goal of maximizing the Town's tax base by spurring appropriate new development at a two to three story scale and enhancing ratables through high-quality design and greater flexibility to achieve parcels' highest and best uses.

Village Residential

The new Village Residential (VR) zone would be sited on the eastern side of Route 69 in the Village area and residential areas adjacent to Landin and Mettler Streets and Manilla and Merritt Avenues, combining portions of existing Residential BB, C, and D zones into a unified residential zone consistent with the goals of the 2005 Woodbridge Plan of Conservation and Development. The intent of the VR zone is to provide development regulations consistent with the existing one- and two-family residential uses in the village district.

To achieve these goals in the VR zone, existing one-family residences will be permitted to add in-law apartments or home offices by right, subject to design standards. General design guidelines will address issues such as scale (two story), orientation towards the street, landscaping, and access per existing regulations.

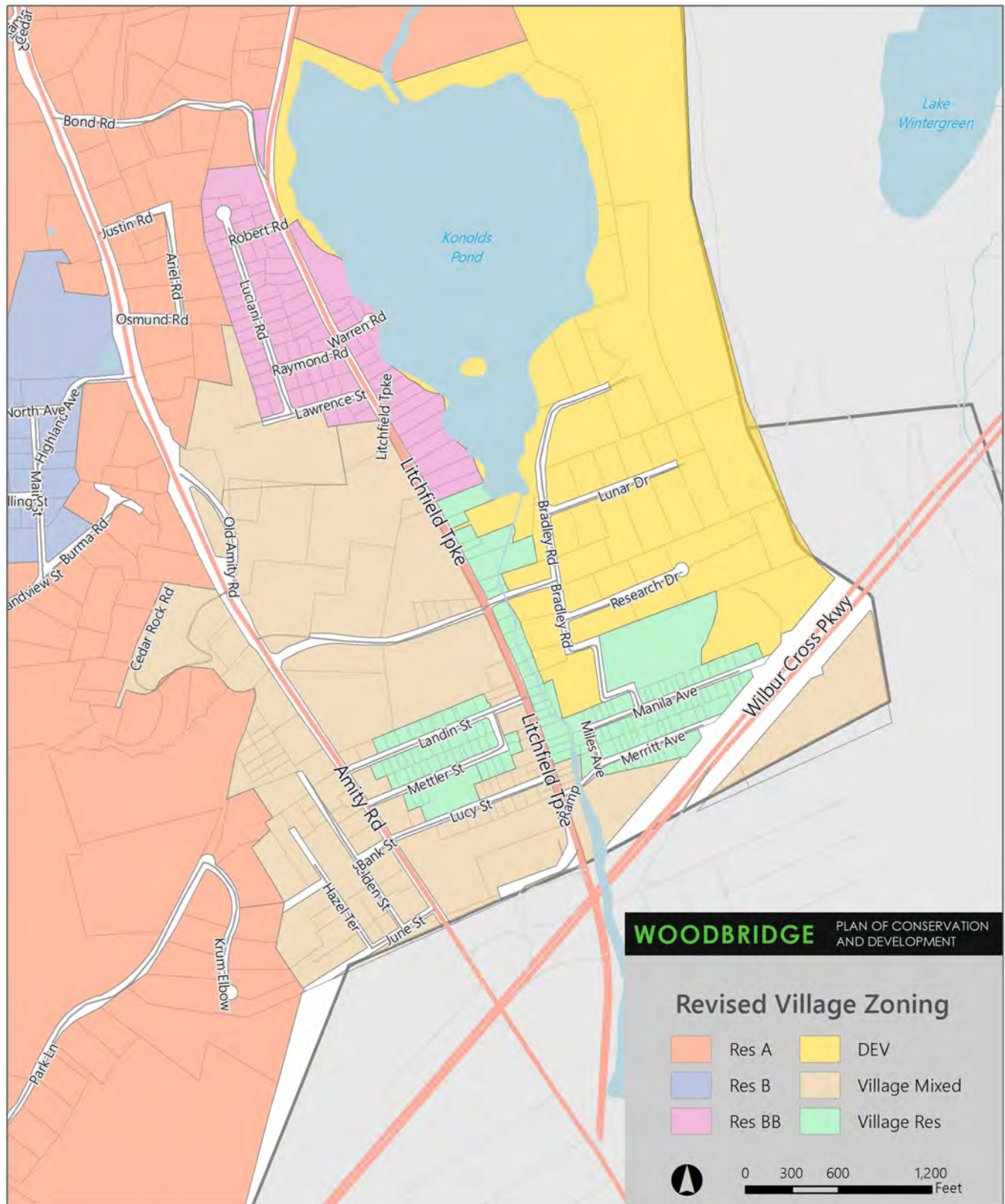
Village Residential

Existing Use	# Parcels	Assessed Value	Average Value
Residential	136	\$18,119,150	\$133,229
Municipal & Institutional	4	\$1,642,340	\$410,585
TOTAL	140	\$19,761,490	\$141,153

Village Mixed Use

Use	# Parcels	Assessed Value	Average Value
Commercial	55	\$39,008,830	\$709,251
Municipal & Institutional	13	\$2,675,750	\$205,826
Industrial	3	\$703,430	\$234,476
Residential	28	\$4,060,140	\$145,005
TOTAL	99	\$46,448,150	\$469,173

WOODBIDGE CHAPTER 2: VILLAGE & ECONOMIC DEVELOPMENT

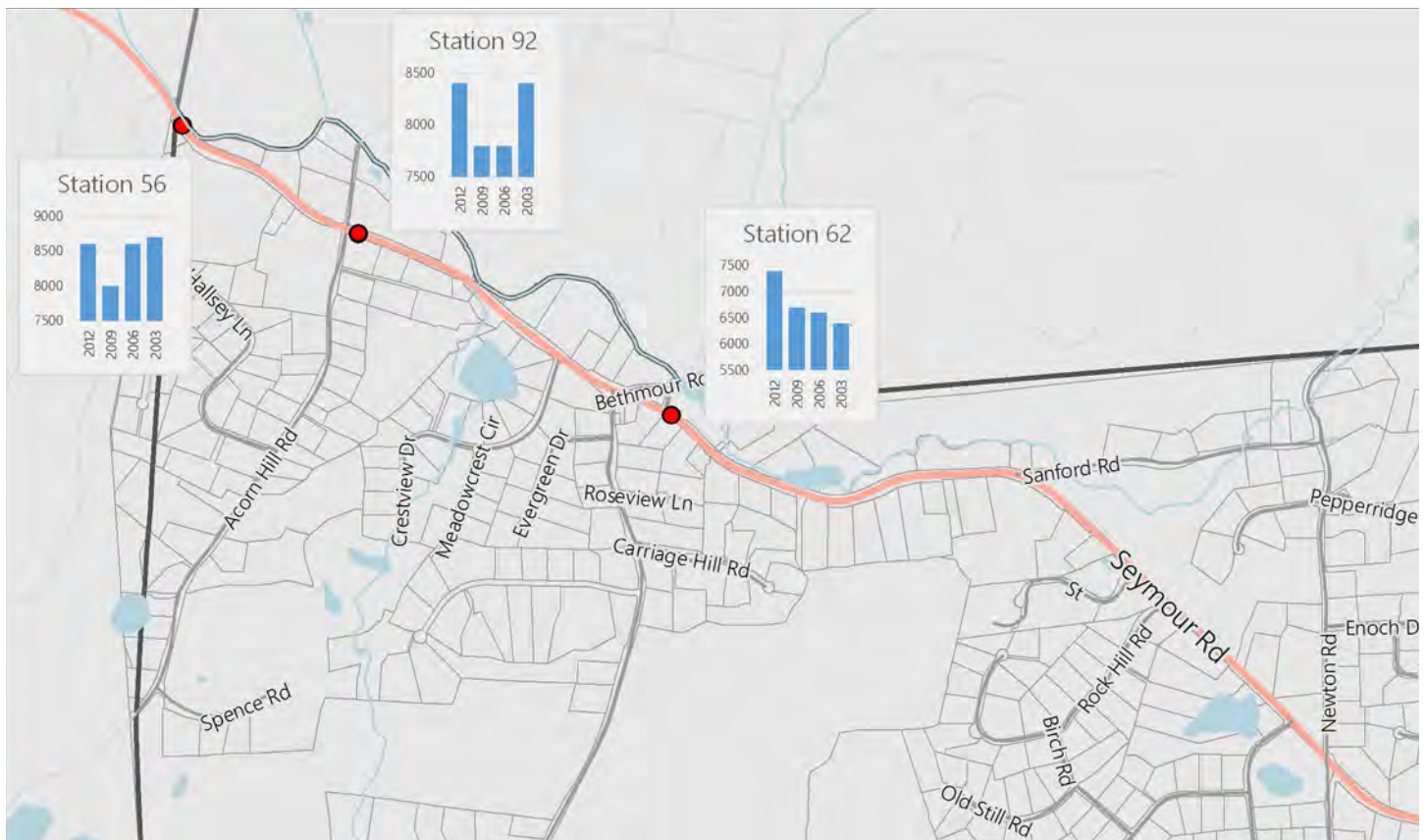


MILONE & MACBROOM for Town of Woodbridge, CT | 2014

About this map: Boundaries, Hydrography, Open Space: DEEP (2011)

Parcels: Town of Woodbridge Assessor (2013) Streets: ESRI (2011)

This map is intended for planning purposes only. Delineations may not be exact.



WOODBRIDGE

CHAPTER 3: TRANSPORTATION

Woodbridge's transportation network includes local and state roads, as well as limited pedestrian and public transit amenities. Safe and efficient transportation is vital to the Town's livability, access to jobs, and local businesses, and expanding access to transit services (especially for the Town's youngest and oldest residents) and opportunities for walking and cycling are key to a healthier future.

This chapter examines the state and safety records of Woodbridge's roads, the conditions for pedestrians and cyclists, and the public transportation services available for Town residents. It also provides recommendations on improving accessibility for all residents and resolving ongoing problems and deficiencies in the Town's transportation infrastructure.

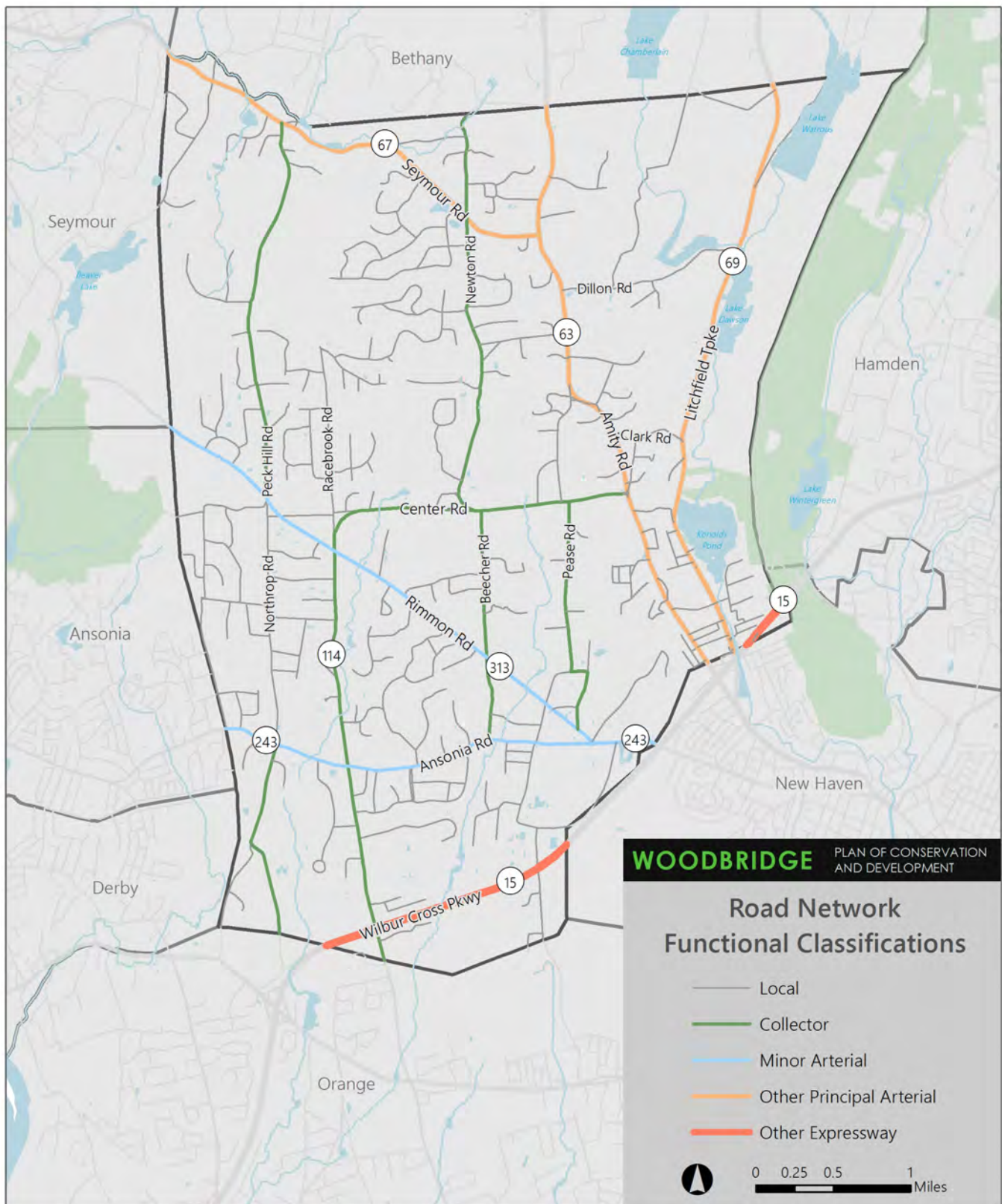
1. Woodbridge's road hierarchy

Woodbridge's roads form the backbone of its transportation infrastructure, and its 80 miles of Town road and 29 miles of state roads serve drivers, transit users, and cyclists alike. However, not all roads serve the same purposes: the design features that make for a quiet residential street or a winding, scenic rural drive are clearly different from what is needed for an efficient highway connection to nearby communities. One helpful tool for discussing the different kinds of roadways in Woodbridge is the functional classification system. This system groups similar roadways together based on traffic volumes, access types, and purpose.

The functional classification system is based on a hierarchy ranging from *expressways* and *arterials* (which provide direct, fast connections between cities and activity centers) to *collectors* (which provide local circulation through and between neighborhoods and connect local roads to arterials) and *local roads* (which include all remaining streets and tend to be closely interconnected but provide the lowest levels of speed and mobility).

Within Woodbridge, the functional classification system is applied to State Routes, which are typically classified as arterials or larger collectors.

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



MILONE & MACBROOM for Town of Woodbridge, CT | 2014

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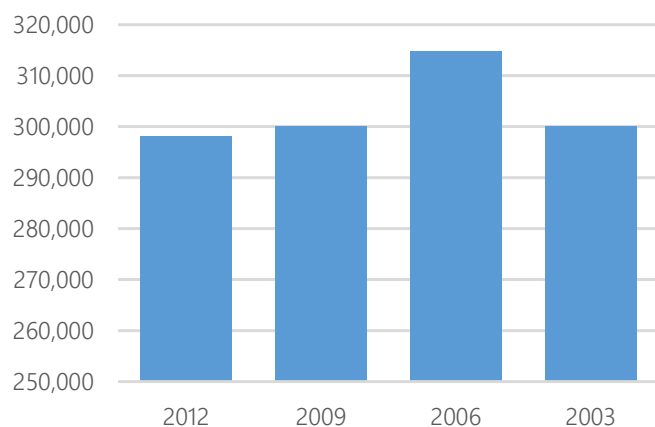
About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
 Parcels: Town of Woodbridge Assessor (2013) Streets: ESRI (2011)
 Functional Classifications: CT DOT (2012)

2. Observed traffic volumes have fallen on most roads since 2006

The Connecticut Department of Transportation measures volumes of traffic using Average Daily Traffic (ADT), a measure of the average number of vehicles passing a given location in both directions in a 24-hour period. ADT counts are taken on a rotating basis every three years. Across Woodbridge, DOT monitors 50 locations, which were most recently measured in November and December of 2012. Narrowing in on the 38 count sites that provide data going back to 2003, recorded traffic volumes have declined sharply since the counts taken in 2006, when volumes reached a peak of 314,850 vehicles.

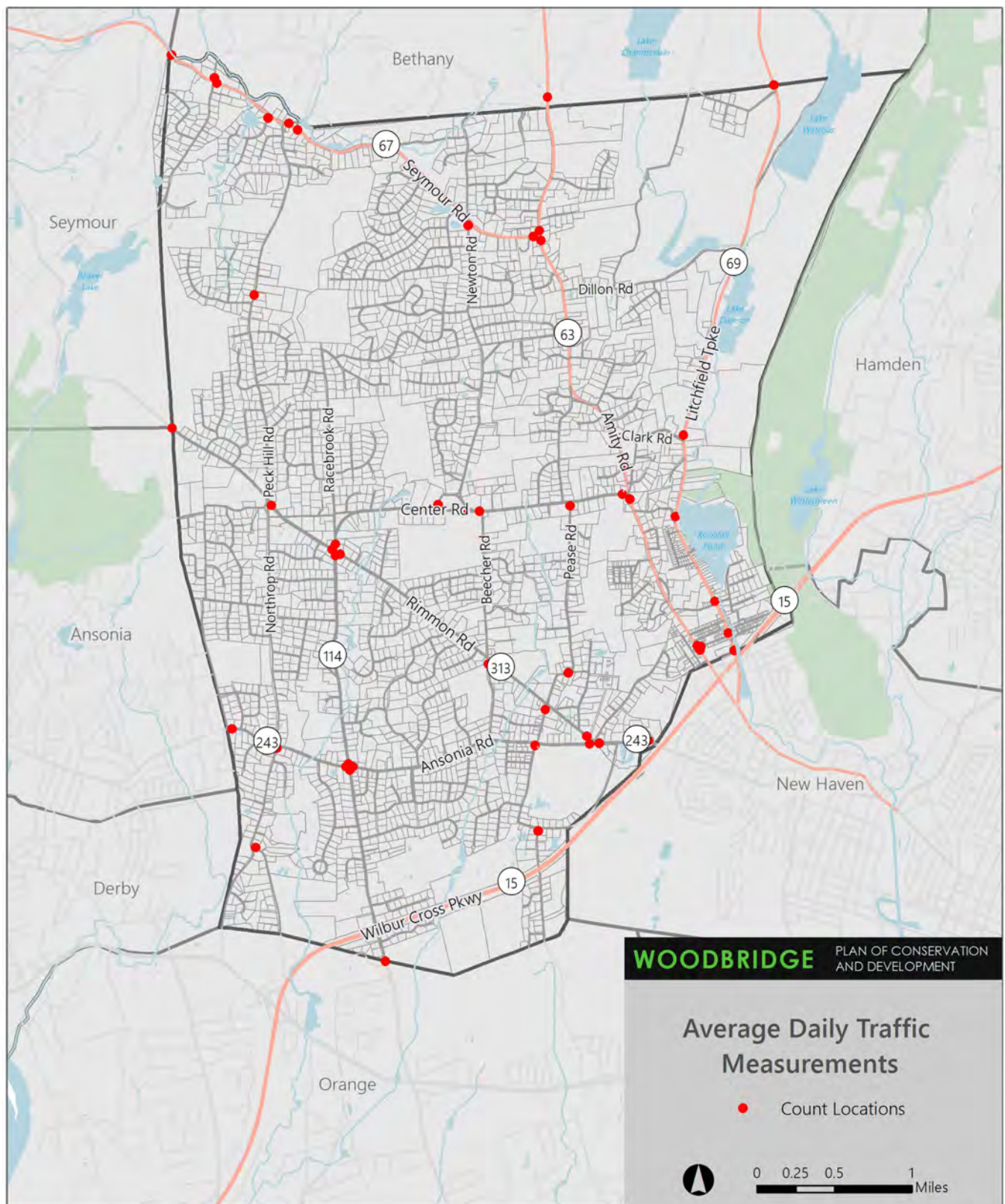
This trend mirrors a nationwide reduction in distances Americans drive. Vehicle miles traveled declined with the Great Recession in 2007 and have not risen since. Possible explanations for this trend include a growing senior population, elevated unemployment, rising fuel costs, more restrictive licensing processes, and higher levels of educational debt among young adults. However, these numbers should be used with caution, given that traffic volumes are measured at different times of the year. Seasonal differences in travel—for example, higher volumes of intercity traffic but lower volumes of peak hour commuter traffic during the summer months—may skew the observed traffic volumes reported here.

Woodbridge Average Daily Traffic, 2003 - 2012



Source: CT Department of Transportation, 2012

In order to understand where and how traffic patterns have changed to produce this overall effect, the following pages examine average daily traffic counts across individual arterial routes in Woodbridge.

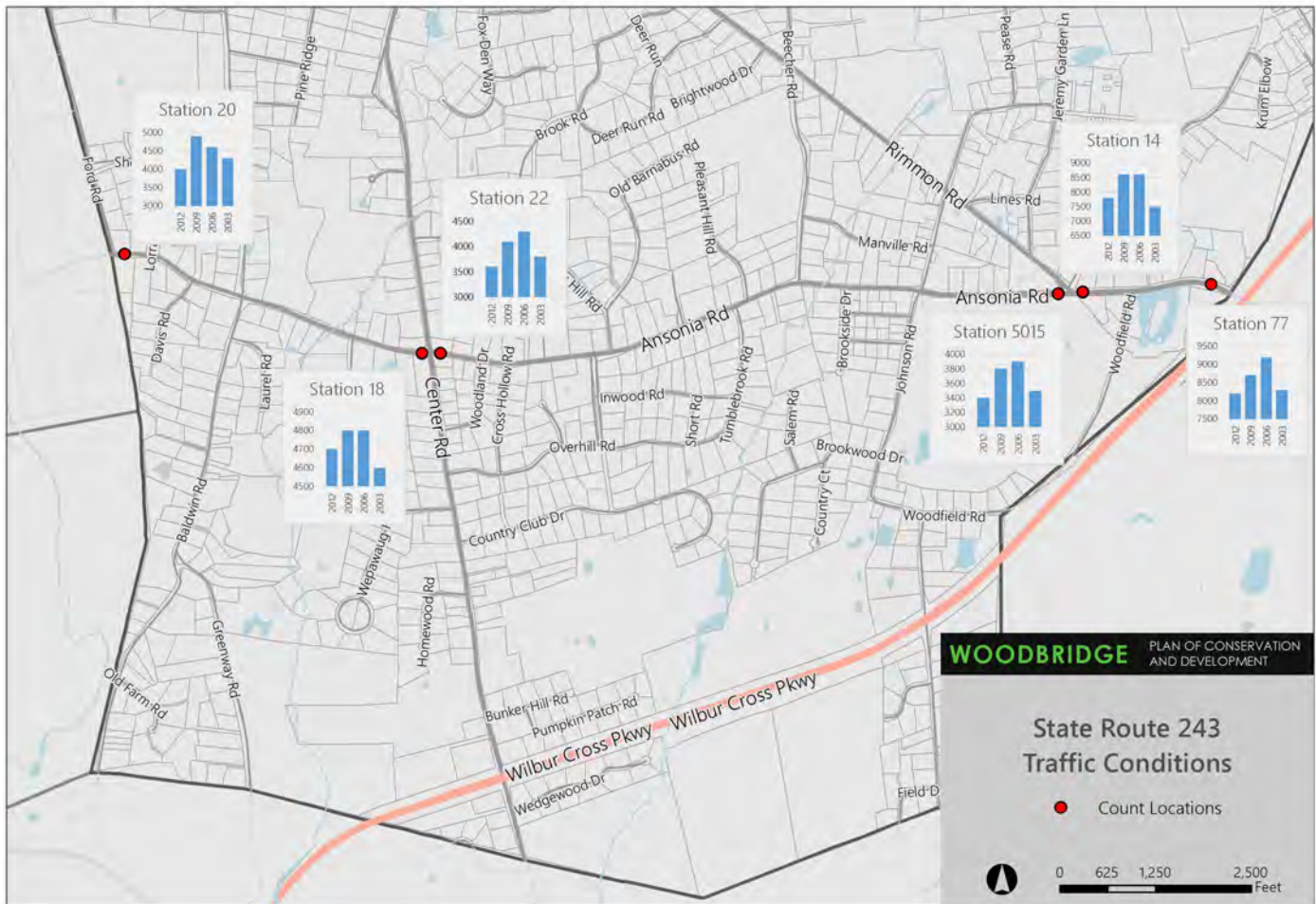


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 Parcels: Town of Woodbridge Assessor (2013) Streets: ESRI (2011)
 Average Daily Traffic Counts: CT DOT (2012)

State Route 243 (Ansonia Road)

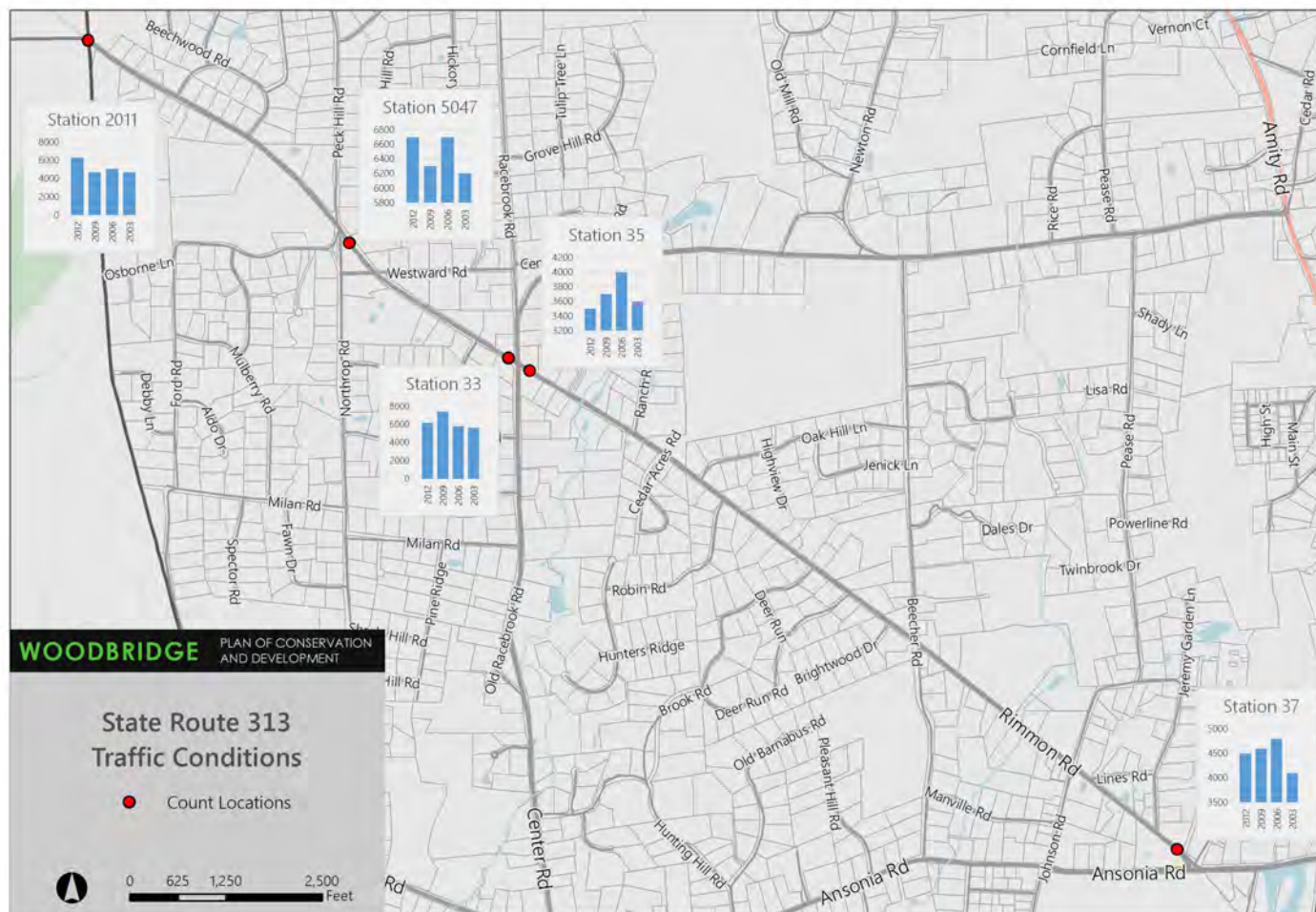


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Parcels: Town of Woodbridge Assessor (2013) ADT Counts: CT DOT (2012)
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State Route 243 (Ansonia Road) provides the Town with an east-west route through the southern part of Woodbridge, providing a route from Route 63 in New Haven to Ansonia before connecting to Route 115 further west. Route 243 runs throughout Woodbridge as a two-lane highway. Average daily traffic volumes range from 8200 to 3100 across six count sites, and are highest at the easternmost stretch of the highway prior to the junction with State Route 313. Across the route, ADTs peaked in 2006 or 2009 and have since declined.

State Route 313 (Rimmon Road)



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About this map: Boundaries, Hydrography, Open Space: DEEP (2011) Streets: ESRI
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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. Five ADT count locations are located along Route 313. Traffic volumes in the southern and central stretches of Route 313 have declined steadily since 2006, while volumes in the northwestern stretch increased in 2012.

State Route 114 (Center Road/Racebrook Road)

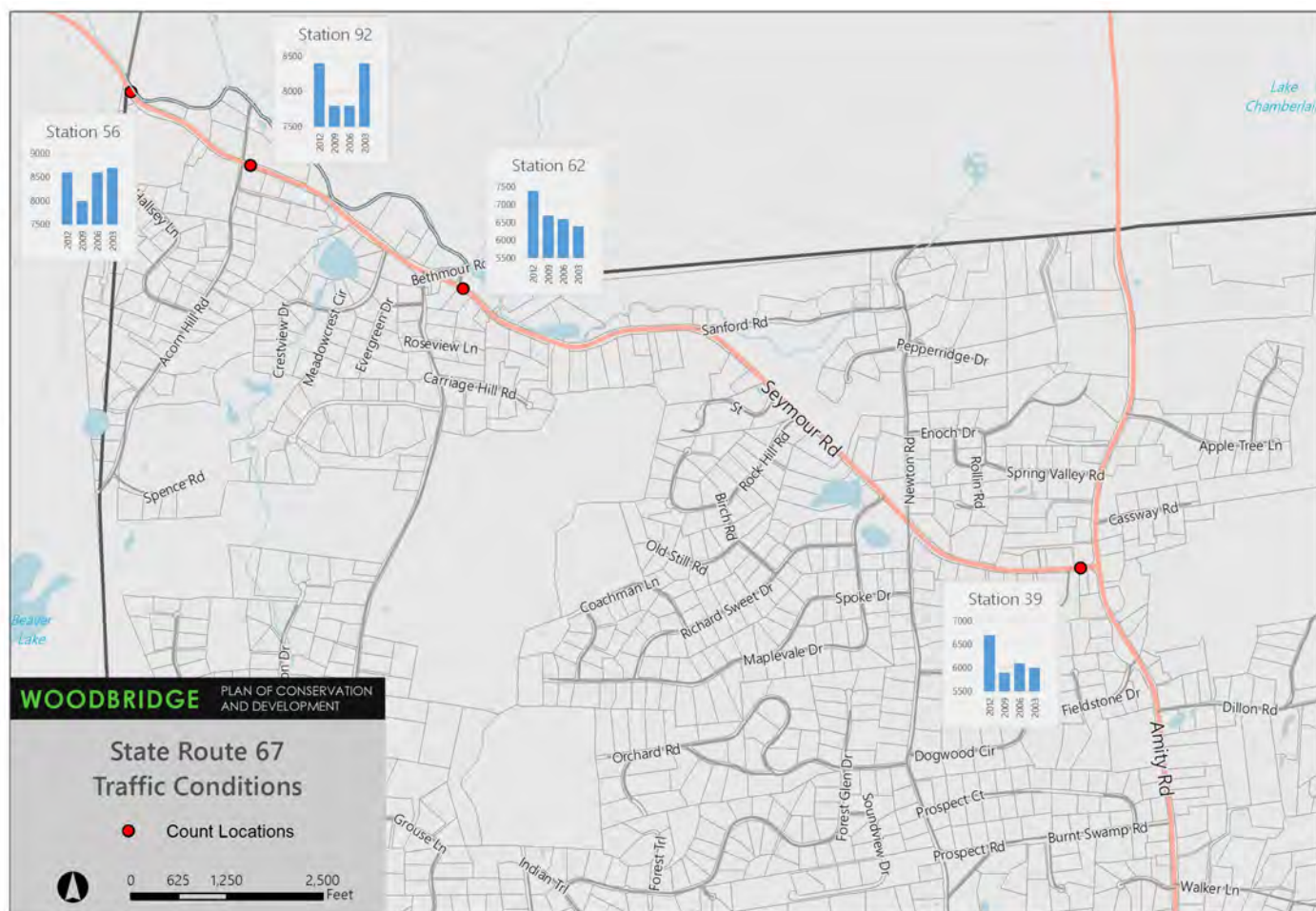


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Parcels: Town of Woodbridge Assessor (2013) ADT Counts: CT DOT (2012)
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State Route 114 connects southern and central Woodbridge to Orange, where it terminates at US Route 1. Beginning as Center Road off Route 63, it runs west past Woodbridge's municipal center (including the Woodbridge Fire Department and Town Library) before turning south and continuing past Wilbur Cross Parkway as Racebrook Road. Traffic counts in have generally trended steadily downward since 2003, with the exception of the station immediately north of Ansonia Road, which has trended upward slightly since 2006.

State Route 67 (Seymour Road)



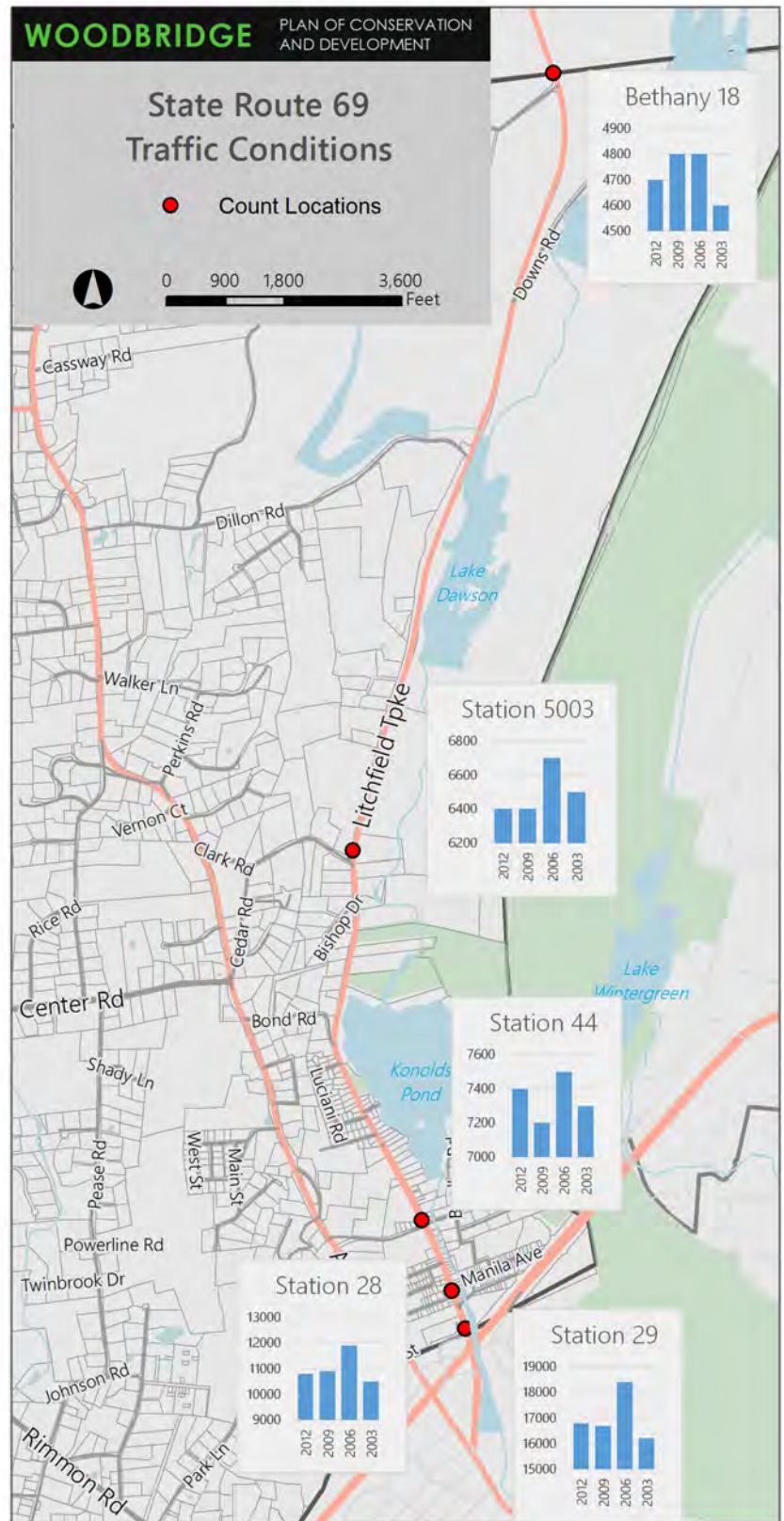
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Parcels: Town of Woodbridge Assessor (2013) ADT Counts: CT DOT (2012)
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State Route 67 runs along the northwestern border of Woodbridge, originating at Route 63 and continuing northwest towards Litchfield County, ultimately ending in New Milford. The two lane road is one of the few arterial routes that have experienced growth in traffic volumes over the past decade, with counts holding steady or increasing relative to a decade ago.

State Route 69 (Litchfield Turnpike)

State Route 69 (or the Litchfield Turnpike) runs north to south along the eastern edge of Woodbridge, passing Lake Dawson and Lake Watrous as well as West Rock Ridge as it runs north towards its terminus in Bristol. 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. Where Route 69 enters New Haven to the south, Stations 28 and 29 recorded much higher observed traffic volumes than count stations further north, with Station 29 (adjacent to the Wilbur Cross Parkway) recording average traffic volumes close to 17,000 vehicles per day. However, traffic volumes on Route 69 are down across all count stations from recorded traffic peaks in 2006.

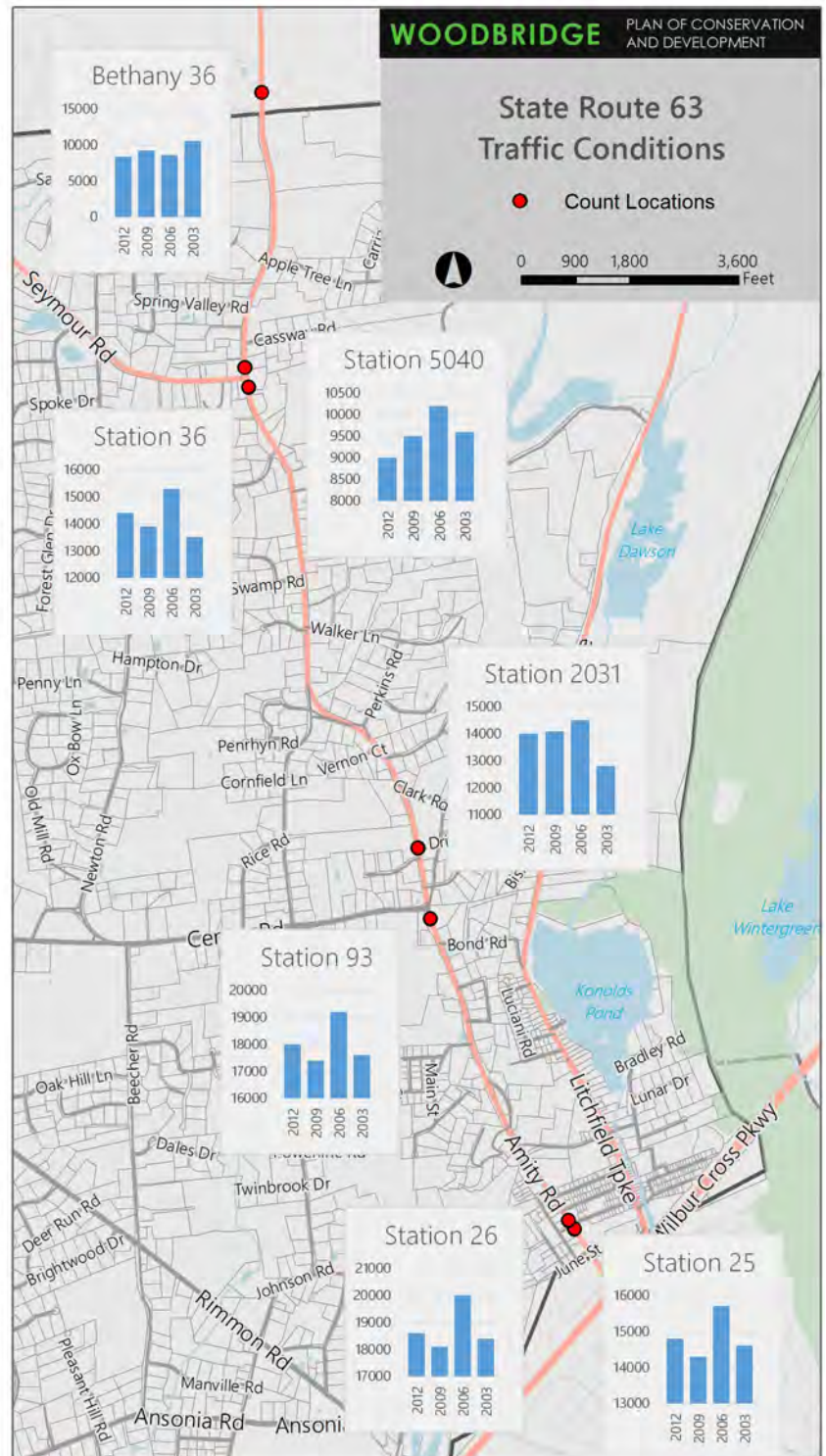


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State Route 63 (Amity Road)

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 Road and Fairground Road, it adds an additional northbound lane to the two lanes that run the length of the Town. Route 63 carries the highest traffic volumes of any State Route in Woodbridge (ranging from 8,600 to 18,600 daily vehicles), although volumes at most count sites are down from peaks in 2003 or 2006.



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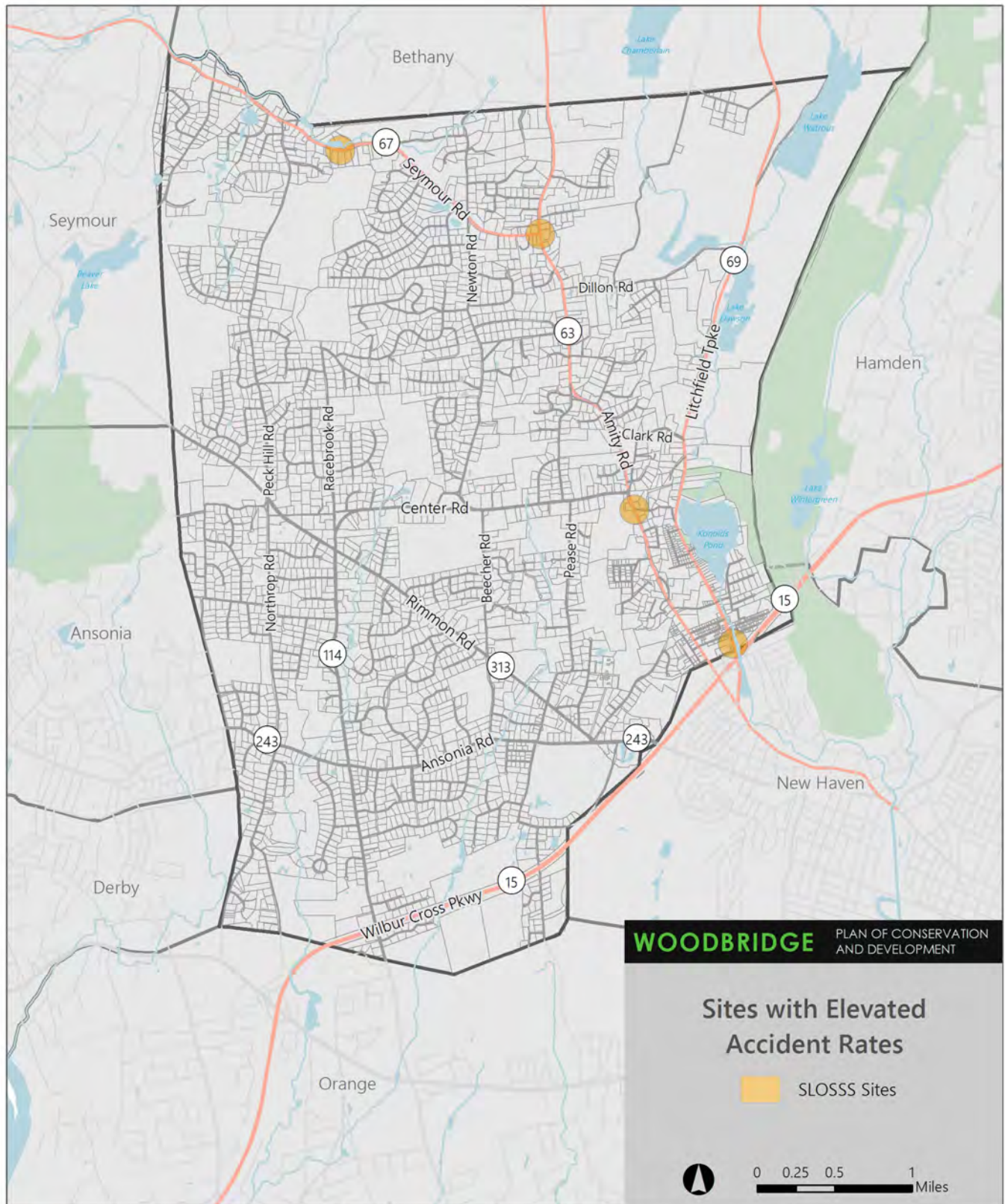
About this map: Boundaries, Hydrography, Open Space: DEEP (2011) Streets: ESRI
Parcels: Town of Woodbridge Assessor (2013) ADT Counts: CT DOT (2012)
This map is intended for planning purposes only. Delineations may not be exact.

3. Key locations may benefit from safety improvements

Connecticut's Department of Transportation monitors accidents throughout the state's highways and roads in order to assess priorities for roadway improvements that can improve safety. DOT's Traffic Accident Surveillance Report includes a listing of sites with "abnormally high" accident rates (which are defined relative to the number of accidents that would be expected based on the road's traffic volumes) and a minimum of 15 collisions in the previous three-year period. During the 2007-2009 reporting period, four locations in Woodbridge experienced disproportionately high numbers of accidents, relative to their average daily traffic volumes. Accidents are defined as any collision reported to police and causing at least \$1000 in damages or any injury or death.

- Route 63 at Bond Road: 15 accidents
- Route 67 at Route 63: 22 accidents
- Route 67 between Bethmour Road and Sanford Road: 20 accidents
- Route 69: between Route 15 ramp and Merritt Avenue: 15 accidents

In light of the elevated accident rate on Route 69 at the Route 15 ramp, attention to the recommendations provided to neighboring municipalities in the 2009 *Wilbur Cross Parkway Interchange Needs Assessment Study* may be relevant to improving safety in this area. However, the Needs Assessment Study did not directly assess interchange 59.



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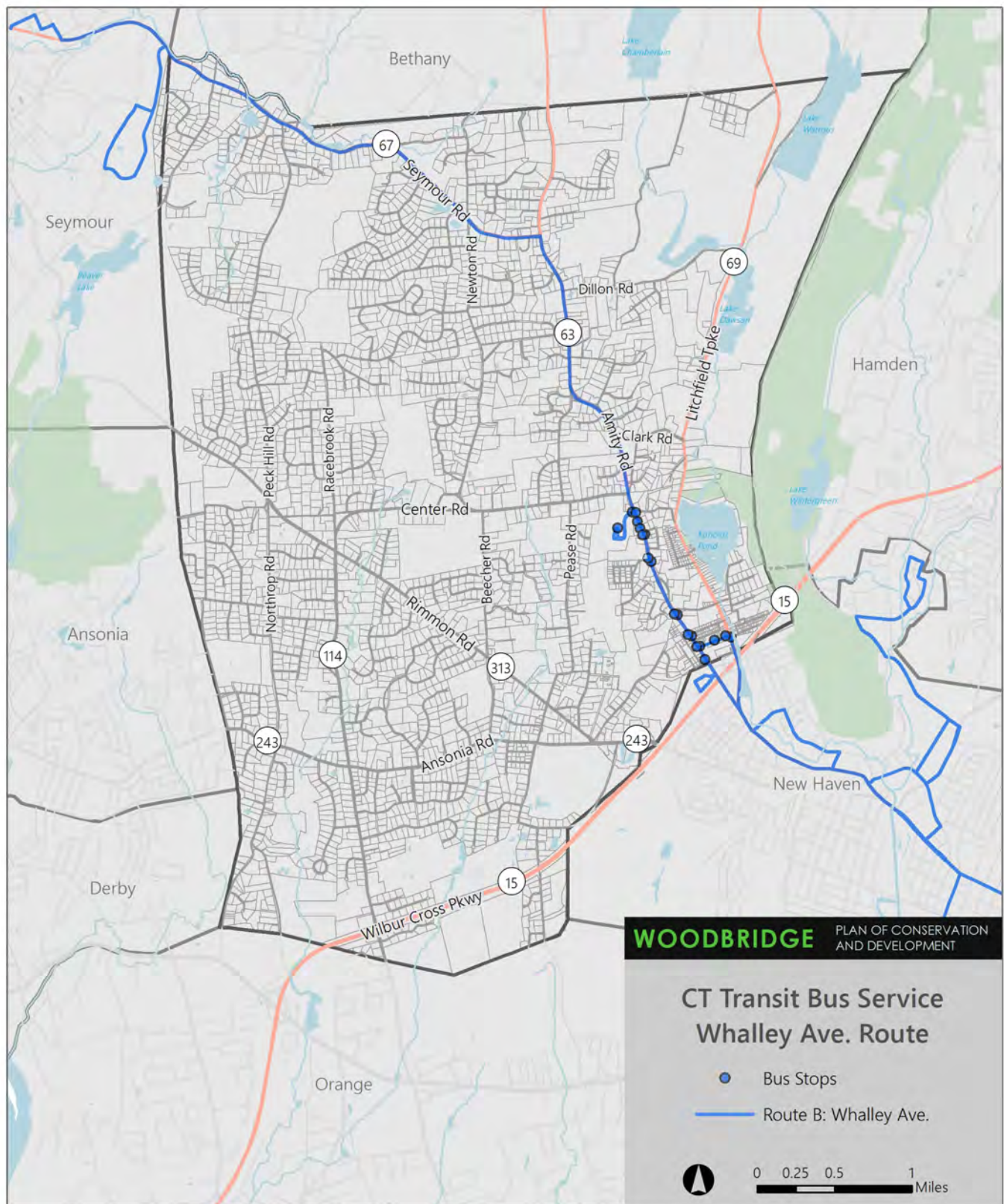
About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
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 Average Daily Traffic Counts: CT DOT (2012)

4. Bus routes serve limited times and areas

CT Transit provides bus service to the Greater New Haven area, including Woodbridge. Currently, the B2 and B3 routes provide service between New Haven and southern Woodbridge, as well as service northwest into Seymour. Within Woodbridge, stops are located in the southeastern corner on and between Routes 63 and 69. Major stops and route terminus points include the Jewish Community Center of Greater New Haven, as well as the Amity Shopping Center on the boundary between New Haven and Woodbridge.

While the B2 and B3 routes provide service to Woodbridge's most concentrated area of residential population and services, the low frequency of transit service requires transit users to schedule their trips carefully and largely precludes using transit for unanticipated transportation needs. Weekday service is provided between 5:11am and 11:13pm and runs approximately hourly.

Bus stops in Town are located along Amity Road, Lucy Street, and at the Jewish Community Center. None of the bus stops on public roads include shelters for waiting riders, further discouraging transit use in inclement weather.



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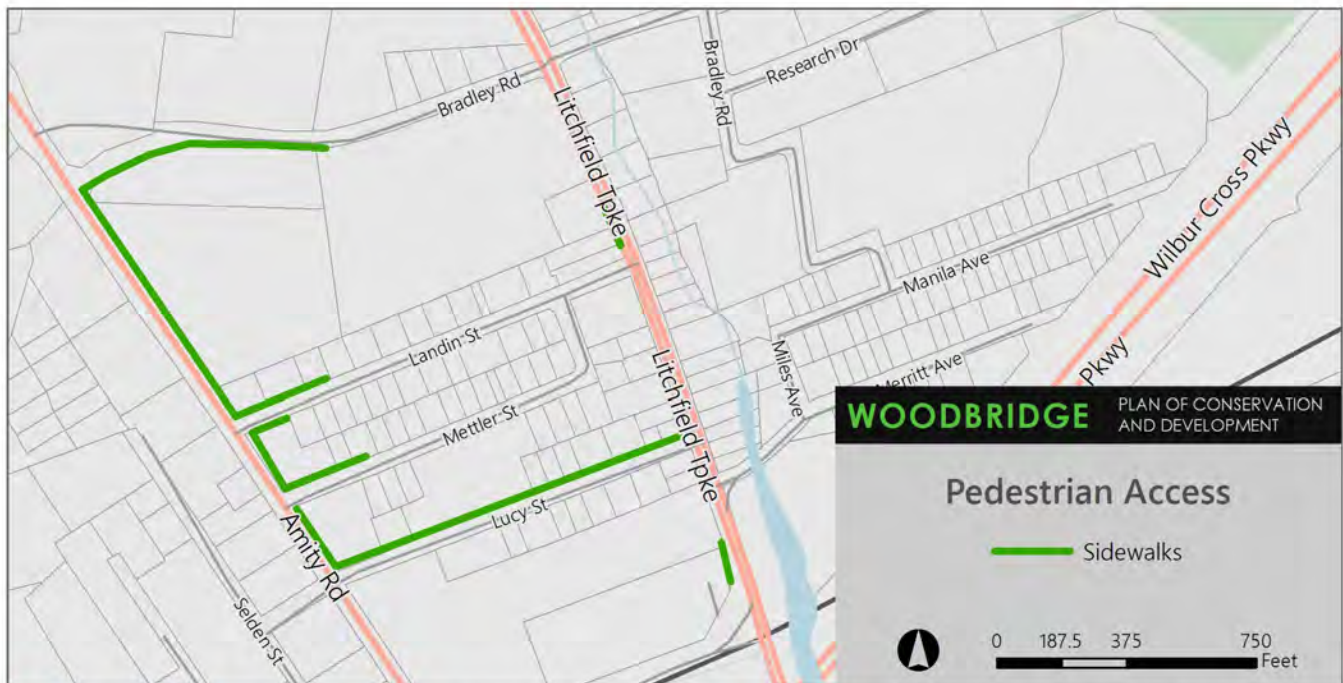
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About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
Parcels: Town of Woodbridge Assessor (2013) Streets: ESRI (2011)
Bus Routes: CT Transit (2014)

5. Scarce sidewalks limit trips on foot

Walking is a healthy way for residents of all ages to make short trips to work, shop, socialize, and exercise, but making walking a safe, comfortable, and attractive option requires streets that welcome pedestrians, rather than turning them away. Today, only a few of Woodbridge's streets in the southeast corner of the Town (between State Routes 63 and 69) include sidewalks that provide space for people on foot.

Even a small area with good sidewalk coverage can promote walking for residents in the neighborhood, and design that makes walking feel like a natural way to get around can encourage shoppers and visitors to park once when doing multiple errands in an area, reducing traffic congestion. Woodbridge's current system of sidewalks does not provide coverage that links businesses to each other and to residential neighborhoods. Closing gaps in the network with fully connected sidewalks and marked crossings can make existing infrastructure more useful to pedestrians and help establish a more integrated and complimentary mix of residences and businesses in the southeastern edge of Woodbridge.



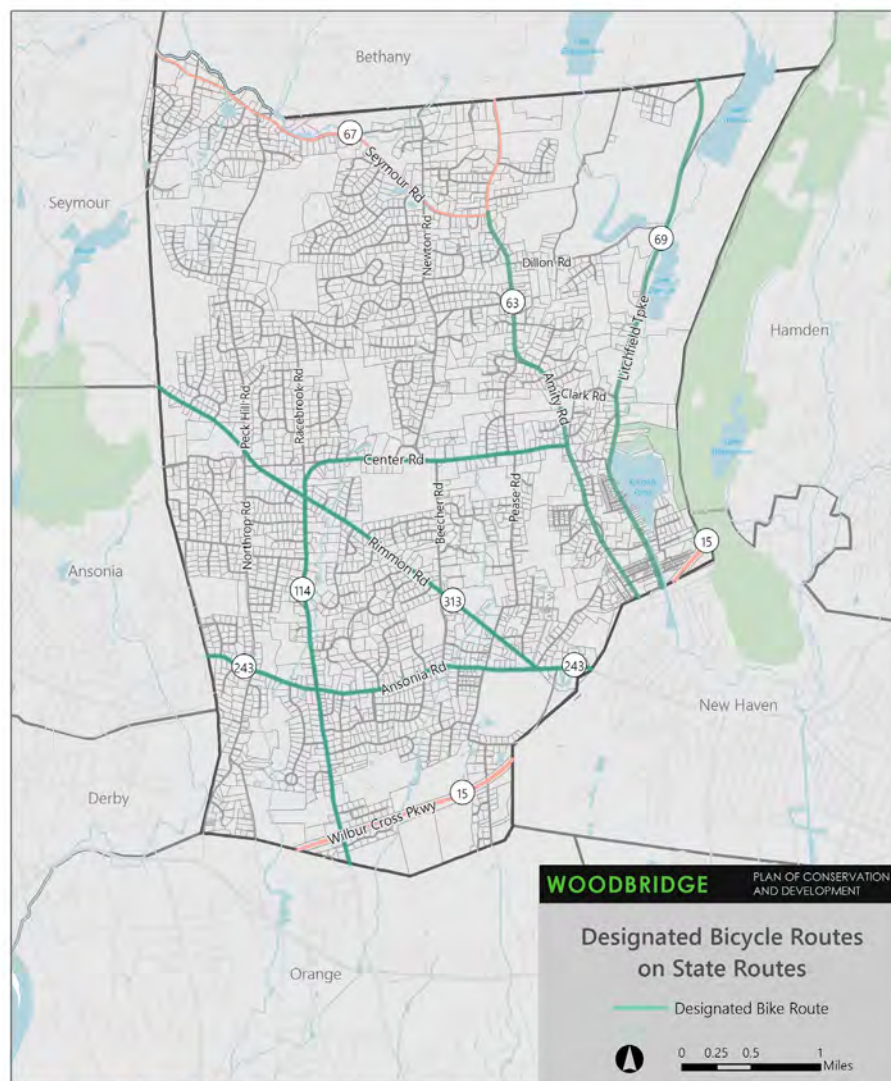
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6. Designated cycling routes lack protections for cyclists

Bicycling is an increasingly popular means of transportation for a variety of users, from youth who aren't yet able to drive, to working adults who want to mix exercise into their commute, to older adults looking for a healthy way to stay active. However, many cyclists don't feel safe riding on roads without adequate space and protection from automobiles.

Woodbridge has several state routes that are designated as Bicycle Routes by Connecticut DOT. However, none of these routes have lanes for cyclists that are separated by painted markings, physical barriers, or signage.



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About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
Parcels: Town of Woodbridge Assessor (2013) Streets: ESRI (2011)
Designated Bike Routes: CT DOT (2012)

Transportation Action Plan

Woodbridge's transportation network faces challenges at key points in the network, including congestion around Route 15, gaps in the Village area's sidewalks, and a lack of safe routes for cycling around Town and walking to school.

FROM THE COMMENTS:

"[It's] dangerous to walk and bike with kids. No sidewalks and people drive too fast!"

1. Ongoing Actions

Engage with DOT to prioritize planned improvements to State Routes 15 and 69

- Maintain communication and emphasize the importance of improvements such as Exit 59 reconfiguration and Route 69 widening to the future of the Woodbridge Village

2. Near-Term Action Agenda

Adopt list of priority sidewalk locations and feasible local bike routes

- Prioritize areas (e.g., Village area, Town Center, near schools) for sidewalk and bicycle improvements to guide investments and strengthen funding applications.
- Determine routes that can enhance bicycle mobility through Woodbridge off of State Routes

Pilot a Walking School Bus with schools & PTA

- Work with PTA to assess interest in conducting a pilot Walking School Bus route to provide a safe, active way for children to walk to school

Examine eligibility for Safe Routes to School and related funding sources

- Examine SRTS funding for sidewalks consistent with the character of the town that provide access to local schools, such as connecting Amity High to the Town Library
- Investigate other funding sources, such as the Transportation Alternatives Program

Promote ride-sharing through online coordination

- Publicize and encourage residents to coordinate ride-sharing to large employers, especially with web services to simplify coordination between commuters

3. Mid-Term Action Agenda

Partner with local business to develop bike sharing program

- Include bike-oriented businesses in assessing options for providing community bicycles
- Consider locations including the Woodbridge Village center and the Town Library

Expand Scenic Roads designations

- Consider using Scenic Roads designations to protect winding roads and local rural character and aesthetics
- Prioritize protection of large trees, stone walls, and scenic viewsheds

4. Long-Term Action Agenda

Work with DOT on State Route bicycle lanes

- Identify priority routes with adequate width to support marked and/or separated bicycle lanes, including State Routes 63, 67, 69, 114, 243, and 313.
- Collaborate with State DOT to include bicycle facilities as part of scheduled maintenance



WOODBIDGE

CHAPTER 4: BUILDOUT

Woodbridge has largely been built to the limits allowed by Town development regulations, but opportunities for building new homes and commercial properties still exist. Where development does occur, both positive and negative impacts are felt in terms of tax revenues, demands on Town services, congestion, school enrollments, and other factors.

This chapter presents a scenario for how Woodbridge might expand and develop into the future. It is intended to help citizens and public officials understand what kinds of building and land use changes are allowed by existing regulations, and how those changes would be reflected in the Town's housing stock.

1. Development impacts many other local issues

Many issues that communities consider when preparing a comprehensive plan hinge on one key question: how many people will live and work in the Town years or decades into the future? The answer to this question depends on many factors that can be difficult to predict, such as the labor demands of a dynamic economy and the changing tastes of future generations of renters and homebuyers. However, the potential growth of Woodbridge's population, housing stock, and non-residential properties is also constrained by factors that are more predictable, such as the supply of land. More importantly, it also responds to factors that public decision-makers can change, like the regulations that allow, encourage, discourage, or prohibit different kinds of development.

This buildout analysis provides a model of the maximum growth Woodbridge could experience, given its current zoning designations and regulations. Under these conditions, up to 613 new homes could be developed and approximately 438,000 square feet of additional commercial and industrial space could be constructed in future years.

2. Assumptions and methodology

The buildout scenario used in this report is based on Woodbridge's existing regulations and zoning districts, and assumes that these regulations will persist into the future. These regulations include restrictions on the type of buildings and activities (residential, commercial, industrial) allowed in different zoning districts, requirements for the sizes of lots and the area that buildings can occupy, and limits on building heights and residential density. Additionally, the scenario assumes that environmental land classifications that influence what can and cannot be built (such as floodplain and wetland designations) will remain constant over time.

The starting point for the scenario is a database of every property in Woodbridge, from which we pull the set of properties that could legally be developed into new dwellings or expanded commercial or industrial space. These vacant and underutilized properties hold the potential for growth.

However, not every vacant property can be converted into a home or business. To eliminate sites that aren't suitable for new development, constraints from existing zoning regulations, such as flood zones, steep slopes, wetlands, and easements are overlaid onto the properties.

Once the properties which could support development are identified, we can calculate how many new homes or how much new non-residential space could be created. To arrive at these figures, we multiply the buildable land area by ratios determined by zoning, such as the number of housing units allowed per acre. The total of this calculation is Woodbridge's maximum buildout under current regulations.

Because the methods used for buildout analyses are based on parcel-by-parcel totals, it's not possible to incorporate how land and buildings are laid out within an individual piece of property in our calculations. Therefore, a few development regulations that Woodbridge enforces are not considered in this analysis:

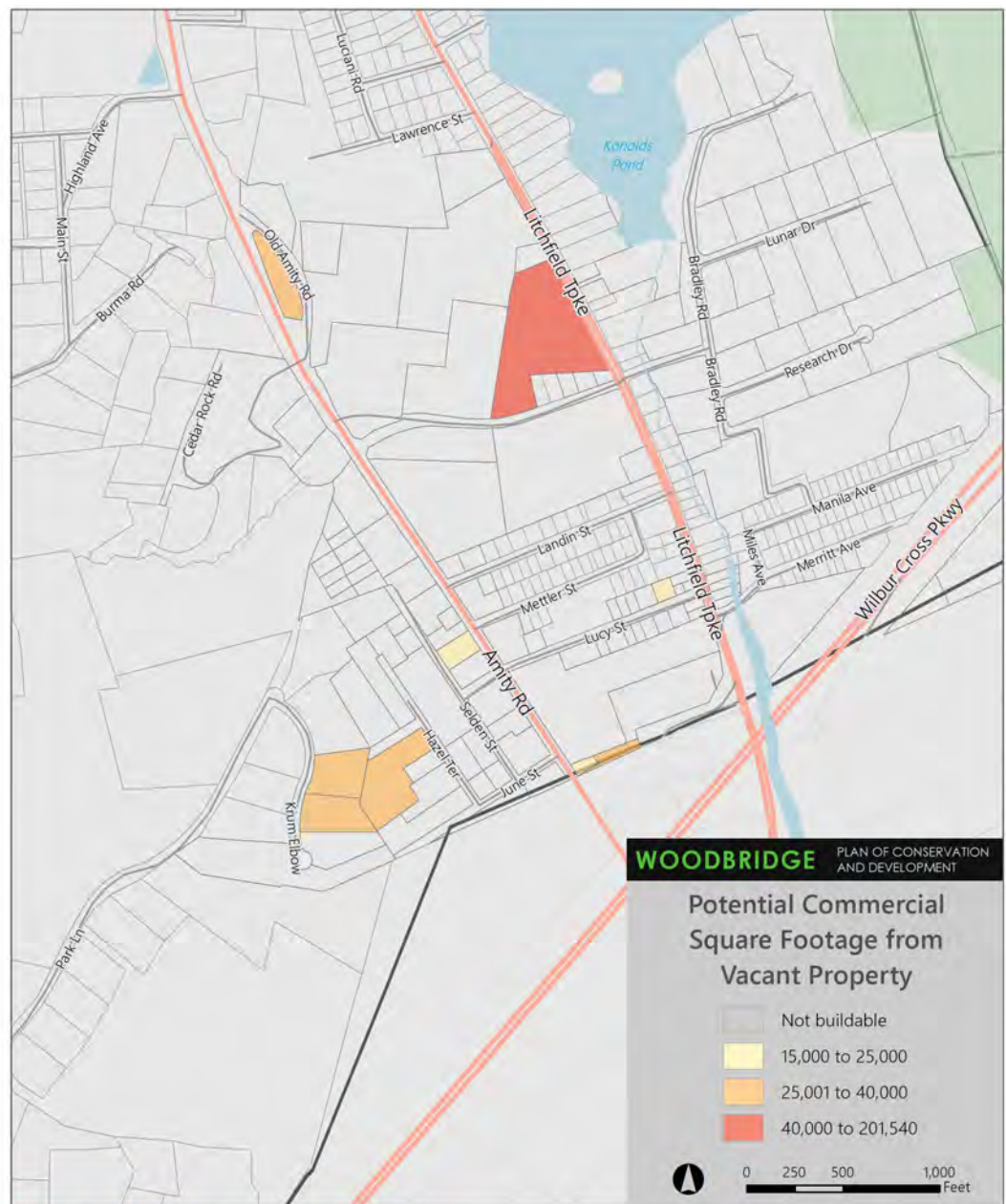
- Restrictions on the dimensions of front, side, and back yards
- Residence A District's requirement that all lots be able to contain a 150' square within its setback boundaries
- Requirements that buildable land areas must be contiguous (that is, connected)

For more information on the regulations that guide this analysis, see the *Zoning Regulations for the Town of Woodbridge*.

3. What does the buildout show?

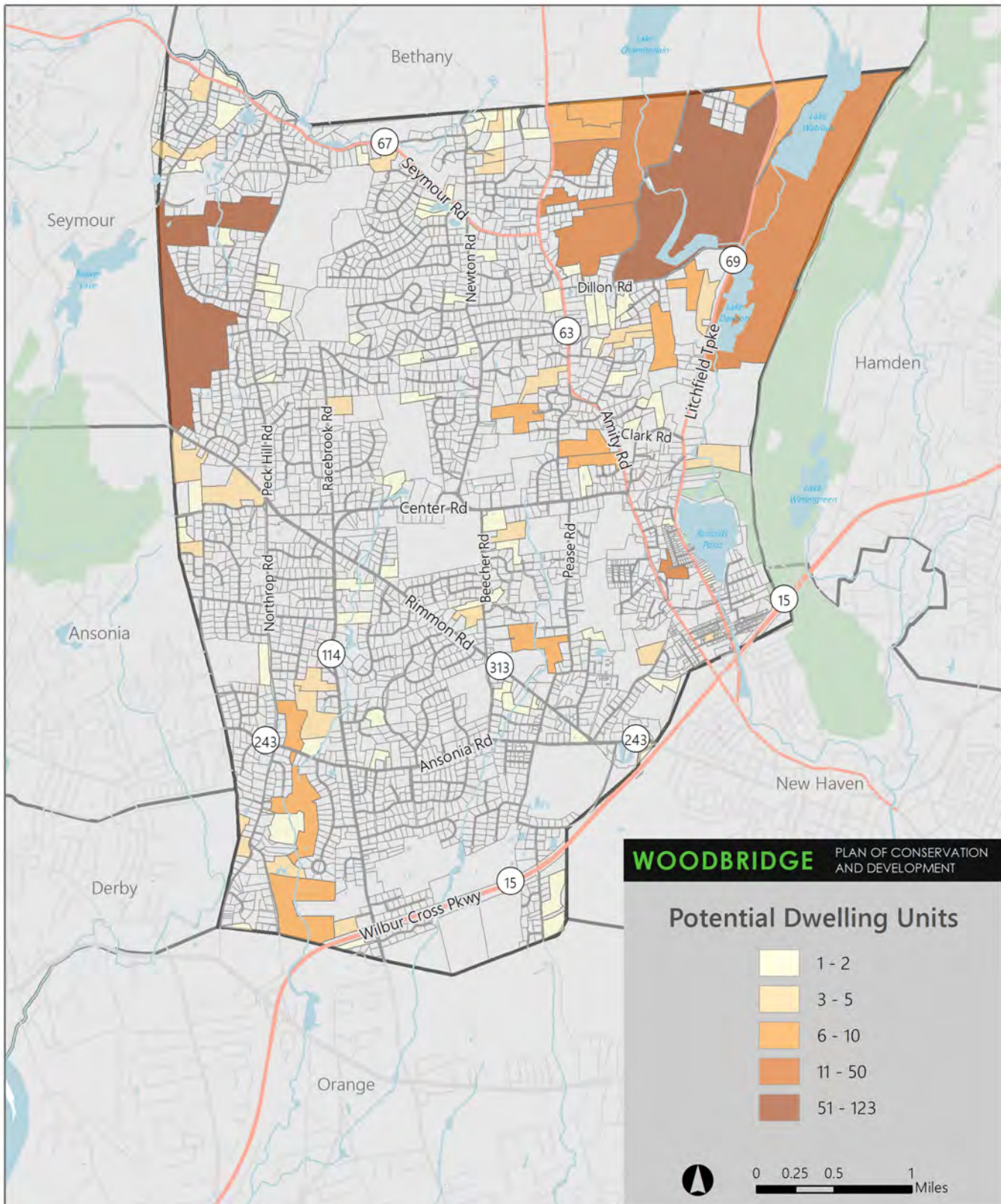
Under current conditions and regulations, Woodbridge could add 613 new housing units and 438,139 square feet of new non-residential space.

Potential non-residential development is concentrated on a handful of parcels in the Village area, while opportunities for new housing are scattered throughout the Town. Large parcels that present the opportunity for developments greater than five units are predominately owned by the South Central Connecticut Regional Water Authority, including four large parcels near the northern end of Routes 63 and 69, which together could potentially be converted into up to 247 homes.



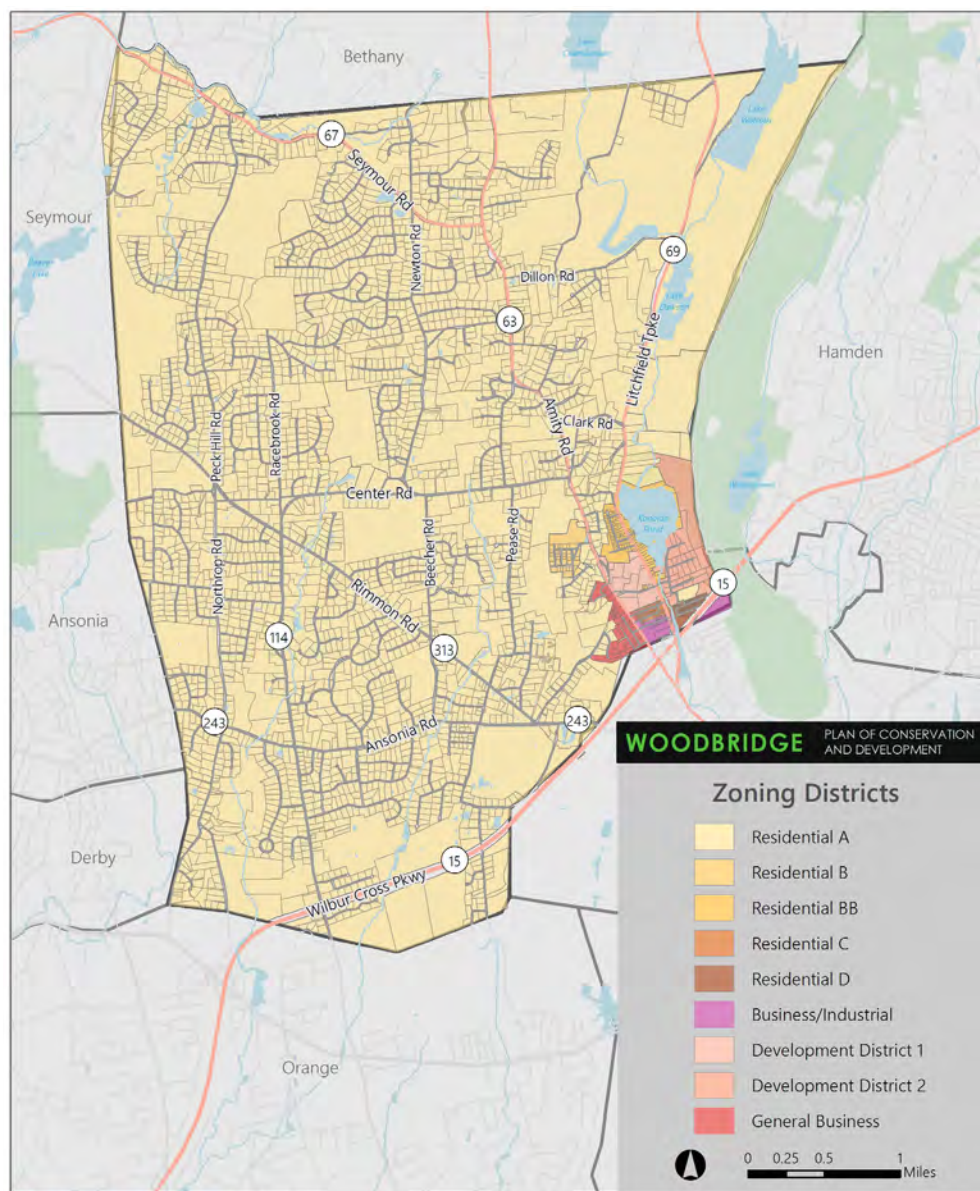
MILONE & MACBROOM for Town of Woodbridge, CT | 2014

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4. Town zoning determines building opportunities

The Town's zoning regulations are the most important set of standards that determine what can be built in different areas of Woodbridge. The vast majority of the Town's land area is located in the Residential A zoning district, which allows for single-family housing on parcels 1.5 acres and larger. Unsurprisingly, the bulk of potential residential development opportunities are also located in this area. Some additional parcels that might be developed into homes are located in the Residential BB and Residential C districts.



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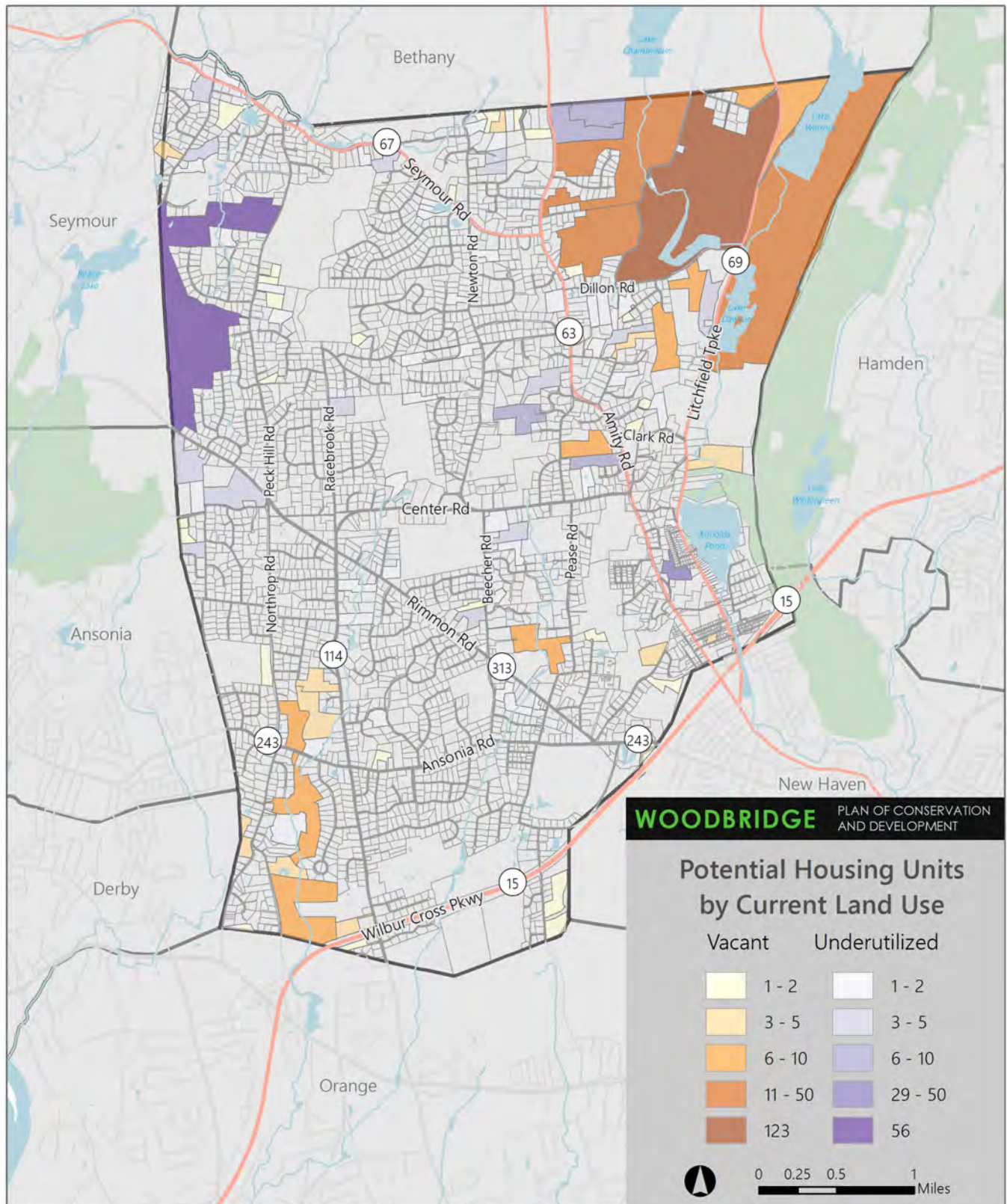
Parcels, Zones: Town of Woodbridge Assessor (2013) Streets: ESRI (2011)

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5. Interpreting the buildout results

The results of the buildout analysis suggest several conclusions for Woodbridge's future development.

- Woodbridge has largely built to the limits of current land use regulations. While the analysis suggests that another 613 units could be built under current zoning and development regulations, this new development could only amount to an 16% increase in the number of dwellings in the Town. If the Town were built to this level and new households were of similar sizes as the current average, we might expect to see 1,648 new residents.
- Development on Water Authority land constitutes over a half of potential housing. 343 of the 613 potential new homes would be built on 12 parcels owned by the South Central Connecticut Regional Water Authority. To the extent that these parcels are protected by existing restrictions on the sale of water authority lands or future land conservation measures, Woodbridge's development potential further declines.
- Almost half of the potential commercial development in the Amity area is concentrated on one site, which could potentially support over 200,000 square feet of commercial space or mixed-use development. In addition, the same landowner holds several small adjacent sites, which could be combined to further increase the potential yield of this site.
- The majority of development opportunities are on vacant parcels, not underutilized ones. Only 167 of the 613 potential units indicated in this analysis are located on parcels that already have at least one home. Over 70% of potential units would instead be located on parcels that are currently vacant or in open space use.





WOODBIDGE

CHAPTER 5: NATURAL RESOURCES

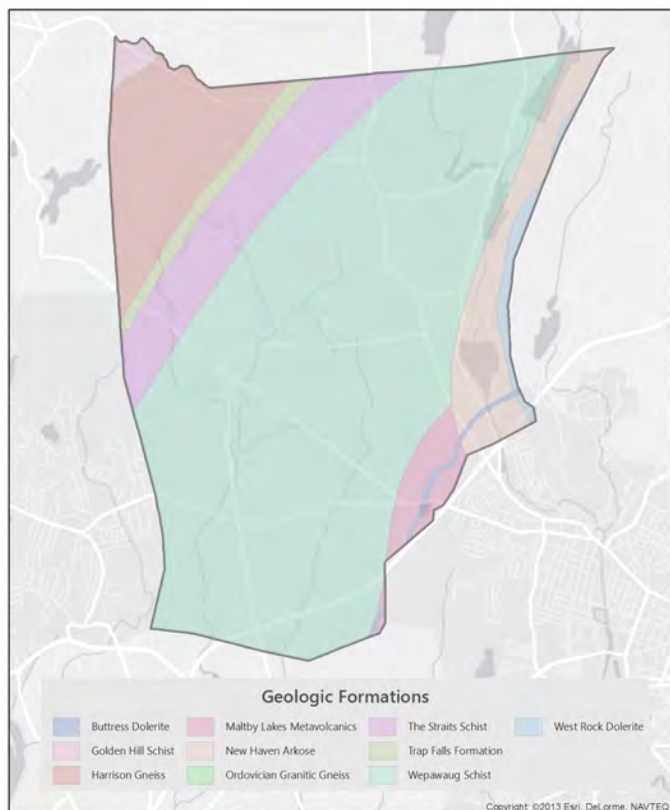
Woodbridge's natural resources include the quality of its air, the condition of its surface and groundwater supplies, the fertility and ecological functions of its soil, and its native plant and animal species. The character, sustainability, health, and quality of life of the Town will all be enhanced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

This chapter provides an inventory of the natural resources available in Town, as well as policies and regulations in place to protect these resources from pollution and development. It also presents a framework for future efforts to maintain and enhance Woodbridge's natural resources.

1. Colliding plates and traveling ice sheets define landforms and geology

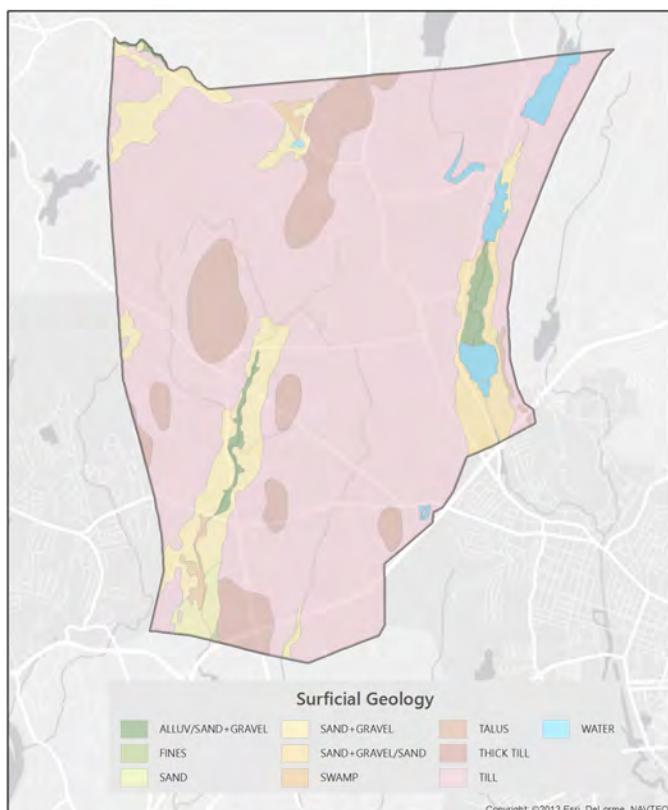
Woodbridge lies at the boundary between the lapetos and Newark terranes that make up much of Eastern Connecticut's bedrock geology. The mineral resources that make up these formations primarily consist of banded metamorphic rocks such as schist, gneiss, and phyllite; igneous basalt and dolerite; shale; and dolerite. As shown, Wepawaug Schist is Woodbridge's predominant bedrock material, with Harrison Gneiss and other schist formations making up the balance of the lapetos terrane material. New Haven Arkose, Maltby Lakes Metavolcanics, and dolerites make up the easternmost portion of the Town's bedrock.

At the surface level, a large majority of Woodbridge's surficial material is composed of glacial till, a mixture of sand, silt, and clay, as well as stones and boulders transported by successive periods of glaciation, including the passage of the Laurentide Ice Sheet during the most recent Ice Age. As glaciers retreat, they leave behind deposits of the materials that were picked up and crushed during the glacier's advance. This till can form the basis for fertile soil, although farming glacial till that is mixed with stones and boulders (called *erratics*) can prove challenging. In addition to glacial till, mixtures of sand and gravel are prevalent surficial materials near Woodbridge's lakes.



Prepared by Milone & MacBroom, Inc. for Town of Woodbridge, CT
Sources: CT DEEP

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Prepared by Milone & MacBroom, Inc. for Town of Woodbridge, CT
Sources: CT DEEP

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2. Soil conditions are both a resource and a constraint

Soils play an important part in determining the suitability of land for different kinds of use and development. Some soils provide important ecological or agricultural resources, while others impose considerable constraints on future development.

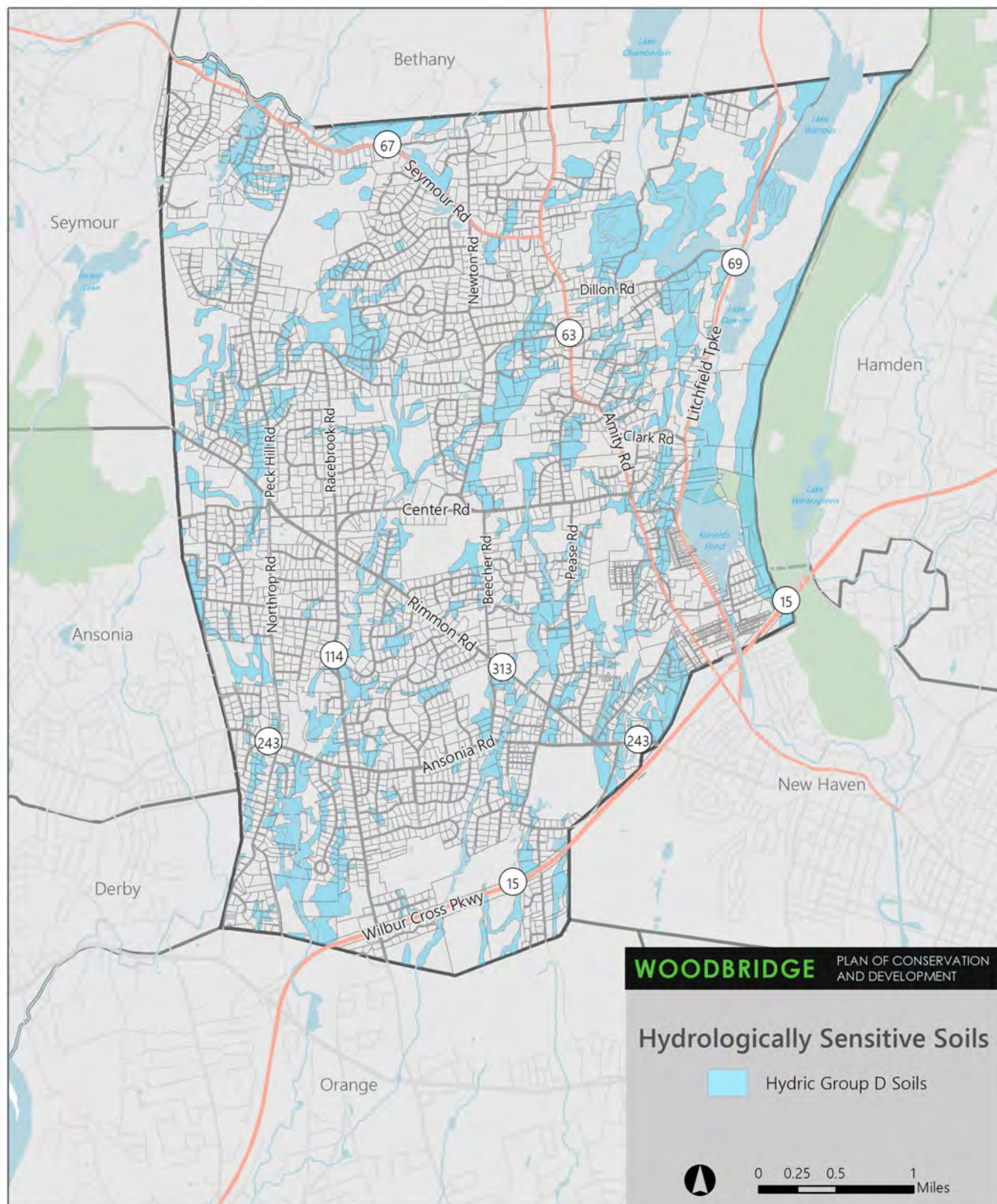
Soils with a high potential for runoff can pose environmental hazards, including accelerated soil erosion; pollution of streams and water bodies with pesticides, fertilizers, and other pollutants; and flooding of downstream homes, lands, and infrastructure. The USDA defines four hydrologic groups for purposes of soil classifications, with Group D including soils with the highest runoff potential and greatest sensitivity to development. These soils infiltrate and transmit water slowly due to some combination of a high clay content, high swelling potential, and/or a shallow depth to a water table or water-impermeable material.

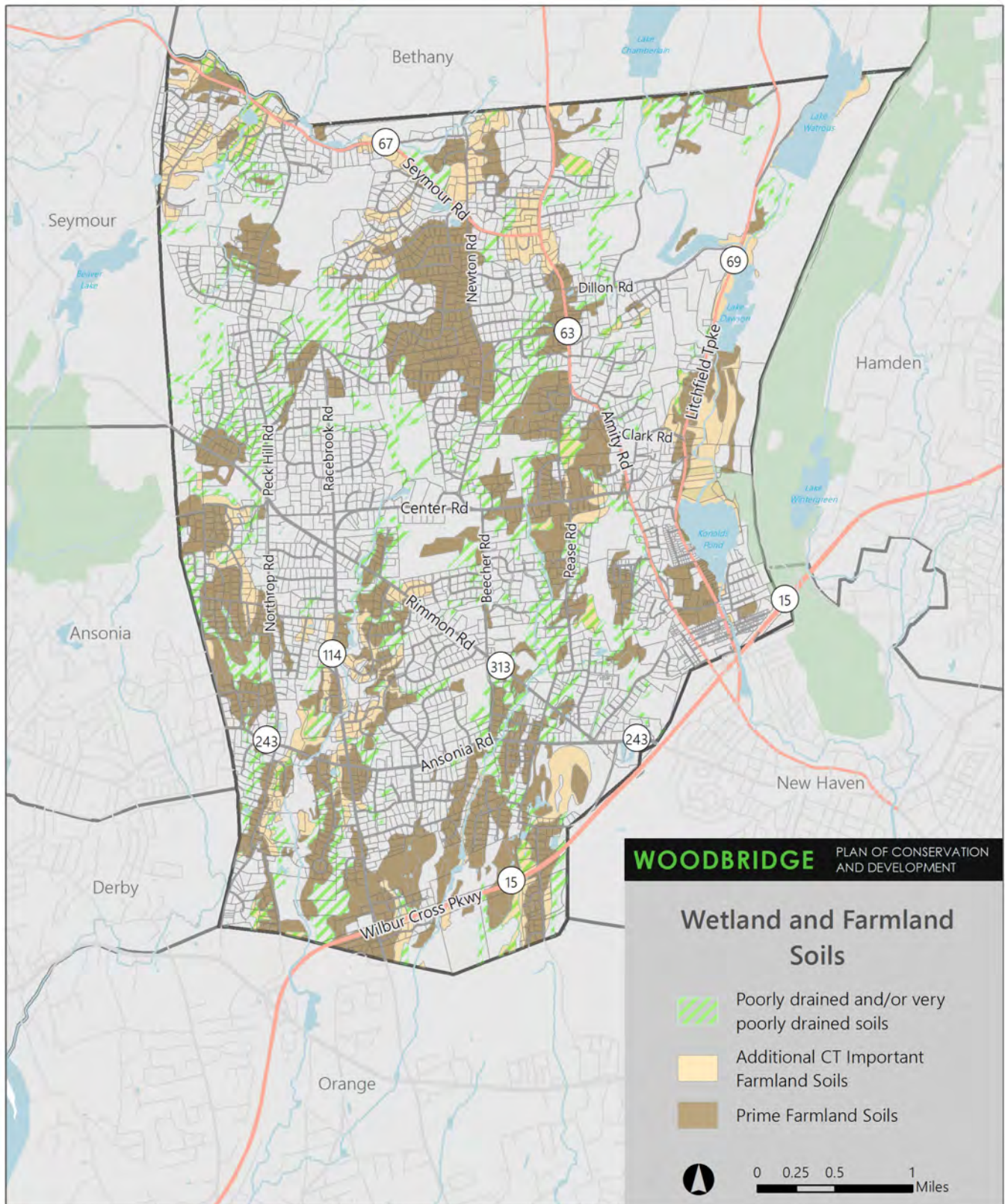
Wetland soils provide a wide variety of beneficial ecosystem services, many of which would be considerably more costly to provide through artificial means. Wetlands help prevent and mitigate flooding by holding and slowing the release of floodwaters; enhance water quality by trapping and regulating the flow of sediment and nutrients; and provide nutrient-rich habitats for a vibrant and biodiverse community of plant and animal species. These functions can play a positive role in maintaining valuable land and water resources as well as promoting human health and well-being.

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’s 3,592 acres of farmland soils are an irreplaceable asset. The USGS Natural Resources Conservation Service (NRCS) classifies farmland soils in two categories. *Prime farmland* is classified by both its physical qualities (including hydrology, pH, and erosion risk) and economic potential, able to “produce sustained high yields of crops when treated and managed according to acceptable farming methods.” *Farmland of statewide importance* is defined by similar but somewhat less stringent criteria.

Although Woodbridge’s designated farmland soils make up nearly 30% of its land area, the majority of this land has already been developed with residential and other non-farming uses. This pattern of development constrains the future possibilities for food and other agricultural production in the Town.





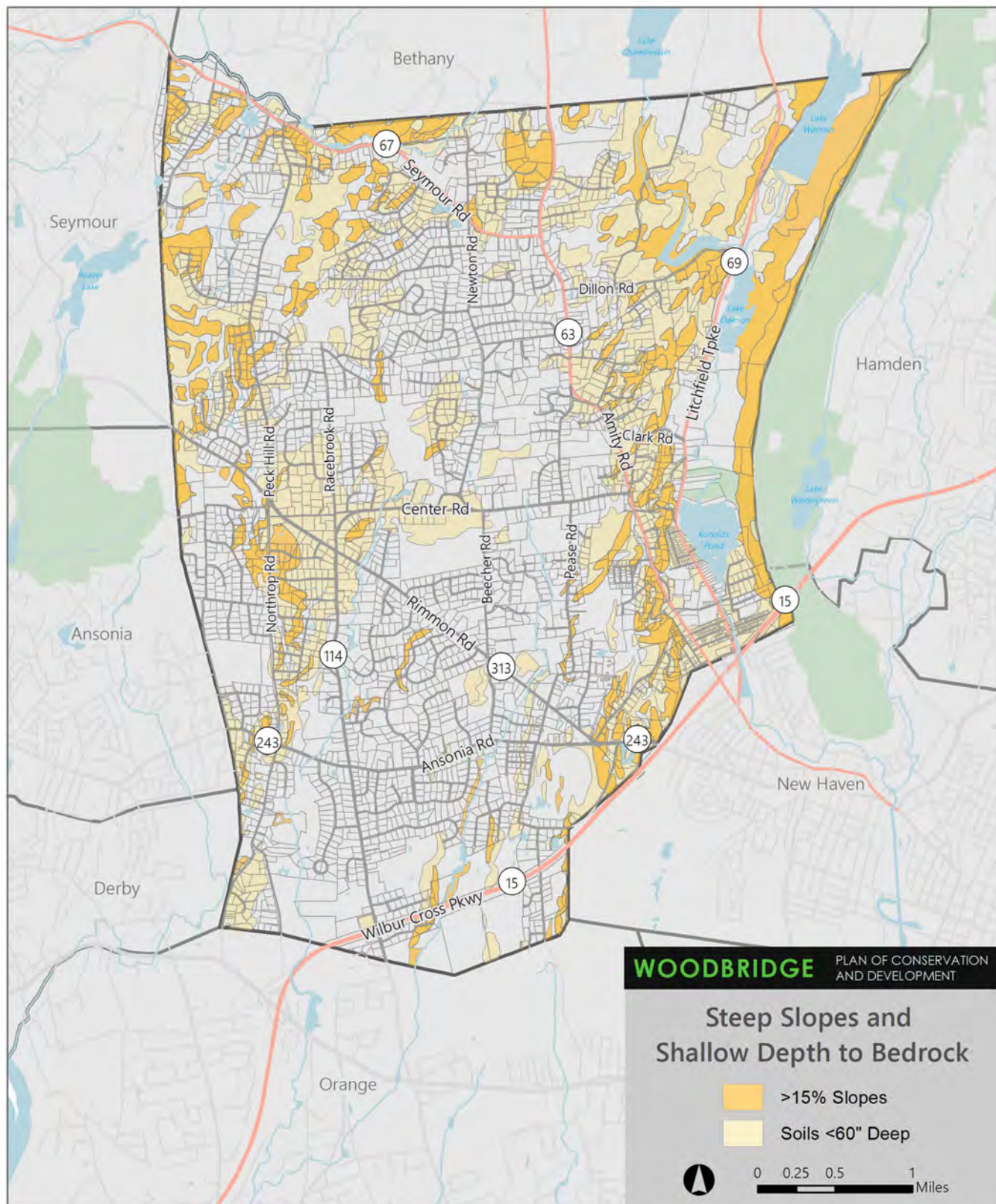
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3. Steep slopes and shallow soils constrain development

Steep slopes and shallow soils can both constrain future residential development in Woodbridge. Steep slopes pose a range of issues for builders due to instability, erosion, runoff, and septic siting. For the purposes of our analysis, slopes of over 15% are used as a threshold for constraining development. These sites, indicated by darker shading at right, are predominately located near West Rock Ridge in the eastern edge of Town, and in the Northwest corner of Woodbridge.

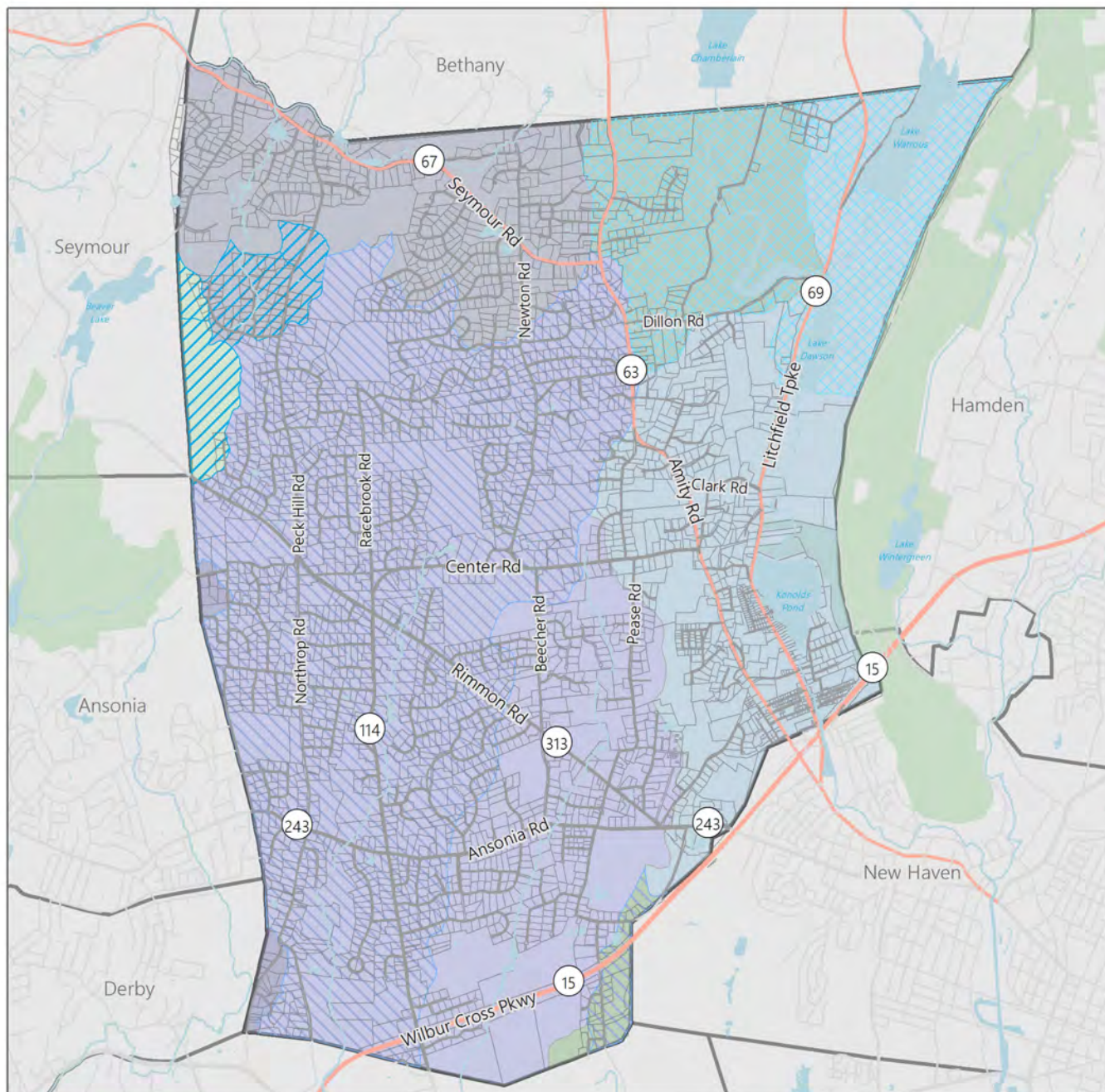
Sites with bedrock near the surface also present additional challenges to builders and developers, including more expensive excavation techniques, difficulty siting septic systems, and increased risks of groundwater contamination.



4. Watersheds supply valuable water resources

A watershed or drainage basin is a geographic area that shares a specific watercourse as a common destination for surface runoff, and is separated from other watersheds by hills, ridges, and other geological barriers. All water that falls on a watershed will eventually end up converging on a single point, such as a lake or river, and how one landowner uses these resources can have effects throughout the area. Therefore, watersheds are a natural unit for managing the supply, quality, and rights to important water resources, as well as protecting these resources from contamination and ensuring that their valuable functions will be preserved for future users.

Woodbridge lies between the South Central Coast and Housatonic watersheds, and is part of several subregional watersheds, with the West River, Wepawaug River, and Indian River basins covering large portions of its land area and serving as the basis of the three public water supplies that serve the Town. Woodbridge's water supply is managed by the South Central Connecticut Regional Water Authority, which provides service to a regional population of approximately 430,000 people. In Woodbridge, the Authority serves approximately 1,361 people through 15.7 miles of water mains, and holds 1,911 acres of land and 200 acres of conservation easements.



WOODBIDGE

PLAN OF CONSERVATION
AND DEVELOPMENT

Watersheds and Public Water Supplies

	Beaver Swamp System		Bladens River		Naugatuck River		Wepawaug River
	Maltby System		Housatonic River		Sargent River		West River
	West River System		Indian River		South Central Shoreline		Wintergreen Brook



0 0.25 0.5 1 Miles

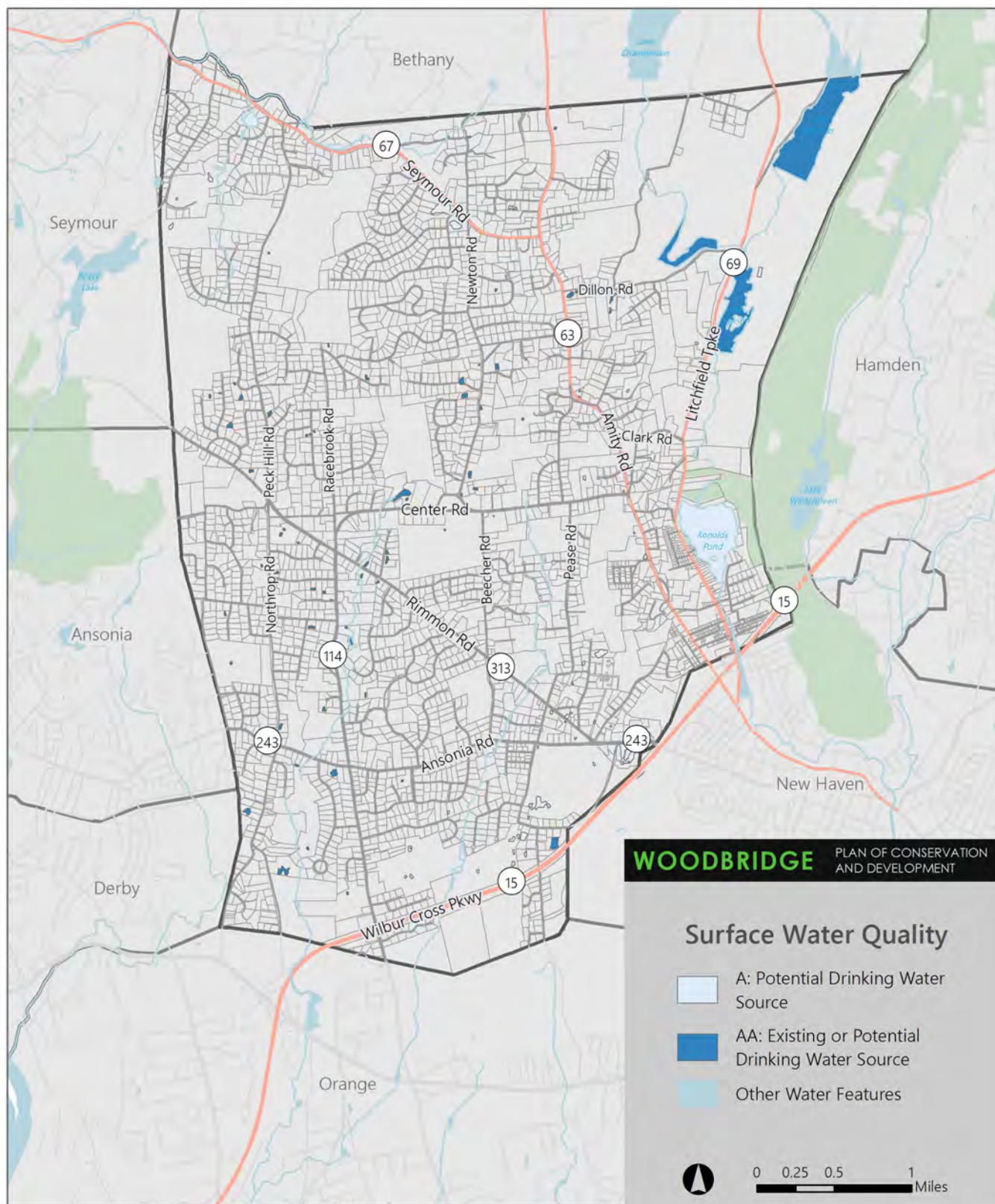
5. Local lakes and streams provide clean water and pose flood hazards

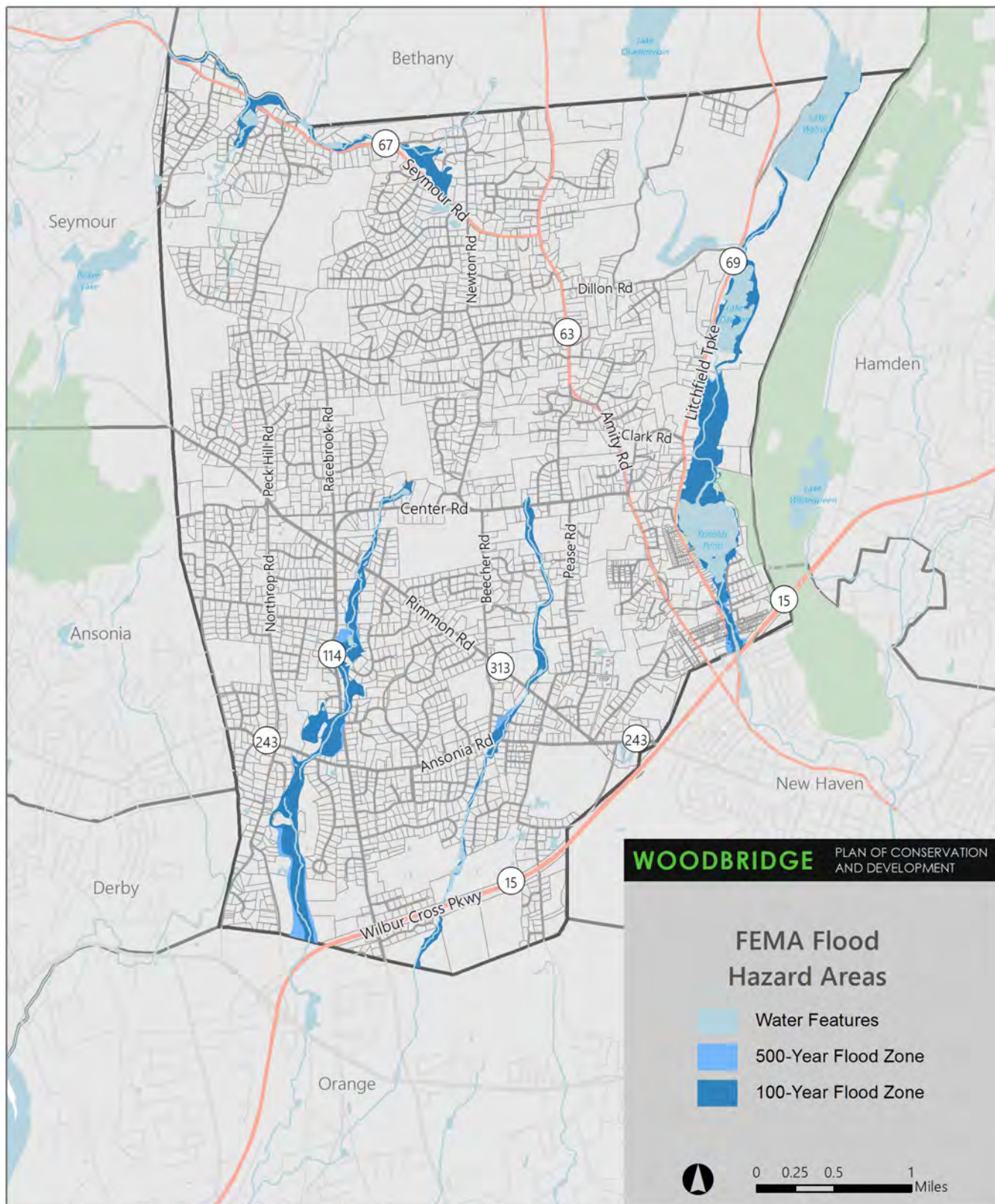
Woodbridge's surface water is classified by the Department of Energy & Environmental Protection to indicate how suitable a body of water is for drinking water, waste assimilation, wildlife habitat, and recreational uses. The water quality ratings are based on a number of chemical and biological criteria (such as pH, mineral and sediment contents, color, nutrients, and biological communities) which in turn set standards for the impacts of future uses. Any changes in surface water classifications require a review process that includes opportunities for public input.

Woodbridge's surface water is of uniformly 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. These ratings are an indication of the success of current management techniques at preventing pollution from contaminated runoff or spills and other harmful uses of Woodbridge's lakes and streams.

In low-lying areas around streams and lakes, flooding can be a serious risk to both property and safety. The Federal Emergency Management Agency (FEMA) maintains a Flood Hazard Mapping Program that designates flood-prone sites by the frequency at which they are expected to be inundated. The base scenario that FEMA considers is a 100-year flood: that is, a flood that has a 1% chance of occurring in a given year. FEMA also provides 500-year flood zones, which correspond to a 0.2% chance of occurring in a given year.

While Woodbridge's designated flood hazard areas cover less than 6% of its total area, these designations affect some 296 parcels within the Town. 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.

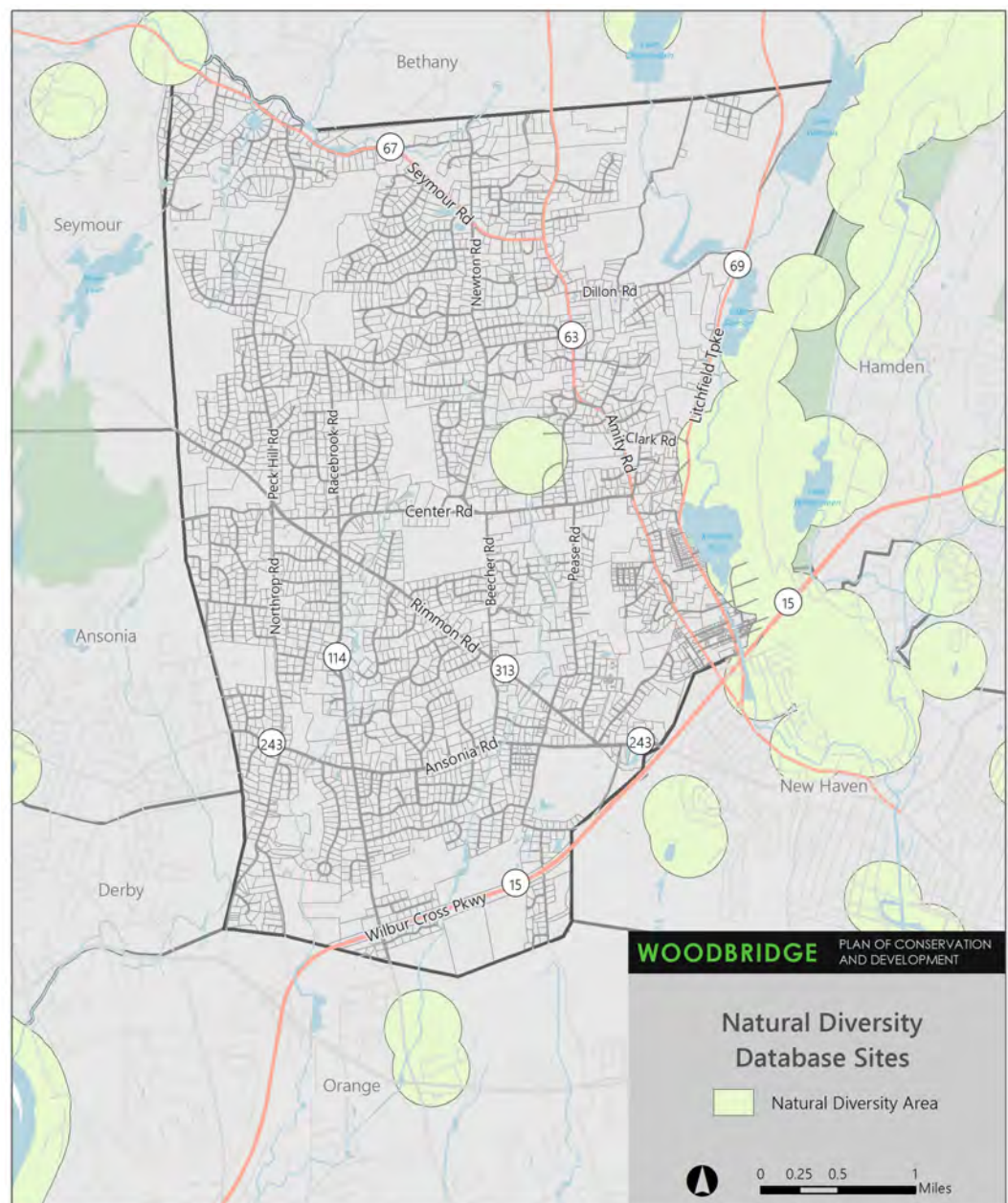




6. Unique habitats host unusual biodiversity

Woodbridge's conservation and parkland is home to a wide variety of plant and animal species that contribute to the Town and the State's biodiversity. Connecticut DEEP maintains a listing of sites across the State that are home to endangered, threatened, and other species of concern, as identified by scientists, conservation groups, landowners, and by staff through historical records. These areas present prime opportunities for land trusts and landowners who value and enjoy local wildlife to put land under conservation easements or other arrangements.

In Woodbridge, a number of sites have been identified on and around West Rock, where rare species and unusual microclimates contribute to a site with unique ecological communities. 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.



MILONE & MACBROOM for Town of Woodbridge, CT | 2014

About this map: Boundaries, Hydrography, NDDB, Open Space: DEEP (2011)
 Parcels: Town of Woodbridge Assessor (2013) Streets: ESRI (2011)
 This map is intended for planning purposes only. Delineations may not be exact.

7. Farmland preservation

It is hereby declared that it is in the public interest to encourage the preservation of farmland, forest land, open space and heritage land in order to maintain a readily available source of food products close to metropolitan areas of the state, to conserve the state's natural resources and to provide for the welfare and happiness of the inhabitants of the state.

Natural Resources Action Plan

Woodbridge's natural resources are vital to the Town's sustainable future and natural character. Strong protection of these assets will be a community-wide effort that includes Town Commissions, State departments, the Regional Water Authority, and local allies.

1. Ongoing Action Agenda

Continue to protect vulnerable species

- Ensure future development will not endanger species identified by the CT Natural Diversity Database

Engage with partners to protect surface water

- Coordinate with Regional Water Authority, CT DEEP, and the CT Water Planning Council on local surface water quality issues

Preserve local scenic character

- Consider regulatory protections 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 in land use regulations, especially in considering large developments.
- Work with Regional Water Authority to avoid development on Class I and II land

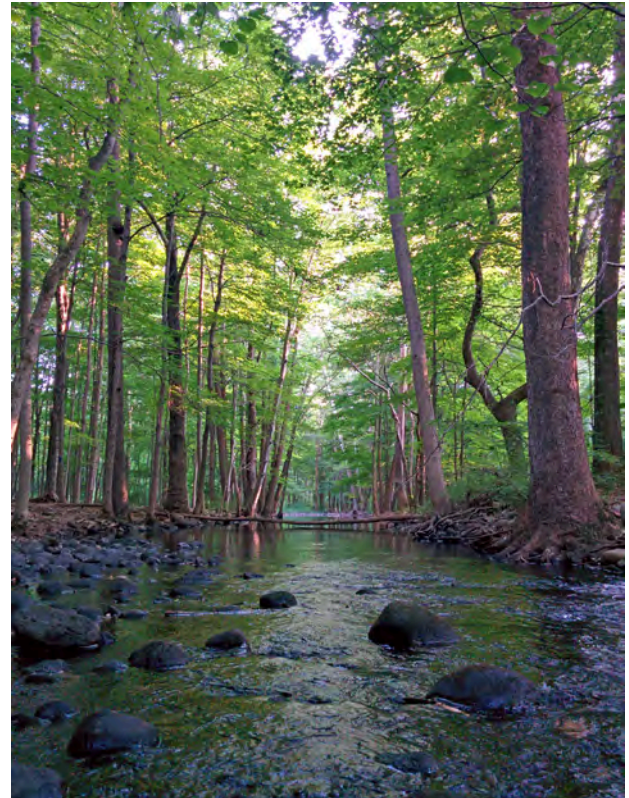
2. Near-Term Action Agenda

Improve protections for wetlands

- Continue strong enforcement of regulations and review possible modifications of penalties and sanctions

Protect water quality

- Adopt low-impact development regulations and best management practices into development regulations



Avoid patterns of development that harm scenic and environmental values

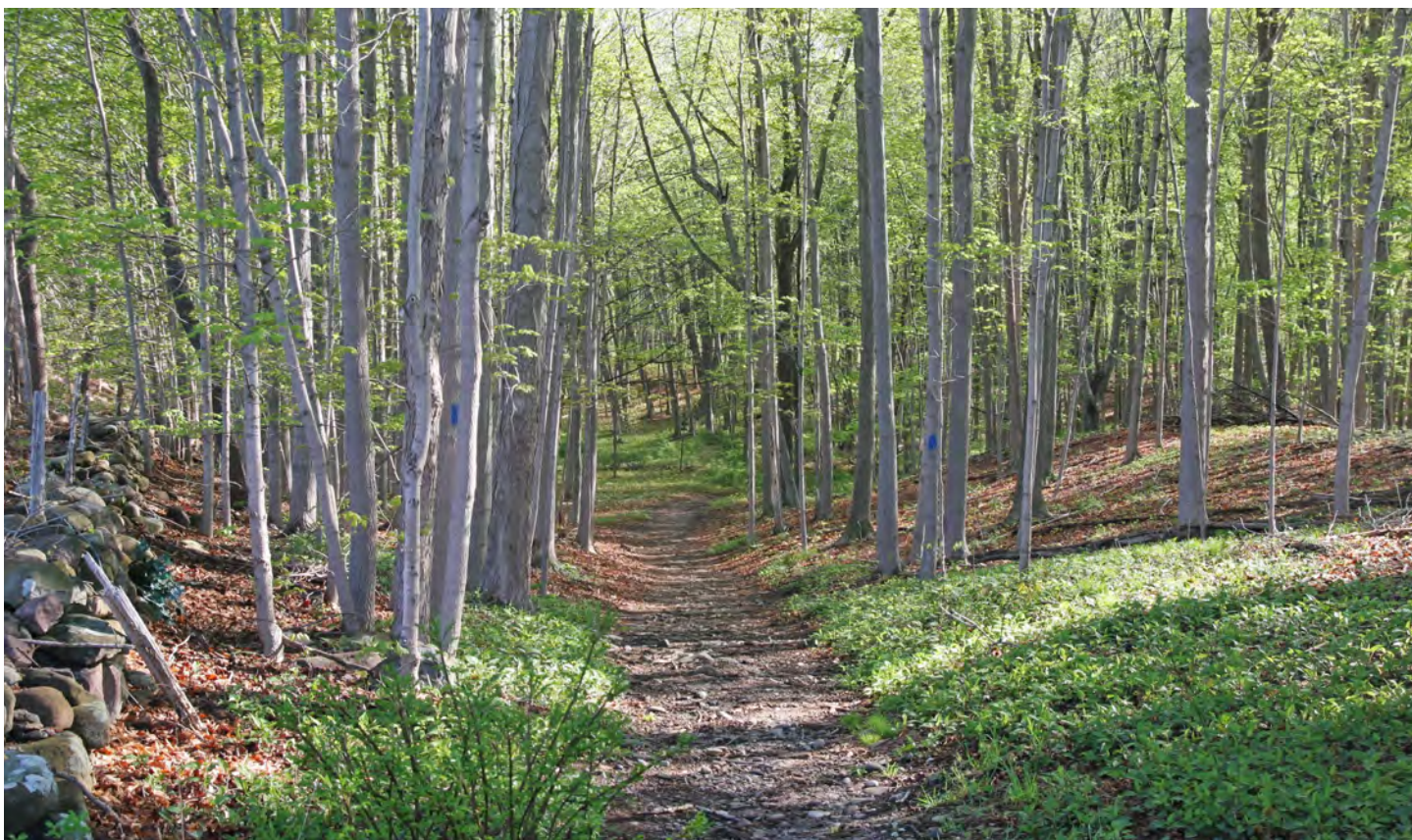
- Expand the use of scenic roads designations

Preserve farmland, fertile soils, and local agribusiness

- Develop policies and incentives to encourage preservation of operating and historic farms and avoid further development on prime farmland soils
- Operate local farmer's market in accessible Village area location to increase access

Related Actions

See Chapter 6 (Open Space) and Chapter 8 (Sustainability) for related action items.



WOODBIDGE

CHAPTER 6: OPEN SPACE

Woodbridge's plentiful open space provides numerous opportunities for enjoying nature and outdoor activities throughout the Town. From woodland trails to parkland to protected lakes and streams, these lands are an essential part of Woodbridge's unique character.

This chapter provides an inventory of the open space resources available in Town and the types of legal and economic protections against development that are currently in place. It also presents a framework for future efforts to preserve and manage open space and protect Woodbridge's character and livability.

1. Classifying Woodbridge's open space

Woodbridge's supply of open space areas ranges from wooded trails to ball fields and playgrounds to open parcels. Approximately 25% of the Town's land area is protected open space with another 12% in open land for a total of 37% open land area. Not all land classified for open space within Woodbridge is protected from development to an equal extent. Categories of open space in Woodbridge are presented below in descending order of the strength of their protections.

Protected Open Space

- *Fully Protected*: Open space that is subject to restrictions that limit the use and transfer of property to permanently maintain its status for conservation or recreation. This protection may take the form of a Town park dedication; ownership by a state or federal agency whose purpose includes open space conservation, such as the CT Department of Energy and Environmental Protection (DEEP); a legal deed restriction or conservation easement that requires the parcel to remain in open space, recreational, park, or agricultural use in perpetuity, regardless of ownership; or ownership by a non-profit conservation organization or Land Trust, whose stated purpose is to preserve the parcel in perpetuity.
- *RWA Protected*: Open space that is designated as Class I and/or Class II Water Authority property by the Connecticut Department of Public Health under CGS 25-32. Class I land is protected by a blanket prohibition on sale or lease, while Class II land is protected by a review process: any sale, lease, or change in use must be approved by the state Commissioner of Public Health, and both the state and towns have a right of first refusal for any land put up for sale. Both land classes are designated as protected open space under Connecticut's Green Plan and subject to significant legal barriers to development.

Open Land

- *Municipal Managed*: Open space that is owned by the Town of Woodbridge and used for conservation or recreational purposes, but not permanently protected from development.
- *RWA Managed*: Open space that is designated as Class III Water Authority property, which is subject to weaker development restrictions than Class I or Class II land.
- *PA 490*: Open space that is designated as forest, pasture, or farmland under Public Act 490. The land is subject to tax incentives that prohibit new development, but the landowner may elect to repeal the designation, re-allowing development.
- *No Protection*: Open space that is privately owned with the unencumbered right to pursue development of the land.

In addition, the definitional language from the Connecticut General Statutes §12-107(B) is hereby incorporated by reference for considerations of future open space and farmland acquisition.

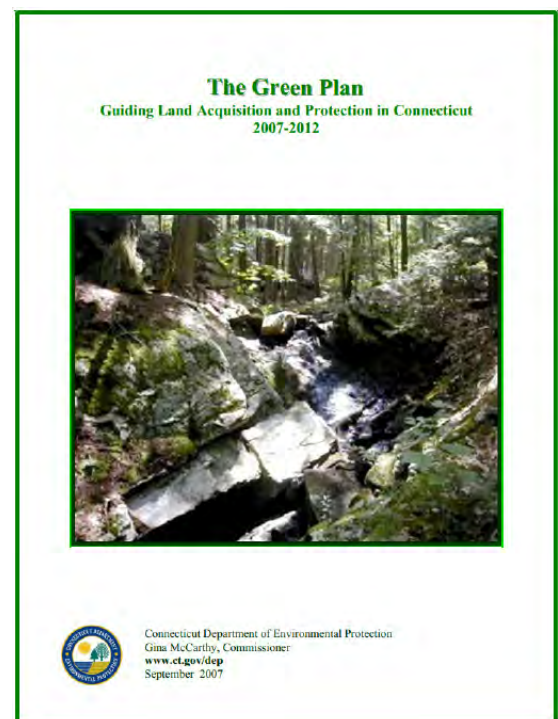
2. Open space preservation goals

The State of Connecticut has set an overall goal to preserve 21% of land statewide as protected open space by 2023, as outlined in the *Connecticut Green Plan* in 2007. Open space is defined by the state under CGS 12-107(B) as:

"... any area of land, including forest land, land designated as wetland under section 22a-30 and not excluding farm land, the preservation or restriction of the use of which would (A) maintain and enhance the conservation of natural or scenic resources, (B) protect natural streams or water supply, (C) promote conservation of soils, wetlands, beaches or tidal marshes, (D) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open spaces, (E) enhance public recreation opportunities, (F) preserve historic sites, or (G) promote orderly urban or suburban development."

Breaking down the targeted land to be acquired, 10% of lands are to be held by the State, while 11% are to be held by partner organizations: municipalities, land trusts and conservation organizations, and water utilities. Open space lands can serve a variety of purposes, including protecting the habitats of rare or endangered species; preserving rural character; passive (e.g., walking, hiking, birding) and active (e.g., baseball, soccer) recreation; agricultural and farming activities; and maintaining forested tracts.

In order to support local partners in acquiring protected open space numerous grant opportunities exist. For example, DEEP has provided an Open Space and Watershed Land Acquisition Grant Program to support the purchases of land and conservation easements by municipalities, non-profit organizations, and water companies. Specific priorities for this program include establishing or expanding greenways, passive recreation areas, and wildlife habitat; protecting noteworthy natural features and threatened or endangered species habitats; enhancing or protecting water quality; and preserving local agricultural land and activities. The town should continually examine and seek out grants to support its open space goals such as new acquisitions or land management.



3. Distribution of open space protections

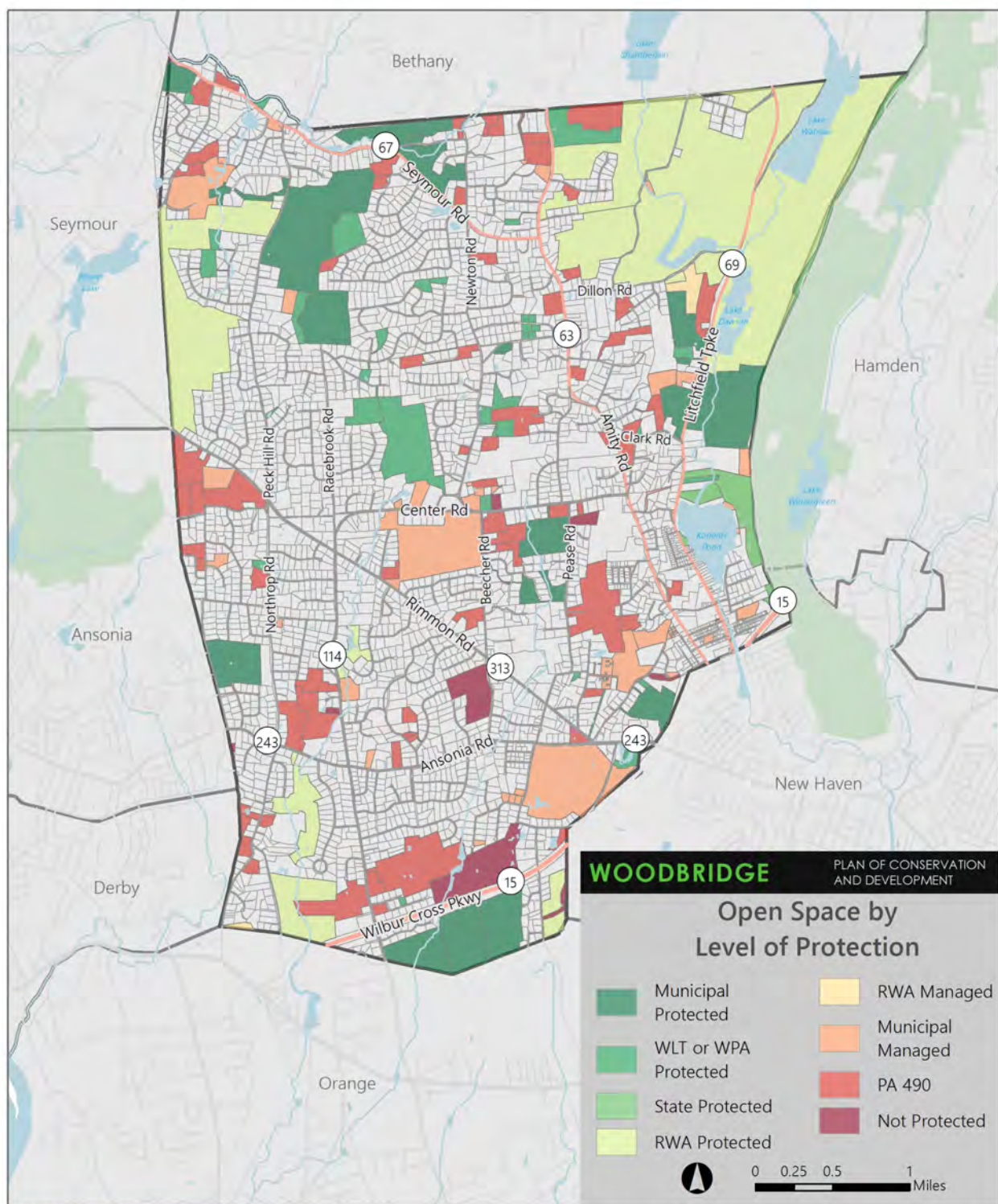
As the Town considers future opportunities for applying protections to valuable open space parcels, a targeted program can help maximize the value, time, and money spent on preservation. Acquisitions should be based, at least in part, on the degree to which land that is already in open space or recreational use is protected from future development. Degrees of protection are mapped on the following page (see section 1 for detailed definitions).

Excluding some 102 acres of State-owned protected open space, the Town and its conservation partners collectively hold over 2,933 acres of land that meets Connecticut's standards for open space protection, or 23.8% of the Town's land. This open space acreage is more than double the Green Plan's 11% target for municipalities and their partners. In addition to this protected open space, an additional 1,513 acres are currently open but not subject to strong protection.

Classification	Acreage	% of Open Space	% of Town Area
WLT or WPA Ownership	342	7%	3%
Municipal Protected	728	16%	6%
State Protected	102	2%	1%
RWA Protected	1,881	41%	15%
<i>Class I</i>	<i>809</i>	-	-
<i>Class II</i>	<i>1,072</i>	-	-
Subtotal: Protected Open Space	3,053	67%	25%
RWA Managed	31	1%	0%
Municipal Managed	549	12%	5%
PA 490*	787	17%	6%
No Protection	146	3%	1%
Subtotal: Other Open Land	1,513	33%	12%
Total	4,566	100%	37%

** PA 490 acreage excludes lands with greater levels of open space protections.
Totals may not sum due to rounding.*

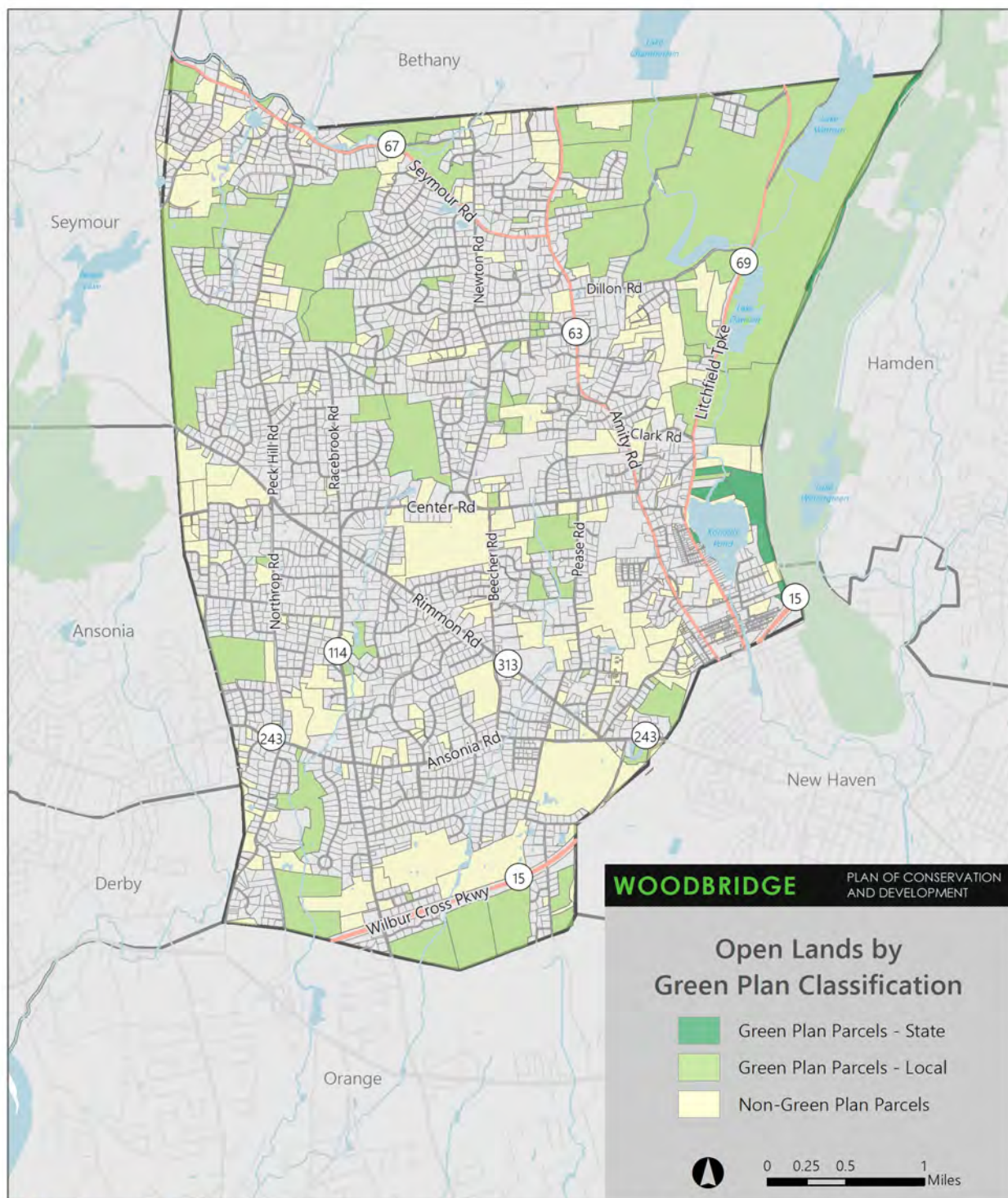
The distribution of land in this table reflects the categories presented in Section 1 of this chapter, discussions with and materials provided by Town Commissions (Conservation, Publicly Owned Property) and other interested stakeholders, and the most current available Town assessor's data. CUPOP's database of Town-owned property is available in Appendix A of this Plan.



MILONE & MACBROOM for Town of Woodbridge, CT | 2014

This map is intended for planning purposes only.
Delineations may not be exact.

About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
Open Space Designations: CUPOP, Conservation Commission, Woodbridge Land Trust,
Woodbridge Parks Association(2014), Parcels: Town of Woodbridge Assessor (2013) Streets: ESRI (2011)



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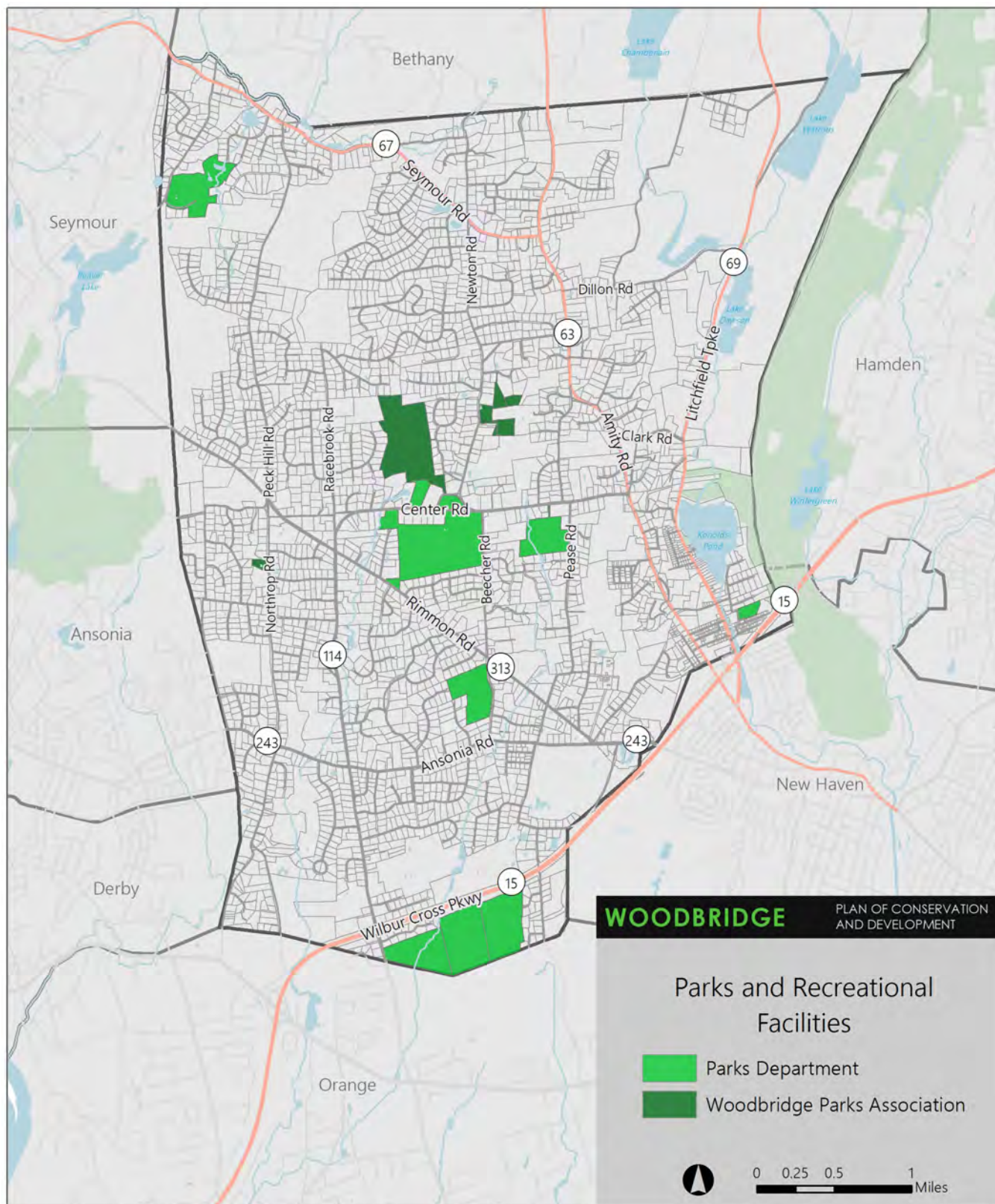
About this map: Boundaries, Hydrography, State Parks: DEEP (2011)
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4. Parks and recreational facilities

Woodbridge benefits from two overlapping systems of parkland: the Town of Woodbridge, which maintains both parks and athletic fields throughout the Town, and the Woodbridge Parks Association, a non-profit organization that owns and operates the Alice Newton Street Memorial Park and the Newton Road Park. In addition, a variety of recreational facilities (including a gym, pool, ball fields, and tennis courts) are located at Beecher Road School and Amity High School. Highlights of the Town's holdings include:

- Center, Acorn Hill, West River, and Alegi athletic fields, which see frequent use by the Bethwood Baseball and Softball leagues as well as the Woodbridge Soccer Club; Acorn Hill Ball Field in particular sees near-daily use in season. The Center Fields are also used by the Amity High School teams. The West River Ball Fields are subject to the greatest volume of use.
- The Woodbridge Tennis Courts on Center Road see regular use during the spring, summer, and fall months.
- The Fitzgerald Fitness Trails cut through a Town property used for community gardens, farming, ice skating, and, most recently, a small research orchard leased by the American Chestnut Foundation beginning in 2005 to study blight-resistant Chestnut saplings.
- The Racebrook Tract, which borders on Orange, provides nearly four hundred contiguous acres of open space, including hiking, skiing, cycling, and horseback riding trails.
- The Woodbridge Community Playground, an ADA-accessible play facility currently under construction, is located on the Alegi Athletic Fields.





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5. Future recreation needs

The Woodbridge Recreation Commission prepared a study on existing assets, ongoing projects, and anticipated needs in January 2013. Proposals for enhancing current parks and recreation space, alleviating scheduling conflicts, and locating facilities for new kinds of activities and socializing included the following:

- An additional gym to be available for daytime activities when the Center Building and Beecher School gyms are in use is to be located in the Old Firehouse Bays 2 & 3, as approved by the Board of Selectmen in 2012
- Indoor space suitable for after-school music, science, and chess programs, as well as allowing use of game equipment year-around
- Additional fields suitable for lacrosse, soccer, ultimate frisbee, and rugby, and an additional 60' softball diamond, to reduce scheduling conflicts
- The addition of a 90' baseball diamond to the Alegi Athletic Fields was proposed by the Recreation Commission and Beth-Wood Baseball League and approved by the Board of Selectmen in 2010
- Outdoor volleyball, basketball, and shuffleboard courts, which currently do not exist in Woodbridge
- Dedicated football practice field, which would eliminate the demand for football practice on soccer and softball fields not suitable for this purpose
- Frisbee golf course, which the Commission notes could be installed with minimal impacts on open space
- Improving the Town ice skating rink with a cement base
- A dog or pet park



Photo: Woodbridge Department of Recreation

In addition to the facility needs identified by the study, the Recreation Commission has indicated that low- or no-pesticide maintenance approaches may increase the sensitivity of fields to heavy use and other conditions, further increasing the need for athletic fields to accommodate current and desired uses.

6. Recreational programming

Woodbridge's 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 available in Woodbridge that are offered or facilitated by the Town includes:

- *Adult athletics*: badminton, belly dancing, hula hooping, volleyball, Woodbridge Road Race, yoga, ZUMBA is to be located in the Old Firehouse Bays 2 and 3, as approved by the Board of Selectmen in 2012.
- *Youth athletics*: basketball, bowling, fencing, flag football, ice skating, karate, kickball, golf lessons, gymnastics, horseback riding, soccer, stickball, swimming lessons, Taekwondo, Ultimate Team Sports, world dance
- *Youth Summer Camps*: Youth Sports Camps (baseball, softball, soccer), Massaro Camp, Filmmaking Camp, Pre-School Camp, Recreation Summer Camp, Tennis Camp, Dance/Theater Camp
- *Music and arts*: Cake decorating, dance, guitar lessons, Magic Storybook theater program, summer concerts
- *Games*: Chess, HeroClix
- In addition of a 90' baseball diamond to the Alegi Athletic Field was proposed by the Recreation Commission and Beth Wood Baseball League, and approved by the Board of Selectmen.
- In addition to the facility needs identified by the study, the Recreation Commission has indicated that low-or no-pesticide maintenance approaches may increase the sensitivity of fields to heavy use and other conditions, further increasing the need for athletic fields to accomodate current and desired uses.
- *Education*: KUMON, Little Scientists, meditation, Play-Well TEKnologies

7. Use designations can inform open space management

After ensuring that a valued piece of open space land is adequately protected for future generations, the next step in ensuring that it serves the current and future residents of Woodbridge well is to clarify its purpose and use. A simple system for designating uses would assess the impact of proposed uses and assign each parcel a designation of **low-impact, moderate-impact, or high-impact use**.

At the most restrictive, land intended for passive recreation, habitat protection, and maintenance of Woodbridge's rural character may be designated as **low-impact**, while land that is suitable for more intensive recreational uses—athletic fields, playgrounds, and other outdoor facilities—should be treated as a separate category of **moderate-impact** use. Publicly owned land that is not intended to be designated for full protection but which currently serves as open space should be designated for **high-impact** use, to ensure common understanding of its potential for future development to serve future community facilities needs.

To ensure that these designations provide clarity for residents, landowners, and Town staff and Commissions, a formal process should be implemented for assigning and changing designations. As either a complement or substitute to conservation protections, a formalized use designation process can allow for flexibility under unusual circumstances while providing predictability and assurance that the conservation priorities that motivate land acquisition will continue to guide its use into the future.

Open space use designations will also inform management of Town-owned parcels, with guidelines appropriate to each type of use available for Town Commissions and Staff, creating a common understanding of what types of events, programming, facilities, and maintenance is appropriate for different parcels.

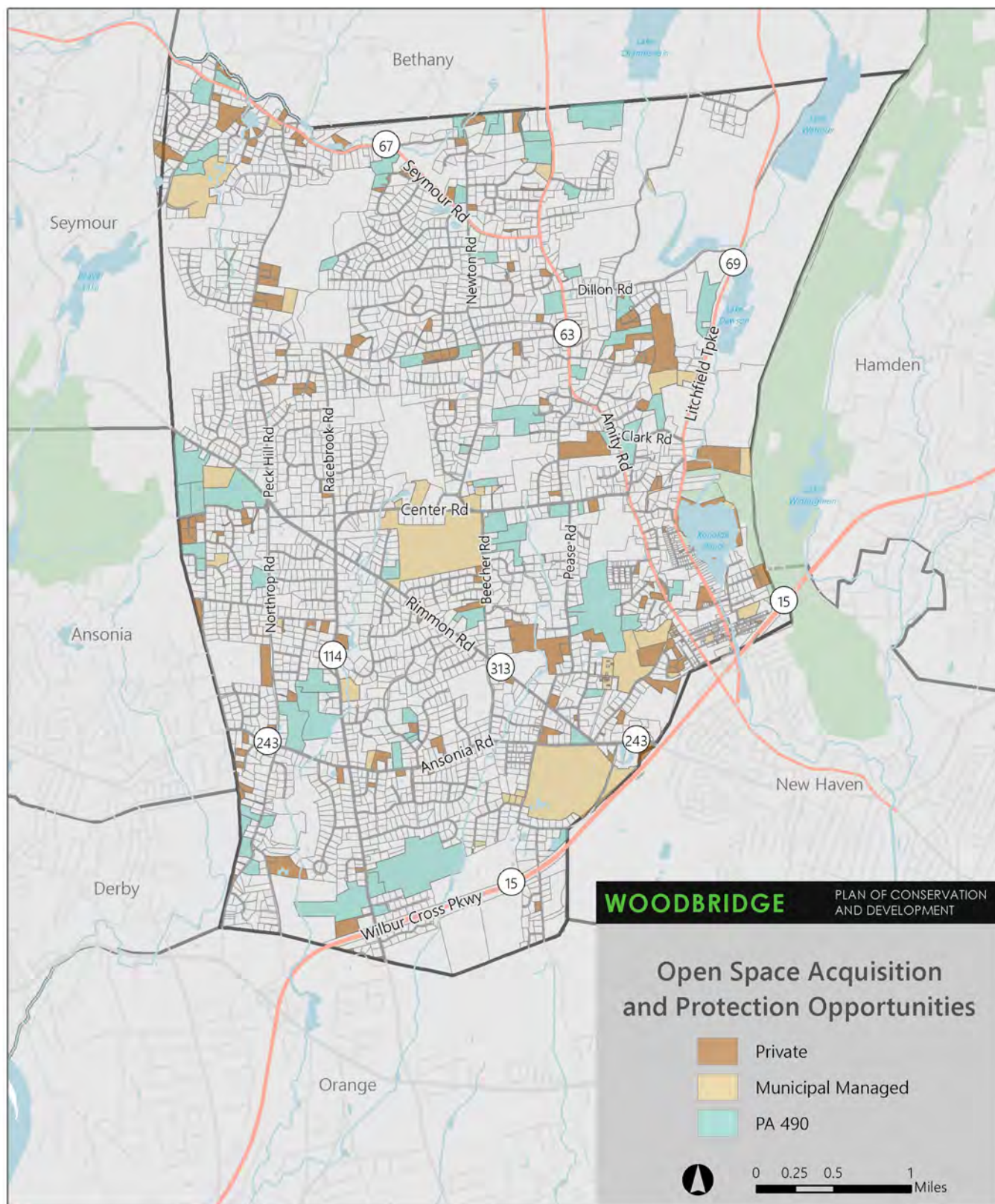
8. Framework for open space acquisitions and classification

Ensuring that the open space Woodbridge residents enjoy continues to meet the needs of future generations requires careful thinking about how to prioritize acquiring and protecting new open space parcels. Developing a formal plan to guide future property acquisitions can provide for a simplified and transparent process for approaching landowners about new acquisitions, and for landowners to communicate interest in preserving open space in collaboration with the Town. After initiating an investigation of a parcel, a review of the characteristics of the land in question should be performed to guide the Woodbridge Conservation Commission and Commission on the Use of Publicly Owned Property in weighing acquisition opportunities and making recommendations.

To assist Woodbridge's Commissions, Land Trust, and Parks Association in analyzing opportunities and standardizing the review process for new open space protections, a rating tool might include the following criteria for assessing each parcel:

- What are the estimated costs of acquisition (including legal costs, easement trust fund, etc.)?
- How likely is the land to be developed in the next five years if it is not protected?
- Is the parcel publicly accessible?
- How well-connected is the parcel to existing or targeted open space?
- Can the parcel provide new recreational opportunities?
- Does the parcel have significant aesthetic or historic value?
- Does the parcel serve as a known habitat for rare or endangered wildlife, or offer unique ecological value for connecting existing habitats?
- Is the parcel in agricultural or other working use?
- Does the Town Greenway pass through the land?

The type of decision tool is not intended to provide a definitive judgement of whether to purchase land or an easement, but can instead inform the decision of whether or not to recommend acquiring a parcel, and what use designation would be appropriate if acquired. Additionally, the rating tool could be used to evaluate existing Town-owned property to determine if selling an unprotected parcel (such as to raise funds for acquiring high-priority Greenway connections or similar parcels) would be appropriate. As with acquisitions, the results of the assessment should not solely determine this decision, but instead should be one piece of information that informs a formal process for making a recommendation to the Board of Selectmen on the potential sale of open space.



MILONE & MACBROOM for Town of Woodbridge, CT | 2014

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Open Space Action Plan

Woodbridge's open spaces will remain a key community asset, contributing to recreation, Town character, and ecological resilience. Future efforts should be focused on strategic additions or swaps of land to promote a network of open space that meets a variety of Town needs.

1. Ongoing Action Agenda

Reach out to conservation-minded landowners

- Continue to periodically communicate with owners of undeveloped land with an interest in conservation matters to stay appraised of opportunities for valuable acquisitions

Support Land Trust and Parks Association

- Lend Town support where possible to private efforts by WLT and WPA to maintain Town trails

Maintain Woodbridge's conservation inventory

- Continue to maintain and add parcels where appropriate to Woodbridge's inventory of protected open space.

Support Department of Recreation Plan

- Continue to pursue needs identified by the Woodbridge Recreation Plan.

Support West River Watershed Compact

- Explore and act upon potential benefits and impacts of the designation of the West River Watershed as a Greenway

2.

Near-Term Action Agenda

Develop classification system for open space

- Refine legal definitions of open space, historic sites, natural and scenic resources, and recreational opportunities in consultation with Town Commissions and other stakeholders to help clarify purpose of different types of open space
- Initiate a review of current municipally managed land for the purpose of identifying its future use such as municipal facilities or dedicated open space.
- Develop use designations for open space reflecting different purposes, conditions, and uses of Town, RWA, and private land
- Apply classification system to existing open space parcels

Develop open space maintenance plan

- Develop guidelines for management and maintenance of open space by use designation

Promote the Town's recreational facilities

- Make maps, photos, and descriptions of Town-wide open space and recreational amenities prominently available
- Pursue improvements and secure site for new facility needs identified by Recreation Commission through collaborative process between CUPOP and the Recreation and Conservation Commissions.

Examine Country Club of Woodbridge lands

- Examine options for establishing dedicated and protected open space on CCW parcel

Open Space Action Plan

3. Mid-Term Action Agenda

Related Actions

See Chapter 5 (Natural Resources) and Chapter 7 (Historic and Community Facilities) for related action items.

Revise Woodbridge Open Space Plan

- Revise the Open Space Plan focused on expanding and preserving greenways and targeting parcels with valuable characteristics
- Focus on preservation of key parcels and closing gaps in existing protections
- Where possible, provide for desirable recreational amenities such as a dog park

Develop formal policy and procedure for acquisitions of open space and publicly owned property

- Adopt policy formalizing the acquisitions process to ensure purchases of property or easements are consistent with the Open Space Plan



WOODBRIDGE CHAPTER 7: HISTORIC & COMMUNITY RESOURCES

Woodbridge's community facilities and historic resources are a point of pride for the community and an important public asset, helping residents create connections to each other, to the Town's heritage, and to needed resources. The services provided by Town departments are equally vital to residents' opportunities and well-being.

This chapter reviews the history of Woodbridge and its notable places, takes inventory of the many services provided by Town departments, and examines the use and condition of many public amenities. It also makes a variety of recommendations for ensuring that Woodbridge residents continue to have access to useful, relevant, and cost effective services that enhance the social life and character of the community.

1. A primer on Woodbridge's history

Woodbridge's history stretches back nearly ten millennia to the first evidence of occupation by native peoples. At the time of European contact in the 1600s, Quinnipiac peoples had lived and farmed in Woodbridge and much of present New Haven County for some thousand years. By the late 1600s, the Quinnipiac residents had surrendered the majority of their lands to English settlers in exchange for protection from Mohawk raiders. Puritan farmers gradually settled the area, forming the Amity Parish to provide a local church as an alternative to long miles of travel to churches in New Haven or Milford. The many stone walls that divide Woodbridge's landscape were built by these settlers' descendents in the 1700s and 1800s, and the Town was formally incorporated in 1784.

Major changes have been made to Woodbridge's landscape by its inhabitants, including clearing forests for farmland (and later for residential and commercial development), damming the West River to create Konolds Pond, Glen Lake, and Lakes Dawson and Watrous, blasting for trap rock along the West Rock ridgeline, and the elevation of land near the New Haven border to carry Route 15 to the Heroes Tunnel.

One additional change in Woodbridge's geography nearly occurred in 1931, when New Haven moved to annex the Flats from the Town of Woodbridge on the basis of the area's need for sewer service, which might be more appropriately provided by New Haven. Flats residents resisted this move, concerned that any benefits would be offset by inadequate fire

protection, given their distance from the center of New Haven. To assert their claim as Woodbridge residents, local business owners banded together to form a fire brigade, which exists today as the Woodbridge Volunteer Fire Department. The annexation proposal was dropped, and the Town still exists with the same boundaries as originally laid out in 1784.



West Rock Tunnel, 1954 Photo: Robert Gober

2. Historic places and properties

The Thomas Darling House is perhaps Woodbridge's most notable historic property. Completed in 1774, the home was built for noted citizen Thomas Darling and his family. An associate of Benjamin Franklin and other notable figures in the American Revolution, Darling was also a theologian, businessman, and deputy to the General Assembly.



His home, which remained in the Darling family for nearly two hundred years past his death, is a gambrel-roofed house that has been preserved and is now listed on the National Register of Historic Places. It has been owned and managed by the Amity & Woodbridge Historical Society since 1973, and currently houses a large collection of family and period furnishings and farm implements. The Darling House serves as a museum for intermittent tours, as well as events such as Historic Society fundraising events. Land on the property has also been rented for local agriculture, and is currently home to the Darling Farm.



The Woodbridge Town Green is also a site of significant historic importance. The Green, including six properties—the First Congregational Church and associated buildings, the Center School, the Town Hall, the Old Firehouse, Clark Memorial Library, and the World War II memorial—are on the National Register of Historic Places as “a well-preserved and cohesive illustration of the influence of the Colonial Revival movement on early twentieth-century town planning.” While the Old

Firehouse and Center School no longer serve central roles in local civic life, the Green remains the Town's hub of government services.

Historic places and properties

In addition to the prominent Darling House and Town Green, other historic places in Woodbridge include the Old South School, the New England Cement Company Kiln and Quarry, the Dr. Andrew Castle House, and the Chatfield Farmstead.

The Old South School is a historic property that has been the focus of considerable volunteer-lead renovation and reinvestment efforts in recent years. Built in 1877, it reopened in 2013 in a restoration of its original configuration as a one-room schoolhouse, and regularly hosts elementary students to learn what their education might have looked like a century ago.

The New England Cement Company Kiln and Quarry is one of two abandoned industrial sites built around 1875 to produce cement from local bedrock in the vicinity of Litchfield Turnpike. The business was not successful, but the ruined site was added to the National Register in 2001. To avoid further damage to the building, its exact address and location is not listed.

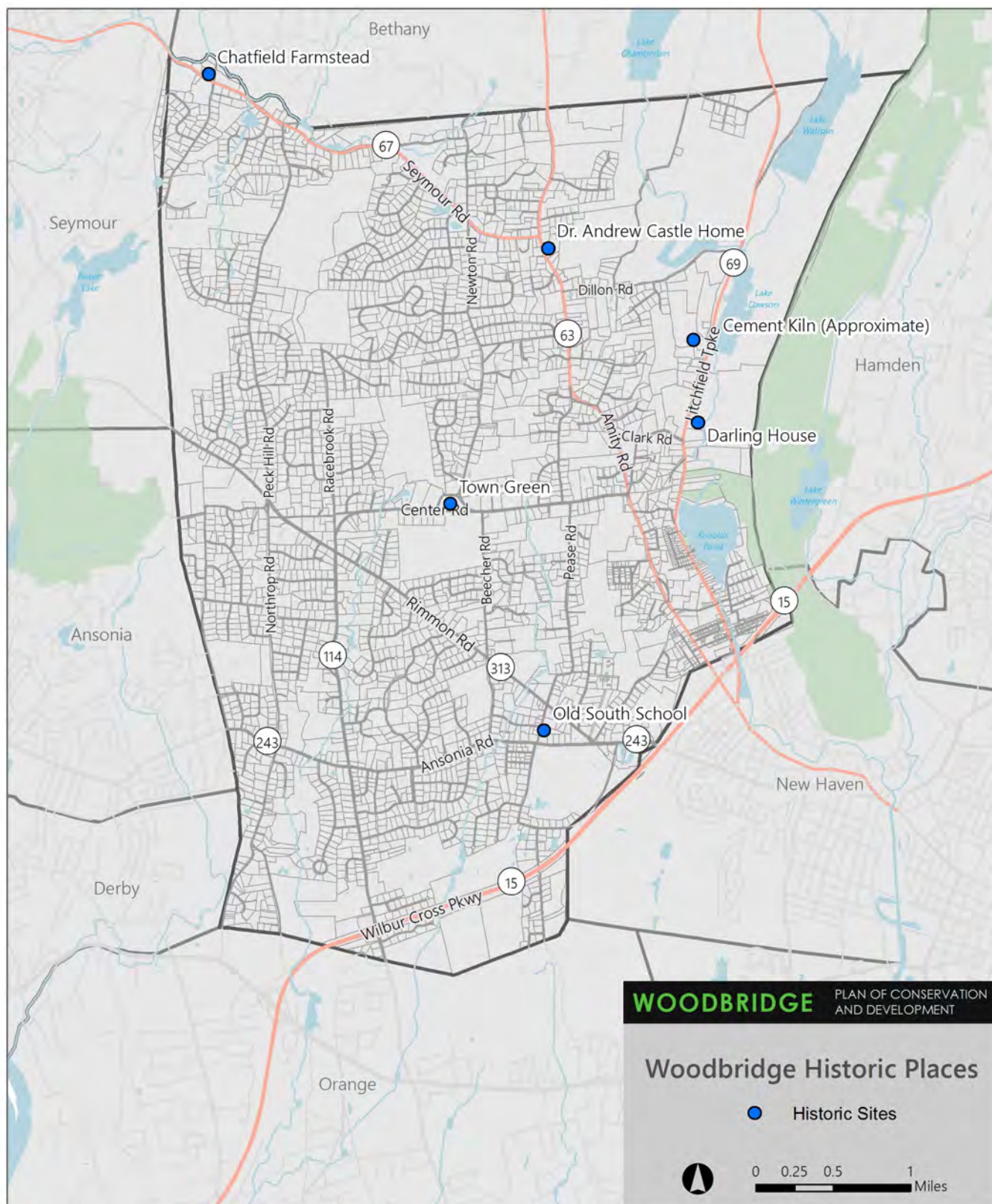
The Dr. Andrew Castle House, also known as the Castle-Russell House, is located on the northern end of Amity Road. The home was built on land purchased by prominent physician Andrew Castle in 1838, and is an excellent example of the Greek Revival architectural style.

Lastly, the Chatfield Farmstead is designated as a historic place on account of its large and well-preserved red barn. The farmstead was built between 1878 and 1882 and has since



Photo: Jerry Dougherty

been subdivided to its present size of about 4 acres; the barn originally was much larger, with a dairy barn. The farmstead is currently in agricultural use as the Bladen Valley Farm.



3. Policing and fire safety

Woodbridge's residents are served by the Woodbridge Police Department and the Woodbridge Volunteer Fire Department. The Police Department's headquarters and vehicle pool is located at the Center Building at 4 Meetinghouse Lane, while the Fire Department is located at 100 Center Road.

The Volunteer Fire Department provides town-wide response to both fires and other emergencies, including emergency medical response, hazardous materials incidents, auto accidents, and carbon monoxide alarms. As a volunteer force, its over 50 members undergo 140 hours of training provided by the Valley Fire School, as well as monthly training on the department's vehicles and equipment. As of 2011, the department responded to some 584 incidents. In addition to emergency responses, the department conducts community service activities, ranging from certified car seat and smoke detector installations to an annual Fire Safety & Prevention Day and benefit events.

The Woodbridge Police Department provides law enforcement throughout the Town, including criminal investigations, traffic unit, narcotics, and school resource officers. Staff consists of 27 full-time officers and 10 civilian personnel, including dispatchers responsible for all emergency response (police, fire, and medical) in Woodbridge. The Department is located in the Center Building, which has posed challenges due to its age and condition; in addition to its primary headquarters, the Police Department also operates the Town's Animal Control facility at a separate site.

4. Department of Public Works

The Department of Public Works is responsible for the management and maintenance of key Town infrastructure and assets, including roadways and right-of-ways, bridges and cross-culverts, drainage structures, signage, and trees. It also provides maintenance and public services such as snow removal and furniture/appliance pickup.

The Department of Public Works' primary facility is the new Public Works Garage, which provides storage and maintenance facilities for the Town's nine plow trucks and foreman's and road crew vehicles. The garage replaces a previous facility with a centralized location for both operations and administration, as well as providing covered parking for department vehicles. The new facility hosts the department's full staff of 15 members, including administration, foreman and road crew, mechanics, and transfer station workers (when not on-site).



DPW also operates the Town Transfer Station, which provides a drop-off point for solid waste, recyclables, electronic waste, and scrap metal. Mixed solid waste is collected and sent to Bridgeport Resco, a waste-to-energy plant in Bridgeport, while recyclables are sent to Winter Bros. for sorting and processing in Shelton. In 2012-13, the Transfer Station handled some 2,823 tons of mixed solid waste, 715 tons of recyclables, 486 tons of bulky waste, 22 tons of electronics, and 78 tons of scrap metals.

5. Sewer and septic services

Woodbridge's sanitary sewer system provides service to a limited area of the Town's southeastern corner. Areas with service include Lower Amity (south of Bond Road), with an extension to Amity Regional High School, and a limited service area adjacent to Ansonia Road and Beecher Road, terminating at the Beecher Road School. Some 990 residents and 369 properties, or approximately 11% of the Town's population, are served by the system.

Woodbridge's sewer system is owned and operated by the Greater New Haven Water Pollution Control Authority (GNHWPCA), which also serves New Haven, Hamden, and East Haven. The GNHWPCA was formed in 2005 as a regional authority to improve and streamline wastewater services within the area, and is responsible for operations, maintenance, and monitoring of the area's sewer and wastewater treatment services.

The majority of Woodbridge residents who are not served by the sewer system rely on on-site sewage disposal (or septic) systems. The large lot sizes mandated by the Town's Residential A zoning restrictions help ensure adequate space for leaching systems to disperse sewage into surrounding soils.



Sewer Coverage Areas Map: GNHWPCA

6. Woodbridge Town Library

The Woodbridge Town Library, located at 10 Newton Road, is a key center of public life for Woodbridge residents. The library receives an estimated 50,000 visits annually and hosts various programs on a near-daily basis, ranging from children's and young adult events and a summer reading program; adult programming including film showings, art exhibits, and meet-the-author series; and, beginning in June 2014, a monthly farmer's market featuring local foods vendors.

The library's facilities include a meeting room (capacity of 50) 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 English language classes, scouting groups, and Town boards and commissions. The rest of the building, constructed in 1999, houses its print collections, 16 computers, and a 'cafe area' on the second floor where eating and drinking is permitted.



Facilities issues currently facing the library include mechanical problems with the building's elevator, which require repair or partial replacement, as well as longer-term problems with high levels of humidity in the building during spring and summer. Excessive humidity can damage books and, without remediation, could jeopardize the condition of the library's physical collections. Consultation with a specialist on this issue is planned for FY2015.

7. Senior Center

Woodbridge's Senior Center provides a variety of daytime events, health and wellness activities, clubs and gatherings, and out-of-town trips for Woodbridge residents 60 years of age and older. Located in the Center Building on the Woodbridge Green, the Senior Center provides a place for senior residents to meet, socialize, and participate in a variety of events. Daily lunches and events are provided, including activities such as Mahjong, film screenings, and exercise classes. Alongside the social and cultural events that the center provides, educational sessions on issues such as managing health problems and maintaining safe driving skills are also held on a regular basis.

Transportation is a vital need for many seniors with mobility impediments. Accordingly, limited transportation is offered to and from vital destinations such as groceries, banking, prescriptions, and medical appointments. Trips are provided on a fee basis (between \$3 and \$9, depending on distance and purpose). The Town also funds the Regional Rides Program as a supplement to the basic services provided by the Greater New Haven Transit District.

A collection of medical equipment such as wheelchairs and walkers is available for loan as needed. The senior center also refers residents to tax and rent relief programs available to older homeowners and renters, which are administered through the Tax Assessor's office and provide residents who meet income and age requirements with a credit towards local property tax liability or rents.

A key challenge for the Senior Center going into the future will be learning how to shift its offerings to provide value to aging Baby Boomers, who are anticipated to be much less inclined to spend time at the Center or participate in traditional core programs, such as scheduled lunches or bingo. Programming that appeals to younger seniors might include tablet and smartphone classes, games, and physical activity sessions.

The Center Building has several key deficiencies that impact seniors, including lack of emergency wheelchair access to the upper floor, decentralized offices, insufficient storage, poor wayfinding signage, and inadequate bathroom facilities.



8. Youth Services

Woodbridge's Youth Services Department provides a variety of services to children and adolescents through programs in Beecher Road School and the Amity Teen Center, coordination with the Amity Regional School District, and collaborations with service agencies in Orange, Bethany, and the greater New Haven area.

A primary resource for Woodbridge-area adolescents is the Amity Teen Center, located on Selden Street. The Center provides a space targeted towards high school students, with amenities including electronic games and gaming events, an internet cafe area, space for live music and performing arts, and a basketball court. Youth Services staff have noted, however, that the Teen Center's location is not convenient to Amity Regional High School, and that the Woodbridge Library, for example, is a more accessible public space for teens. A location in or near the high school had been proposed and could make the Center's resources easier to access for Woodbridge residents.



The Department collaborates with Beecher Road School and Amity Middle School - Bethany to conduct drug and alcohol prevention and anti-bullying programs, and contracts with Clifford Beers Clinic to provide mental health services to Woodbridge youth and families out of Beecher Road School and the Center Building. It also maintains a job bank to help refer local teens to work and volunteer opportunities, and runs after-school classes and activities out of Amity Middle School - Bethany (including cooking and photography classes and student-faculty volleyball and kickball games). In addition to targeting students, Youth Services also provides inter-generational programming and parenting support.

One obstacle to effectively providing services for area teens is the difficulty in coordinating services between Woodbridge, Orange, and Bethany in the regional schools. One organization that attempts to counter this difficulty is the BOW Collaborative, which coordinates care and family advocacy services between these three municipalities. Youth Services partially funds Bridges—A Community Support System to provide mental health service coordination for these municipalities.

Youth Services also provides funding to outside service providers, including the Husky Infoline, the Kids Crisis Response Service, Quinnipiac Valley Health District, and Women & Families Center.

9. Woodbridge and Amity Regional School Districts

Woodbridge is served by two overlapping school systems: the Woodbridge School District, which operates Beecher Road School for students Pre-K through Grade 6, and the Amity Regional School District (or RSD 5), which operates two middle schools (in Orange and Bethany) and the Amity Regional High School (located in Woodbridge on Newton Road).



Beecher Road School serves a student body of over 750 students, with a staff of 92 as of the 2013-2014 school year. Enrollments declined substantially between 1999 and 2009, dropping by over a quarter in a decade from a peak of 1,129 to a low of 728; however, enrollments at Beecher Road have rebounded in the last four years. Expected enrollment for 2014-15 stands at 789 students, or 94 more students than 2012 projections.

Beecher Road School 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, including the HVAC system, ceilings, electrical system, boilers, and exterior of the building. Woodbridge has also been awarded a further \$500,000 in state funding for lighting, ADA compliance, and sidewalks and parking lot repairs.

RSD 5 received a total enrollment of 2,335 in 2014-15, with 318.5 full-time equivalent positions throughout the district. Woodbridge students account for approximately 30% of RSD 5 enrollments. Enrollments have declined in recent years, falling by 204 students since 2007-08.

A recent report by NESDEC on RSD 5 enrollment projections predicts a slightly decreasing trend in middle and high school enrollments in grades 7 to 12 for the next five to ten years, with a projected decline of 49 middle students and 110 high students by the 2019-20 school year. However, home sales to families with school-age children in Woodbridge (as well as Orange and Bethany) appear to have increased in the past few years and may result in higher-than-expected enrollments. Close attention to local housing sales may be warranted in order to monitor this trend at all grade levels.

Historic and Community Resources Action Plan

Woodbridge will continue to provide valuable and relevant community services and maintain historic assets that enhance the lives of local residents. Upgrading and maintaining Town buildings and better using existing facilities may help bring more services to places where they can reach users and create hubs of activity.

FROM THE COMMENTS:

"[The] senior center could use updating and enlarging, especially given the demographics."

1. Ongoing Action Agenda

Collaborate with residents and neighboring towns on innovative senior services

- Look within and outside the community for ways of providing useful, worthwhile services to older Baby Boomers who may not be drawn by traditional Senior Center programs
- Coordinate with schools on resources (e.g., tablets or laptops for computing classes)

Coordinate youth services with broader community

- Continue to meet and coordinate with youth services providers in Bethany and Orange through the BOW Collaborative
- Collaborate on incorporating evidence-based practice into prevention programs
- Collaborate with economic development commission to improve communication between youth job bank and local businesses

FROM THE COMMENTS:

"[I'd like] a casual meeting place in the center of town."

2. Near-Term Action Agenda

Enhance the Library's role as a community hub

- Prioritize library as an important resource and social center in Woodbridge
- Provide outdoor seating and café amenities at or around the Library during warmer seasons.
- Invest in building maintenance and improvements as needed to protect collections
- Determine if current hours provide broadest and most useful access to library resources

Inventory conditions in Center Building

- Assess conditions in Center Building, especially for Senior Center and Police Department facilities, and prioritize needed improvements

Move forward on reuse of Old Firehouse

- Move to identify and overcome barriers to beneficial reuse of the Old Firehouse in context of other planned or desired building upgrades



Hire Part-Time Planning Director

- Create a position for a part-time Town Planner to help coordinate the completion of Plan of Conservation and Development Action Agenda items and direct the land use development process in the Town

Historic and Community Resources Action Plan

2. Near-Term Action Agenda

Revisit historic designations and priorities

- Use the ongoing update of 'Historic Woodbridge' resource survey to examine gaps in historic preservation efforts and identify buildings or areas where preservation designations may be appropriate

Monitor demographic and enrollment trends

- Continue to monitor school enrollments and local housing sales for indications of whether student in-migration may cause higher future enrollments than projects indicate.

Assess emergency shelter options

- Examine adequacy of Center Building, schools, and other Town facilities as emergency shelters, and identify needed improvements

Consider Country Club of Woodbridge facilities

- Assess how recreational facilities, including the existing pool and clubhouse, on the CCW site can best be used or repurposed

3. Mid-Term Action Agenda

Provide outdoor picnic grounds on Town Green

- Examine current uses of Town Green grounds and find appropriate site for uses such as picnics and community events

Prioritize facilities upgrades that enhance accessibility

- Prioritize accessibility upgrades to important public facilities, including recreational areas





WOODBRIDGE

CHAPTER 8: SUSTAINABILITY

Energy conservation, air and water quality, land preservation, waste management, transportation, and more—all these issues come together under the umbrella of sustainability. As Woodbridge plans for a future with greater pressures on its natural resources, rising energy prices, and a growing demand for transportation alternatives, it is increasingly important to consider how new incentives, technologies, and design approaches can serve the Town's needs.

This chapter examines the views of Woodbridge residents on sustainability issues, reviews a variety of areas in which new tools or incentives are available to make conservation or efficiency improvements, and makes a variety of recommendations for lowering costs, protecting the Town's health and safety, and reducing local impacts on the environment.

1. Establishing a Sustainability Agenda for Woodbridge

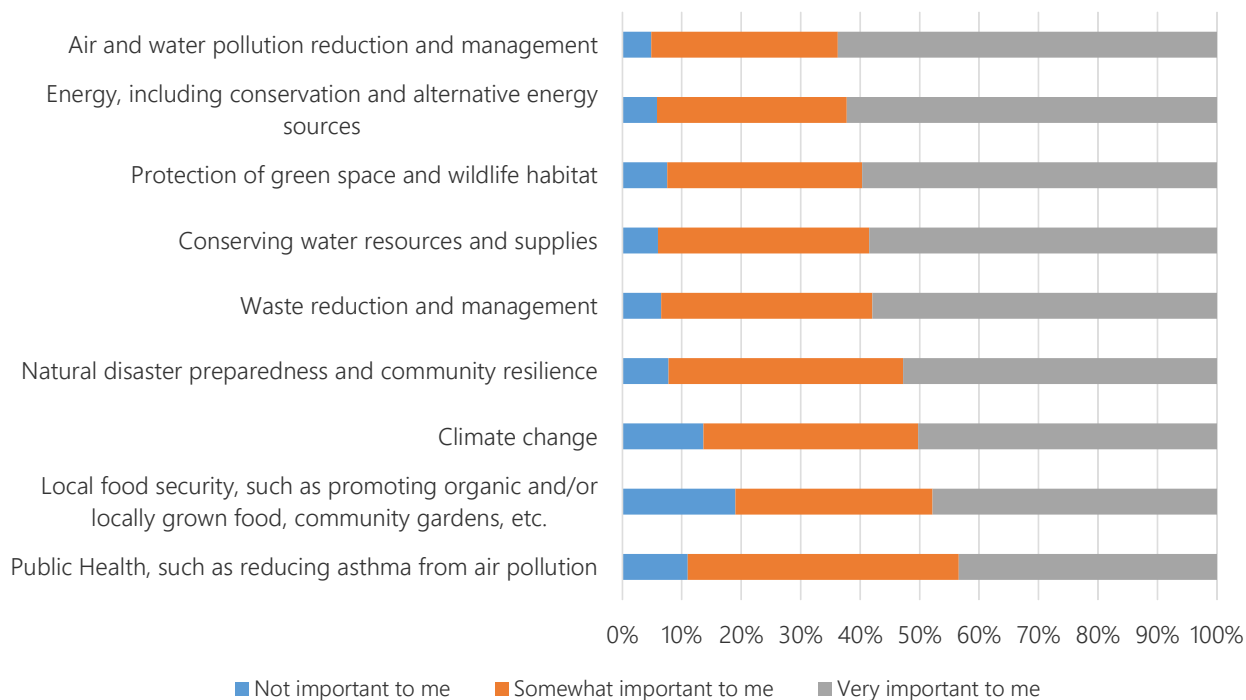
At its broadest, sustainability can be defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Accordingly, sustainability is a cross-cutting concern that touches on every area of Woodbridge's policies and governance. Choices about the physical development and use of land, the transportation options made available by Town infrastructure priorities, individual consumption choices that local policies facilitate or discourage, and the way government does business all impact Woodbridge's impacts and environmental footprint.

To focus how the Plan of Conservation and Development should approach sustainability issues, we turned to both statewide policies and local views to refine the issues most in need of attention in this Plan. Connecticut's sustainability and stewardship priorities are embodied several aspects of the Connecticut General Statutes' requirements of Plans of Conservation and Development, including requirements to consider growth management principles, conservation and restoration of the natural environment and farmland, protection of ecosystem services that promote health and public safety (including surface and ground drinking water supplies), energy-efficient patterns of development, and energy renewability and conservation.

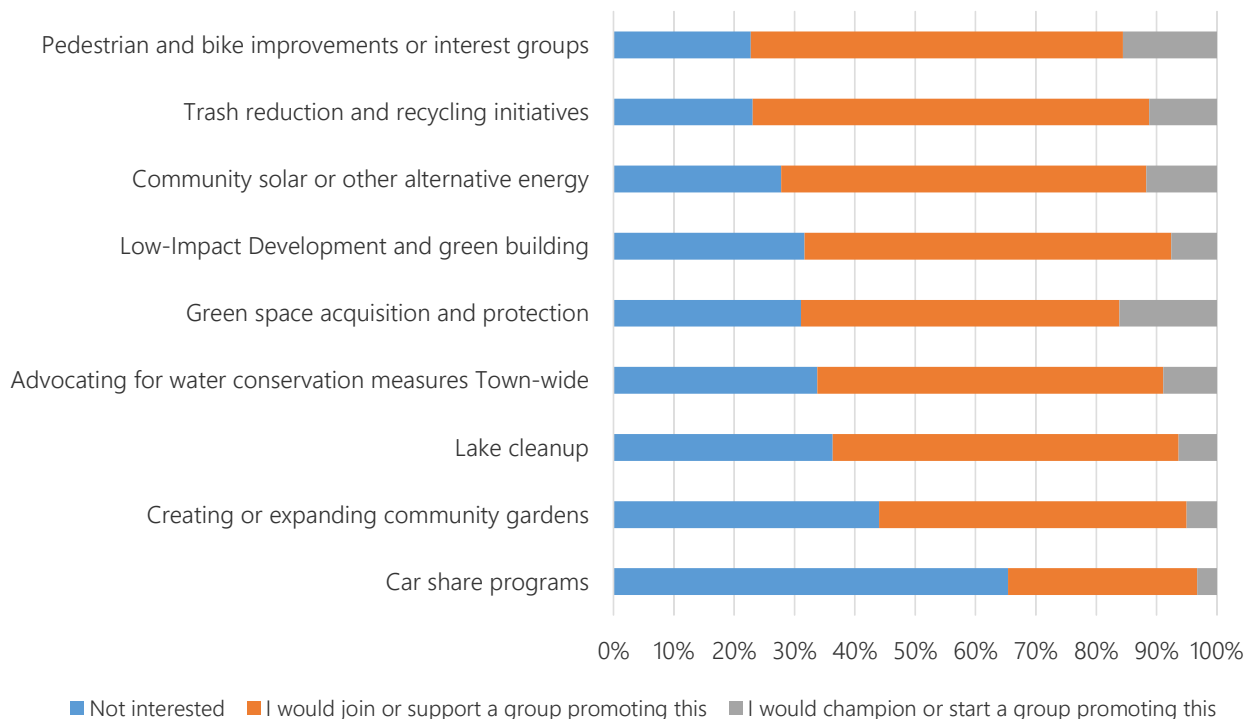
To determine how these and related concerns are viewed and prioritized by Town residents, we asked survey respondents to tell us how important different issues and values that are often discussed under the heading of 'sustainability' were to them, and how willing they would be to support or lead a group to promote action on different priorities. As seen on the following page, air and water pollution and energy issues received the greatest levels of support from respondents, but a majority of respondents said that every issue was "Very" or "Somewhat" important to them; only local food and environmental health issues were viewed as "Very important" by less than a majority.

Larger numbers of respondents said that they were not interested in particular actions to promote sustainability goals, although support of a variety of actions was still very strong. Pedestrian and bike improvements, waste management, and community solar were all supported by over 70% of respondents. Green space work attracted the largest share of respondents willing to champion a group working on acquisition and protection issues, a strong indicator of the passion many Woodbridge citizens bring to protecting open space in Town.

What sustainability values are most important to you?



What strategies or actions would you personally champion or support?



2. Water Quality and Conservation

Protecting and maintaining the quality of surface and ground water is crucial to protecting the health and safety of Woodbridge residents, as well as preserving habitats and beautiful spaces that contribute to the Town's character and recreational opportunities. In addition to preventing point-source discharges of harmful materials into lakes, rivers, and streams, avoiding excess stormwater runoff is also crucial to maintaining high water quality.

While a large majority of Woodbridge's development potential has already been realized, the potential for future development to have adverse impacts on water quality should not be ignored. Where land is cleared and developed, sites see increases in impervious surface as well as decreases in the capacity of undeveloped land to infiltrate water; the net effect of land conversion is to create more stormwater runoff, increase the intensity of stream flow during storms, and carry more sediment, nutrients, and toxic pollutants into surface water.



Photo: Woodbridge Parks Association

Low-impact development (or LID) regulations seek to minimize the effect of land development on area water supplies by reducing impervious surfaces; installing features to infiltrate, slow down, or remove pollutants from runoff; and promoting management techniques that minimize the pollutant load that stormwater can carry. Combining a chosen suite of LID techniques will ideally result in conditions that mimic the pre-existing hydrology of the development site, protecting the quality of local water bodies and ecosystems while providing a flexible set of options for developers to accomplish stormwater management goals at reduced costs. Adopting LID techniques into Woodbridge's regulations can ensure that Woodbridge's water resources are protected from unnecessary impacts from future development.



3. Renewable Energy and Energy Conservation

Energy sustainability is a high-profile issue in Woodbridge, with organized groups working on the issues since at least 2007. Woodbridge residents identified energy as a high-priority topic in the planning process, and many individuals have already taken steps to reduce their consumption of non-renewable energy sources.

Energy sustainability has two aspects: minimizing overall energy consumption through changes to behavior, and drawing energy from clean and renewable sources whenever possible. In Connecticut, shareholder-owned utilities are obligated by state law to acquire a renewable energy portfolio equivalent to 27% of its supply by 2020, including 20% zero-emission energy sources as well as 7% from sources such as combined heat and power systems, waste-to-energy incinerators, and conservation programs.

As of 2014, smart meters have been installed on a majority of Woodbridge homes, which reduces inspection costs and can provide customers with detailed information on their usage patterns. Experimental evidence from phased adoption of smart metering systems suggests that the added information customers receive can help them adjust their usage to reduce demand during peak hours and reduce average electricity use by up to 7% to 14%.

In addition to the information provided by smart meters, home energy audits can provide detailed information to homeowners about sources of wasted energy in their home, including through heat leakage and inefficient bulbs and appliances, as well as strategies and investments for reducing consumption. To date, about 10% of Woodbridge households have had energy audits performed. Similarly, small businesses can benefit from the Small Business Energy Advantage program provided by Energize Connecticut. As with residential audits, the program provides recommendations for sensible investments in higher-efficiency appliances, lighting, and other fixtures. In addition to an audit, a variety of financial incentives are available, including partial subsidies and interest-free financing for qualifying improvements. Financing can be packaged with the customer's existing electric bills for greater simplicity.



Photo: EVB Energy Ltd.

Renewable Energy and Energy Conservation

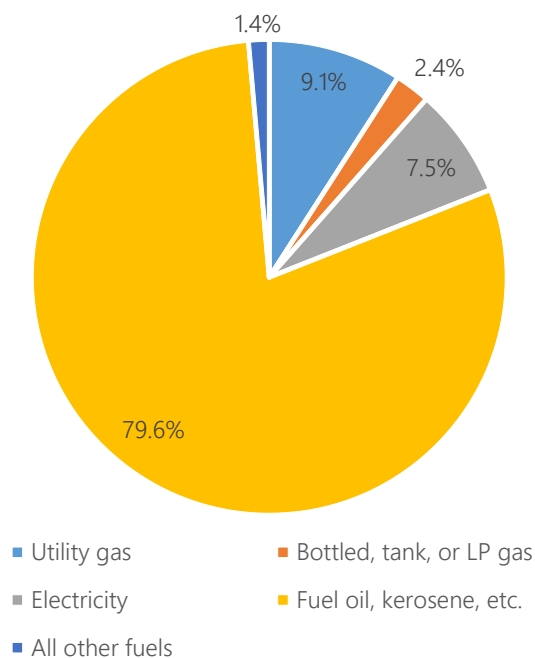
On properties with appropriate sun exposure, solar photovoltaic panels can provide a viable source of electricity. Currently available federal tax credits and state rebates and financing options substantially shorten the payback period for an investment in solar technology. Between 2010 and 2014, about 15 permits for solar arrays were issued in Woodbridge.

Providing more cost-efficient and environmental sustainable heating options is a high-priority item for Woodbridge. As in many Connecticut towns, a large majority (nearly 80%) of residents use fuel oil as their primary heating fuel, as opposed to more efficient natural gas heat or other fuel sources. Unfortunately, gas hookup access in Woodbridge is limited, and the federal Energy Information Administration calculates the cost of fuel oil heating as more than three times the cost for equivalent heat production from natural gas. Where conversions are possible, homeowners can realize thousands of dollars in energy savings each heating season.

Geothermal heating systems can generate a strong return on investment for homeowners, especially in the case of new construction or when existing heating systems require major repairs or replacement. While these conversions involve significant up-front costs, they can pay for themselves and generate a significant positive return over time by lowering utility bills, eliminating risks relating to underground oil tanks, and boosting home values. Solar heat and hot water systems can also provide a sustainable solution for homeowners at lower up-front costs than geothermal conversions.

Currently, the Town has sponsored an ad hoc Clean Energy Task Force to support residents in taking steps towards energy conservation and adopting renewable energy sources. As an active Clean Energy Community, Woodbridge's energy conservation efforts and renewable projects have earned enough points to date to qualify for a \$5,000 Bright Ideas Grant for energy saving projects, which can be claimed for qualifying projects, and a 4kW solar array installed at Massaro Farm.

Woodbridge Home Heating Fuels
(ACS 2012)



4. Disaster Preparedness and Resilience

The high frequency of severe weather events in recent years, including Hurricane Irene and Superstorm Sandy, 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.

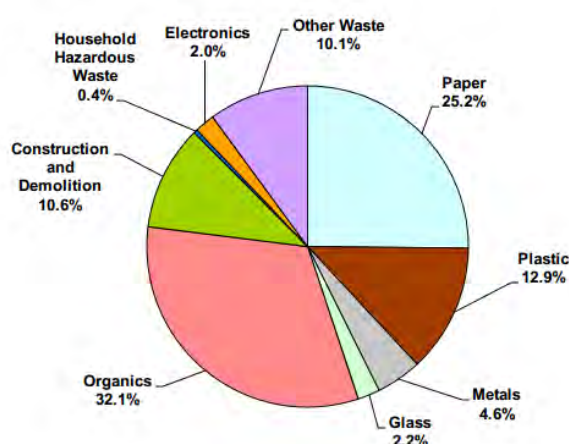
Woodbridge is equipped to coordinate a response to emergency situations such as severe storms through an Emergency Operations Plan and Emergency Operations Center, with responsibility for coordination resting with the Deputy Chief of the Woodbridge Police Department. In case of a disaster, the EOC can provide coordination between different agencies and ensure resources from fire, police, and state emergency responders are used to maximum effect.

The Center Building is designated as an emergency shelter, but currently suffers from a number of infrastructure deficiencies, including inadequate bathroom and shower facilities, insufficient storage space, a confusing layout, and non-compliance with accessibility standards set out in the Americans with Disabilities Act (ADA). The Center Building's ADA compliance is particularly concerning, given that emergency shelter is especially critical for individuals with disabilities or health problems and the frail elderly.

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.

5. Waste Reduction and Management

Household waste in Woodbridge is processed at the Town Transfer Station, which accepts mixed solid waste, single-stream household recycling, and specialized types of recyclables such as electronics, light bulbs, and metals. Accepting the latter categories of materials provides both a revenue source for the Town and diverts harmful materials from the waste stream, including rare earth metals, lead, cadmium, mercury, and waste oil.



CT DEEP Household Waste Composition (2010)

encouraging households that don't currently recycle to start, and by providing reminders of what materials can and cannot be recycled. Woodbridge already simplifies the process by accepting single-stream recycling.

According to a 2010 study by the Department of Energy and Environmental Protection, plastics, metals, glass, and paper constitute 44.9% of Connecticut's household waste stream, much of which is recyclable. By comparison, Woodbridge recycled 20.2% of the 3,538 tons of household wastes it generated in FY2012-13, meaning that less than half of potentially recyclable waste is being recycled. By comparison, about 26% of waste is recycled across Connecticut. Raising the capture rate—the percentage of all potentially recyclable materials that are recycled—can be achieved by

An additional avenue for reducing and managing waste is composting, which is appropriate for a large percentage of household organic wastes. Organics make up almost a third of the residential waste stream, such as kitchen scraps and yard waste. Backyard compost bins provide a compact, sanitary way for households to compost plant-based food scraps, trimmings, and grass (meat and other animal products should not be composted at home) with minimal maintenance. Scaling composting efforts to the municipal level allows additional materials to be composed, from disposable diapers and meat scraps to sewage sludge and food service wastes.



Photo: Harvest to Table

Waste Reduction and Management

In addition to household waste, managing the waste generated from demolishing buildings is a high priority where redevelopment takes place. The Town may benefit from developing a Deconstruction Ordinance, building on an existing demolition delay ordinance to create a broad requirement for old homes to consider a deconstruction approach as the building's condition warrants. At least one reuse center for building materials and architectural salvage, Urban Miners of Hamden, is located in the local area and provides deconstruction services and sells salvaged materials.



Photo: Urban Miners

Partnering with local businesses to reduce their waste generation can achieve good results, especially by providing guidance on successfully implementing waste-minimizing practices. Pairing compostable or recyclable containers and utensils with multi-stream recycling stations that clearly label what items should go in different bins can increase customer compliance and realize a greater reduction in landfill-bound waste. Providing signage to post outside retail establishments reminding customers to bring reusable bags can also decrease waste from paper and plastic bags. In addition to nudging customers to responsibly dispose of waste on-site, reminders like these can help normalize recycling and composting among patrons who aren't used to doing so in their homes and offices.



6. Sustainable Development Patterns

One of the most significant determinants of a community's environmental sustainability is the way in which its homes, businesses, services, and infrastructure is laid out. In Woodbridge, the Town's topography and reliance on wells and septic systems has been reflected in land use policy through low-density development requirements and a street network that makes regular transit services a challenge to provide. As Woodbridge has built out most of its existing potential, the patterns seen today have largely been locked in. Going forward, opportunities for sustainable development patterns will likely be realized through attention to pedestrian and bicycle routes to access particular destinations, and consideration of conservation subdivisions to minimize the impacts of future development on the Town's open space, visual character, and water quality.

While Woodbridge's roads present many attractive wooded routes, their narrow widths and shoulders and tight curves discourage cycling and pose risks to those who do ride. In addition to providing a sustainable and healthy mode of transportation, bicycling can relieve congestion and reduce emissions on local roads, and provide youth with a greater degree of mobility and independence within the community. In Woodbridge's context, providing new routes through the community to connect its substantial open space resources to community amenities such as the Woodbridge Library and local schools could create new options for residents to take active trips rather than driving locally. Sidewalks in this area, such as a connection between the high school and library, can also serve as first steps towards creating connections for active travel.



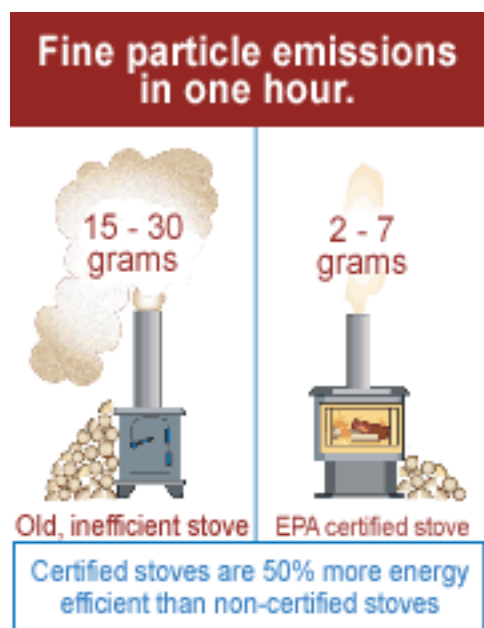
While bicycle and pedestrian infrastructure present a means of adapting to the existing built environment, a tool that can be used to alter future development in Woodbridge is the conservation subdivision, which preserves open space by clustering housing on smaller lots while maintaining a larger area of the original parcel in its natural state in perpetuity. This approach can continue to ensure that adequate land is available for well water and septic purposes while preserving the Town's character as infill occurs on undeveloped and underdeveloped residential parcels.

7. Air Quality and Environmental Health

Poor air quality can pose significant hazards to human health. While measurements of air quality are not available for Woodbridge specifically, data is available from monitoring stations in the New Haven area, including New Haven and Hamden.

Connecticut and New Haven-area monitoring stations measure concentrations of all six EPA 'Criteria Pollutants'—common pollutants that are federally regulated under the Clean Air Act. Local levels of particulate matter, carbon monoxide, nitrogen oxides, sulfur dioxide, and lead are all below allowable concentrations, in most cases by a wide margin. While direct measurements in Woodbridge are not available, the relatively low level of density and abundant green space indicate that local pollutant levels are likely at or below other measurement sites.

However, almost all monitoring stations in Connecticut have historically measured ground-level ozone levels that exceed air quality standards, although the number of days each year in which the allowable concentration of ozone is exceeded has dropped over time. Currently, the area experiences around 20 exceedance days with high levels of ozone each year. High ozone concentrations can be harmful to human health, irritating the lungs and throat and causing or exacerbating a variety of lung conditions, such as asthma, emphysema, and bronchitis. Children are particularly vulnerable to health problems related to ozone exposure, especially if they play outdoor sports or have asthma.



Another source of air pollution that causes health risks is indoor air pollution. While indoor air quality problems can result from a variety of sources, including off-gassing of building materials, allergens, and mold, household fireplaces and wood-burning stoves also produce large amounts of harmful particulate matter, which can cause serious harm to the heart and lungs. The EPA recommends using dry, seasoned wood with a low moisture content—generally having been dried for over six months for soft woods and a year for hardwoods. The EPA also recommends using wood stoves, inserts, and fireplaces that are certified as being cleaner-burning to minimize the health risks posed by combustion particulate matter.

Illustration: EPA Burnwise

8. Land Stewardship and Sustainable Agriculture

Woodbridge's wealth of green space and farmland is a valuable asset, but simply providing legal protection to open space is only the first step—further work is needed to ensure that it is responsibly managed and enjoyed by residents today and tomorrow.

Woodbridge's public and conserved forests benefit from ongoing management provided by DPW's Tree Warden and Deputy Tree Warden. Expanding the capacity of DPW to conduct an inventory of trees in selected areas (such as with the USDA's iTree system), such as around significant power lines, could improve the Town's ability to proactively manage its forested land.



Photo: Darling Farm

In addition to the Town's role in forest management, the Woodbridge Land Trust and Parks Association take responsibility for managing land they own or hold easements on. Trail walks and cleanup activities take place multiple times each year to remove trash and fallen trees and maintain trails and markings. The Parks Association has also partnered with Boy Scouts working on Eagle Scout projects to conduct larger projects, such as clearing or improving trails and building or repairing bridges, picnic tables, and boardwalks. Finally, both organizations hold photo contests to showcase artistic interpretations of Woodbridge's natural beauty.

Farmland in Woodbridge is being put to use by several community-oriented farms, most notably the Massaro Community Farm, which not only sells produce via markets and a CSA subscription program, but also hosts field trips and a summer camp, workshops on gardening and beekeeping, and an annual Dinner on the Farm event. Other farms in Woodbridge include the Darling Farm and Shepherd Farm, both on the Litchfield Turnpike. Beginning in 2014, both a Farmer's Market on the Town Green and the historic Brookside Farm Market opened for business as venues to buy fresh produce and other farm goods.

9. Municipal Operations

While Woodbridge can and should promote a variety of strategies for individuals, businesses, and other government agencies to increase the sustainability of activities in the Town, an equally critical approach to local sustainability is reducing the impacts of local government operations. Opportunities including improving how Town buildings are constructed, maintained, and occupied; when and how the vehicle fleet is used; and how open space and parkland is maintained.

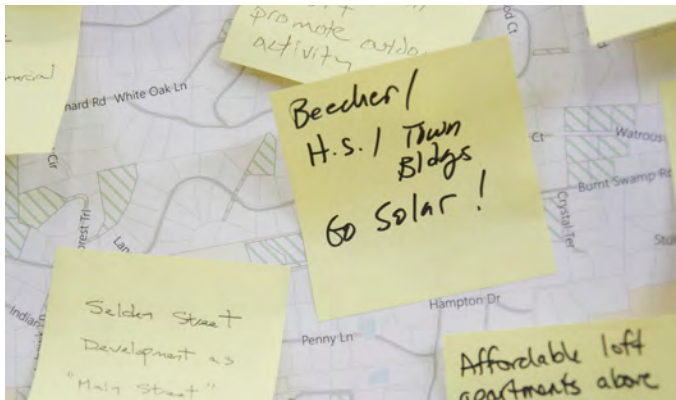
Woodbridge has made progress in supporting energy conservation in its municipal operations by committing to the Clean Energy Communities pledge to support conservation and renewable energy in municipal buildings. Through a variety of projects, the Town has been able to claim a 4 kilowatt solar energy system, and currently is entitled to an additional \$5,000 grant towards energy conservation projects to benefit the Town. This program provides positive feedback, rewarding the Town for its efforts to encourage investment in renewables and conservation measures with the resources to continue providing leadership in energy efficiency in its own operations. Steps that can improve the Town's performance include adopting LEED and Energy Star standards in future buildings (as has been accomplished with the Beecher Road School renovations), conducting energy audits of Town buildings, and examining whether energy-efficient LED lights may be appropriate for lighting in the Woodbridge Village area.

The Town's vehicle fleet also presents an opportunity for conservation. While an adequate fleet for both routine work and emergency response is essential, a use study could help identify if certain vehicles are no longer necessary, or if different departments could share vehicles. Adopting an idling policy for Town employees using municipal vehicles (especially those with large diesel engines) can also reduce emissions and fuel costs. When vehicle lights are needed for safety (such as during maintenance work or traffic stops), anti-idling devices can automatically shut off a vehicle's engine while providing backup power for lights and electronics, saving both fuel and engine wear.

Finally, successful Town sustainability initiatives should be used as the basis for encouraging broader-scale adoption of effective practices. For example, the ban on the use of pesticides on Town fields put in place in 2012 has been generally acknowledged as effective, with the Parks Department reporting good results from alternative management techniques. As with many Town sustainability programs, the lessons learned from this experience can be valuable for other landowners. Massaro Farm could be a collaborator in publicizing this approach to lawn care.

Sustainability Action Plan

Woodbridge will continue to reduce its environmental impacts by pursuing sustainable patterns of development, ensuring strong protections for its vital resources, and preserving its natural character. Sustainability will be a major factor in government operations and policy, and the Town will partner with local and regional organizations to encourage residents and businesses to make sustainable choices.



1. Ongoing Action Agenda

Manage and improve town trails

- Continue to collaborate with volunteer groups, including the Town Trailmaster and Boy Scouts working on Eagle projects, to maintain and enhance the Town's trail network
- Encourage Town Historian and Conservation Commission to create walking maps to historic structures.

Stay updated on energy incentive programs

- Monitor funding opportunities for renewables projects that help utilities meet state mandates
- Stay abreast of subsidies and audit programs for home and business energy efficiency

FROM THE COMMENTS:

"Geothermal and solar are the way to go but out of our price range."

2. Near-Term Action Agenda

Engage residents in protecting air and water

- Provide public notices on Town ball fields and recreational facilities during air quality advisories and ozone exceedance days
- Coordinate or host events such as hikes, and cleanup events at Woodbridge's water resources, and informational workshops on topics including impacts of pesticide use.
- Work together with the other four West River Watershed Compact cities and towns to restore and protect the river and watershed as a central feature of the landscape.

Pursue existing energy opportunities

- Help residents take advantage of existing energy programs and incentives
- Conduct a municipal energy audit of major Town buildings to identify cost-effective upgrades that can save taxpayer money
- Examine options for using existing Bright Idea Grant (\$5,000) and future funding sources
- Publicize existing property tax exemption for renewable energy systems in CGS §12-81(57) and opportunity for homeowners to lower tax burden by upgrading their heating systems

Model Responsible Waste Management

- Provide clearly labeled multi-stream recycling stations in municipal buildings and schools

FROM THE COMMENTS:

"The trails may need a little more maintenance, but they are an integral part of life in Woodbridge. I walk my dog and run on the trails nearly every day."

Sustainability Action Plan

3. Mid-Term Action Agenda

Address air and water quality threats in policy

- Adopt low-impact development provisions into Town zoning and subdivision regulations

Take action on energy conservation

- Partner with United Illuminating on adopting effective efficiency messaging for customers
- Hold town-wide conservation competition with rewards for businesses and residents who reduce their energy consumption by the greatest margin
- Develop energy/sustainability performance standards for future municipal buildings based on rating systems (e.g., Energy Star, LEED)
- Encourage possible expansion of natural gas service to Woodbridge residences

Expand recycling and composting options

- Encourage businesses to adopt clearly labeled and separated waste and recycling receptacles, such as Town multi-stream facilities
- Partner with local farms on advocating composting and teaching how to set up a system at home
- Develop a townwide recycling plan to bring landfill diversion up to at least the Connecticut average

Promote sustainable foods in the schools

- Partner with local farms and schools to offer instruction and assistance setting up gardens for area students on school grounds

FROM THE COMMENTS:

"In a town where most houses can't have a disposal due to septic systems, encouraging people to reduce trash volume by offering something like a 'green cone' or other solar food digesters would be a good start."



Photo: Massaro Community Farm

4. Long-Term Action Agenda

Address air quality hazards from wood burning

- Examine extent of wood burning for heat in Woodbridge homes and consider incentives or regulation to promote the use of modern, clean-burning wood stoves and fireplaces

Put deconstruction into Town regulations

- Expand on existing demolition delay ordinance to further incentivize deconstruction and salvage of older homes and buildings

Manage and protect Town forest assets

- Develop a plan for taking a tree inventory in critical areas, including adjacent to scenic and commercial roads, trails, and power lines

Consider local incentives for renewables

- Identify gaps in existing programs or barriers to business and homeowner investment in renewable energy systems and evaluate the potential and feasibility of additional local incentives, such as property tax advantages

Future Land Use: Overview

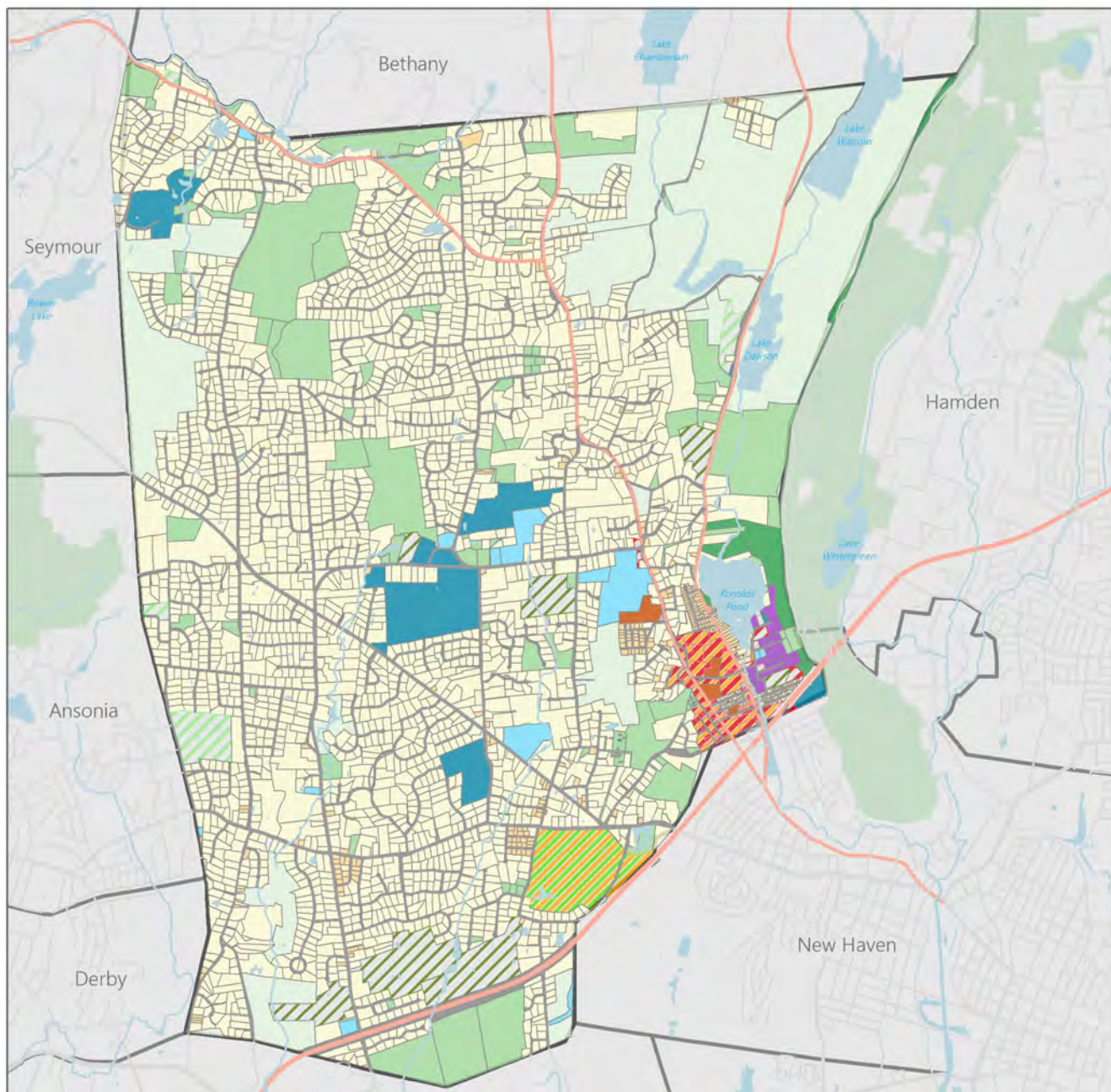
The Future Land Use Plan contains a variety of land use categories that address location, density, and current conditions. These categories and general locations are described in more detail in the following section. It should be noted that there are individual properties that have a land use different than the category displayed on the map; this is unavoidable in a built out community with many small parcels. The intent of the Future Land Use Plan is to present desirable land use patterns to guide future change. Existing land uses are not affected by the map.

Land Use Definitions

- **Low Density Single Family Residential:** properties that are designated for single family residential development on lots of 1.5 acres or more. These properties may also include some accessory agricultural or other uses where the use of the land is still defined by its primary role of providing single family housing.
- **Moderate Density Single Family Residential:** properties that are designated for single family residential development on lots of less than 1.5 acres, as well as typical accessory uses. These areas include smaller lots predating the current Residence A district, as well as lots in other Residence districts.
- **Two-Family Residential:** properties that are designated for residential uses with two-family residences, located primarily in the Village District area of Town.
- **Elderly Assisted Residential:** properties that are designated to provide age-restricted, assisted living, or nursing residential units, located primarily in and around the Village District area of Town.
- **Agriculture:** tracts of land that are designed for primarily agricultural uses, including both private and community farms.
- **Commercial - Office:** properties that are designated primarily for typical commercial office uses; non-office commercial uses may not be appropriate on these properties.
- **Commercial - Retail/Services:** properties that are designated for commercial land uses primarily consisting of retail and personal services establishments.
- **Village Mixed Use:** properties that are designated for a mix of uses, including but not limited to residential, retail, office, and institutional land uses, that collectively support a traditional village built environment and create an atmosphere conducive to economic development.

Future Land Use Plan Classifications

- **Village Residential:** properties that are designated for moderate density residential uses, including single family and two-family residences and in-law uses, which are compatible with the form and character of a traditional village built environment.
- **Institutional:** properties that are designated for non-governmental, not-for-profit uses, including cemeteries, places of worship, private schools and community centers, and other private institutional land holdings.
- **Town or State Facility:** properties that are designated as Town or State facilities include lands and buildings owned by the Town of Woodbridge or State of Connecticut agencies and departments (including local school districts) for various public facilities, with accessory uses that may include areas of open space for active or passive uses.
- **Industrial:** properties that are designated for manufacturing, fabrication, distribution, and warehousing uses, primarily located in the eastern portion of the Village area.
- **Mixed Use - Residential and Open Space:** properties that are designated as suitable for a combination of residential and open space uses, including active and passive recreational uses.
- **Open Space - Utility:** tracts of land held as open space by a public utility company for the provision of services or the protection of watersheds.
- **Open Space- General:** tracts of land designated as open space for conservation and passive recreational uses in either Town or private ownership.
- **Open Space - State Park:** tracts of land designated as open space for conservation and passive recreational and designated as a State Park by the Connecticut Department of Energy and Environmental Protection.
- **Open Space - Recreation:** tracts of land designated as open space for active recreational uses, including ball fields, playgrounds, golf courses, and camp sites.
- **Infrastructure:** properties that are designated for public infrastructure, including Town and State rights of way and other miscellaneous infrastructure.



WOODBIDGE

PLAN OF CONSERVATION
AND DEVELOPMENT

Future Land Use

Low Density Single Family Residential	Commercial - Office	Town or State Facility	Open Space - State Park
Moderate Density Single Family Residential	Commercial - Retail/Services	Industrial	Open Space - Recreation
Two-Family Residential	Village Mixed Use	Mixed Use - Residential & Open Space	Infrastructure
Assisted Elderly Residential	Village Residential	Open Space - Utility	
Agriculture	Institutional	Open Space - General	



0 0.25 0.5 1 Miles

MILONE & MACBROOM for Town of Woodbridge, CT | 2014

About this map: Boundaries, Hydrography, Open Space: DEEP (2011)
Parcels, Zones: Town of Woodbridge Assessor (2013) Streets: ESRI (2011)
This map is intended for planning purposes only. Delineations may not be exact.

Action Agenda: Overview

Each Chapter of this Plan includes an Action Agenda, reflecting specific actions and objectives for Woodbridge to pursue over the next decade. To help ensure that these actions are considered and accomplished as the Town moves forward, each action is assigned a time frame and one or more responsible entities. These entities may include Town Commissions, Boards, and task forces, the Board of Selectmen, departments or staff positions, and non-profit organizations with a significant role in the Town's public spaces.

The Action Agenda does not bind the Board of Selectmen or any other branch of Town government to take particular actions, but it does provide a framework that must be consulted in the course of many important actions undertaken by the Town—most notably including any amendments to the Town's zoning regulations.

ACTION AGENDA

IMPLEMENTING AGENCIES: ARB - Architectural Review Board, ASSESSOR - Town Assessor, BOE - Board of Education, BOS -Board of Selectmen, CC - Conservation Commission, CUPOP - Commission on the Use of Publicly-Owned Properties, EDC - Economic Development Commission, ETF - Energy Task Force, FINANCE - Finance Department; HIST - Town Historian; HS - Human Services Department; IWA - Inland Wetlands Agency, LIB - Library, PC - Police Commission, Planner - Town Planner (new), PW - Public Works Department; REC - Recreation Commission, TPZC - Town Plan & Zoning Commission; WLT - Woodbridge Land Trust, WPA - Woodbridge Parks Association, YS - Youth Services Department.	PRIORITY				
	Lead Agency	On-Going	Short Term (0-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)

Demographics & Housing

GOAL: Connect seniors to resources to age in place.

Action:

Continue to provide information, support, and services through the Senior Center that help seniors continue living in their homes or in suitable housing within Woodbridge.	HS	✕			
Continue renter and tax relief programs to reduce tax burdens on older residents.	BOS/FINANCE	✕			

GOAL: Update zoning regulations.

Action:

Adopt Village Mixed Use and Village Residential zoning regulations and revise zoning map to reflect alterations.	TPZC		✕		
Amend Village District to include mixed use in specific locations.	TPZC		✕		
Limit multi-family housing to one- and two-bedroom units in Village zones.	TPZC		✕		
Adopt revisions to residential and Village Mixed Use districts to allow in-law apartments for related persons in existing and future single family homes.	TPZC		✕		

GOAL: Revise Village District designation.

Action:

Redraw Village District borders to match the Village Mixed Use and Village Residential areas following recommendations from 2005 POCD.	TPZC		✕		
Provide design guidelines and a pattern book based on local historic architecture, including elements of form-based code approaches, to promote a consistent, high-quality built form.	TPZC/ARB		✕		

WOODBRIDGE

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	Lead Agency	On-Going	Short Term (0-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
GOAL: Pursue development proposals for age-restricted lifestyle housing on the Country Club of Woodbridge property, which may include higher-density housing.					
Action:					
Review proposals for development on a portion of Country Club land that take advantage of the site's unique access to water, sewer, and transportation infrastructure to create transitional housing options for older residents and provide the opportunity for Woodbridge residents to age within the community.	BOS		✕		
GOAL: Increase the supply and values of housing in the Village District.					
Action:					
Engage development community in identifying and removing barriers to new, appropriately scaled multifamily housing in Village on or near Routes 63 and 69.	TPZC			✕	
GOAL: Encourage home renovations and code compliance to enhance home values.					
Action:					
Promote third-party subsidized home energy audits and improvements.	ETF			✕	

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	Lead Agency	On-Going	Short Term (0-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
<i>GOAL: Expand Woodbridge's menu of housing options.</i>					
Action:					
Encourage an increase in the supply of starter homes and housing appropriate for young professionals.	TPZC			✖	
Provide smaller, lower maintenance housing options with and without restrictions, such as in-law units for related persons in single family dwellings.	TPZC			✖	
<i>GOAL: Develop supply of 55-plus housing options.</i>					
Action:					
Expand the Town's small inventory of age-restricted housing to provide older residents with more local housing options, for which there is a distinct need.	TPZC			✖	
Explore age-restriction options in Village area.	TPZC			✖	
Economic Development					
<i>GOAL: Build on the success of a high value-added commercial base.</i>					
Action:					
Continue to promote new businesses that provide synergies with existing businesses without exacerbating traffic problems.	EDC/TPZC	✖			
Be alert to state tax benefits of operations with high-value instruments.	EDC/FINANCE	✖			
<i>GOAL: Maintain regular contact with the business community.</i>					
Action:					
Reach out to business owners and employees to maintain a business-friendly climate and solve common problems proactively.	EDC	✖			
Lead continuing business recruitment and development towards achieving a mix of economic assets in Town.	EDC		✖		
Establish contacts with home-based businesses to include them in development initiatives and opportunities.	EDC		✖		

WOODBRIDGE

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	Lead Agency	On-Going	Short Term (0-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
<i>GOAL: Advocate for solutions to transportation needs.</i>					
Action:					
Partner with affected businesses to support accelerated timeline for planned improvements to Routes 15 and Litchfield Turnpike.	BOS/EDC		✘		
Expand sidewalks and install additional wayfinding elements to the Village to benefit businesses and their customers.	BOS/Planner		✘		
<i>GOAL: Foster a 21st century economy linked to the creative economic sector.</i>					
Action:					
The Town should promote opportunities for the creative economy sector to establish itself, grow and expand through the fostering of networking, support for regional arts and cultural institutions and events, and appropriate tax incentives.	EDC		✘		
<i>GOAL: Understand the Town's role within the larger regional economy.</i>					
Action:					
Focus on the unique strengths that Woodbridge has (community character, open space transportation connectivity, adjacency to New Haven) and look for opportunities to collaborate with other surrounding municipalities and neighborhoods (e.g. Westville) to strengthen economic networks and initiatives.	BOS/EDC		✘		
<i>GOAL: Bring local foods to accessible locations.</i>					
Action:					
Seek out a location in the Village District suitable for an accessible farmer's market.	BOS/Planner		✘		

WOODBRIDGE

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	Lead Agency	On-Going	Short Term (0-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
GOAL: <i>Explore potential benefits of a Business Improvement District (BID).</i>					
Action:					
Discuss potential for Village businesses to vote to create a BID to coordinate and financemarketing, parking, pedestrian improvements, and online presence and branding.	BOS/EDC/ Planner			✖	
GOAL: <i>Encourage home enterprises to move to the Village.</i>					
Action:					
The EDC can assist in connecting entrepreneurs and home office-based businesses to mentors and resources to grow in size, profile, and local impact.	EDC			✖	
GOAL: <i>Actively seek Village area funding opportunities.</i>					
Action:					
Identify and pursue grants and other funding sources to improve infrastructure and economic capacity in the Woodbridge Village.	BOS/Planner			✖	
GOAL: <i>Effectively market Woodbridge to visitors.</i>					
Action:					
Promote local businesses, natural assets and features, and seasonal events to the region.	EDC			✖	
GOAL: <i>Find space, funding, and partners to launch a business incubator and/or coworking space.</i>					
Action:					
Examine and support (e.g. through State tax incentives) opportunities to start an incubator space to support new local businesses with space, resources, and shared expertise, potentially in partnership with Yale or other universities.	BOS/EDC/TPZC				✖
Encourage shared working spaces.	TPZC				✖

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	Lead Agency	On-Going	Short Term (0-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
<i>GOAL: Create live-work space.</i>					
Action:					
Support creative industries by developing live-work units in Village District Mixed Use Area.	EDC/TPZC				✗
Woodbridge Village					
<i>GOAL: Improve intersections.</i>					
Action:					
Upgrade intersection signal controls, lane configurations, and pedestrian crossings.	BOS, Planner	✗			
<i>GOAL: Develop bicycle lanes on key routes.</i>					
Action:					
In addition to petitioning CT DOT for bicycle improvements on Amity Road and the Litchfield Turnpike, provide a designated connection via Landin Street.	BOS, Planner	✗			
<i>GOAL: Create functional pedestrian corridors across the Village.</i>					
Action:					
Invest in improvements such as street furniture, trees, bike racks, and sidewalks, and promote street-oriented commercial uses within the Village District mixed use area.	BOS/PW	✗			
<i>GOAL: Pursue high-priority sidewalk connections throughout the Village.</i>					
Action:					
Complete key portions of the Village sidewalk system on Amity Road, Litchfield Turnpike, and Lucy Street and Bradley Road.	BOS/PW	✗			
Pursue opportunities in other locations to expand the sidewalk system and enhance continuity throughout the Village.	BOS/PW	✗			

WOODBRIDGE

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	Lead Agency	On-Going	Short Term (0-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
GOAL: <i>Reconfigure on- and off-street parking.</i>					
Action:					
As future redevelopment takes place, ensure that land use regulations require off-street surface parking to the rear of buildings.	TPZC	✗	✗		
Assess right-of-way suitability for on-street parking and allow limited on-street parking where road widths permit in the Village area.	BOS/PC	✗			
GOAL: <i>Create linkage to Naugatuck Trail.</i>					
Action:					
Build stairs, switchback trails, or other means of ascending from Amity Road near Bradley Road to the existing Naugatuck Trail west of the Village area.	BOS/PW/REC	✗			
GOAL: <i>Seek out appropriately-scaled businesses, housing, and community amenities on large opportunity parcels in the Village if and when they become available for redevelopment.</i>					
Action:					
<u>Potential sites include:</u> Crest Auto site and adjacent commercial sites Former Subaru dealership site Selden Plaza site Vacant parcels adjacent to Bradley Road Parking lot adjacent to Our Lady of the Assumption church Commercial parcel adjoining Merritt Parkway on eastern side of Litchfield	EDC/Planner	✗			
GOAL: <i>Consult with the development community.</i>					
Action:					

WOODBIDGE

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	Lead Agency	On-Going	Short Term (0-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Engage in consultations with residential and commercial property developers to identify steps to attract high-quality residential and mixed-use projects.	EDC	✖			
<i>GOAL: Simplify existing zoning.</i>					
Action:					
Revise land use regulations to consolidate Village area zoning from current mix to Village Mixed Use and Village Residential zoning designations.	TPZC		✖		
<i>GOAL: Clarify and strengthen Village District standards.</i>					
Action:					
Extend the boundaries of the present Village District under CGS §8-2(j) to be coterminous with VMU and VR zones as recommended in the 2005 POCD.	TPZC		✖		
Include standards and requirements for sidewalk installation, on- and off-street parking, min/max setbacks, and building facades to promote attractive streetscapes.	TPZC		✖		
<i>GOAL: Develop uniform architectural review process.</i>					
Action:					
Develop standard process and criteria to guide Architectural Review Board recommendations, including a non-prescriptive pattern book informed by historic architectural precedents from Woodbridge	TPZC/ARB		✖		
Transportation					
<i>GOAL: Engage with CTDOT to prioritize planned improvements to State Routes 15 and 69.</i>					
Action:					
Maintain communication and emphasize the importance of improvements such as Exit 59 reconfiguration and Route 69 widening to the future of the Woodbridge Village	BOS	✖			
<i>GOAL: Adopt list of priority sidewalk locations and feasible local bike routes.</i>					

WOODBRIDGE

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	Lead Agency	On-Going	Short Term (0-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Action:					
Prioritize areas (e.g., Village area, Town Center, near schools) for sidewalk and bicycle improvements to guide investments and strengthen funding applications.	BOS/PW		✖		
Determine routes that can enhance bicycle mobility through Woodbridge off of State Routes.	BOS/REC/TPZC		✖		
<i>GOAL: Pilot a Walking School Bus with schools & PTA.</i>					
Action:					
Work with PTA to assess interest in conducting a pilot Walking School Bus route to provide a safe, active way for children to walk to school.	BOS/BOE		✖		
<i>GOAL: Examine eligibility for Safe Routes to School and related funding sources.</i>					
Action:					
Examine SRTS funding for sidewalks consistent with the character of the town that provide access to local schools, such as connecting Amity High to the Town Library.	BOS/BOE/FINANCE		✖		
Investigate other funding sources, such as the Transportation Alternatives Program.	BOS/BOE/FINANCE		✖		
<i>GOAL: Promote ride-sharing through online coordination.</i>					
Action:					
Publicize and encourage residents to coordinate ride-sharing to large employers, especially with web services to simplify coordination between commuters.	BOS		✖		
<i>GOAL: Partner with local businesses to develop a bike sharing program.</i>					
Action:					
Include bike-oriented businesses in assessing options for providing community bicycles.	EDC/REC			✖	
Consider locations including the Woodbridge Village center and the Town Library.	BOS/REC			✖	
<i>GOAL: Expand Scenic Roads designations.</i>					
Action:					

WOODBIDGE

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	Lead Agency	On-Going	Short Term (0-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Consider using Scenic Roads designations to protect winding roads and local rural character and aesthetics.	BOS			✖	
Prioritize protection of large trees, stone walls, and scenic viewsheds.	BOS/TPZC			✖	
<i>GOAL: Work with CTDOT on state route bicycle lanes.</i>					
Action:					
Identify priority routes with adequate width to support marked and/or separated bicycle lanes, including State Routes 63, 67, 69, 114, 243, and 313.	BOS/REC/TPZC				✖
Collaborate with State DOT to include bicycle facilities as part of scheduled maintenance.	BOS				✖
Natural Resources					
<i>GOAL: Continue to protect vulnerable species.</i>					
Action:					
Ensure future development will not endanger species identified by the CT Natural Diversity Database.	TPZC	✖			
<i>GOAL: Engage with partners to protect surface water resources.</i>					
Action:					
Coordinate with Regional Water Authority, CT DEEP, and the CT Water Planning Council on local surface water quality issues.	IWA	✖			
<i>GOAL: Preserve local scenic character.</i>					
Action:					
Consider regulatory protections 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 in land use regulations, especially in considering large developments.	TPZC	✖			

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	Lead Agency	On-Going	Short Term (0-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
<i>GOAL: Improve protections for wetlands.</i>					
Action:					
Continue strong enforcement of regulations and review possible modifications of penalties and sanctions.	IWA		✖		
<i>GOAL: Protect water quality.</i>					
Action:					
Adopt low-impact development regulations and best management practices into development regulations.	TPZC/IWA		✖		
<i>GOAL: Avoid patterns of development that harm scenic and environmental values.</i>					
Action:					
Expand the use of scenic roads designations.	BOS		✖		
<i>GOAL: Preserve farmland, fertile soils, and local agribusiness.</i>					
Action:					
Develop policies and incentives to encourage preservation of operating and historic farms and avoid development on prime farmland soils.	BOS/FINANCE		✖		
Operate local farmer's market in accessible Village area location to increase access.	BOS		✖		

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	Lead Agency	On-Going	Short Term (0-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Parks, Recreation, and Open Space					
<i>GOAL: Reach out to conservation-minded landowners.</i>					
Action:					
Continue to periodically communicate with owners of undeveloped land with an interest in conservation matters to stay appraised of opportunities for valuable	CC/WLT	✖			
<i>GOAL: Support Land Trust and Parks Association.</i>					
Action:					
Lend Town support where possible to private efforts by WLT and WPA to maintain Town trails.	BOS/CUPOP/ REC	✖			
<i>GOAL: Maintain and add to Woodbridges's conservation inventory</i>					
Continue to maintain the local inventory of protected open spaces and add parcels where appropriate.	CC	✖			
<i>GOAL: Develop classification system for open space.</i>					
Action:					
Refine legal definitions of open space, historic sites, natural and scenic resources, and recreational opportunities in consultation with Town Commissions and other	CC/CUPOP/ REC		✖		
Define a formal process for designation of future Town municipally managed property.	CC/CUPOP/ BOS		✖		
Develop use designations for open space reflecting different purposes, conditions, and uses of Town, RWA, and private land.	CC/CUPOP/ BOS		✖		
Apply classification system to existing open space parcels.	CC/CUPOP/ BOS		✖		
<i>GOAL: Develop open space maintenance plan.</i>					
Action:					
Develop guidelines for management and maintenance of open space by use designation.	BOS/CC/REC		✖		

WOODBRIDGE

ACTION AGENDA

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	Lead Agency	On-Going	Short Term (0-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
<i>GOAL: Promote the Town's recreational facilities.</i>					
Action:					
Make maps, photos, and descriptions of Town-wide open space and recreational amenities prominently available.	REC		✗		
<i>GOAL: Examine Country Club of Woodbridge lands.</i>					
Action:					
Examine options for establishing dedicated and protected open space on CCW property.	BOS		✗		
<i>GOAL: Develop a Woodbridge Open Space Plan.</i>					
Action:					
Develop an Open Space Plan focused on expanding and preserving greenways and targeting parcels with valuable characteristics.	CC/CUPOP			✗	
Focus on preservation of key parcels and closing gaps in existing protections.	CC/CUPOP			✗	
Where possible, provide for desirable recreational amenities such as a dog park.	CC/CUPOP			✗	
<i>GOAL: Develop a formal policy and procedure for acquisitions of open space and publicly-owned property</i>					
Action:					
Adopt policy formalizing the acquisitions process to ensure purchases and sales of property or easements are consistent with the Open Space Plan.	BOS			✗	
Historic & Community Resources					
<i>GOAL: Collaborate with residents and neighboring towns on innovative senior services.</i>					
Action:					
Look within and outside the community for ways of providing useful, worthwhile services to older Baby Boomers who may not be drawn by traditional Senior	HS	✗			
Coordinate with schools on resources (e.g., tablets or laptops for computing	HS/BOE	✗			

WOODBIDGE

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	Lead Agency	On-Going	Short Term (0-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
GOAL: Coordinate youth services with broader community.					
Action:					
Continue to meet and coordinate with youth services providers in Bethany and Orange through the BOW Collaborative.	YS	✗			
Collaborate on incorporating evidence-based practice into prevention programs.	YS	✗			
Collaborate with economic development commission to improve communication between youth job bank and local businesses.	YS/EDC	✗			
GOAL: Enhance the Library's role as a community hub.					
Prioritize the library as an important resource and social center in Woodbridge.	LIB		✗		
Provide outdoor seating and café amenities at or around the Library during warmer seasons.	LIB		✗		
Invest in building maintenance and improvements as needed to protect collections.	BOS/LIB/FINANCE		✗		
Determine if current hours provide broadest and most useful access to library	LIB		✗		
GOAL: Inventory conditions in the Center Building.					
Action:					
Assess conditions in Center Building, especially for Senior Center and Police Department facilities, and prioritize needed improvements.	BOS/FINANCE		✗		
GOAL: Move forward on reuse of the Old Firehouse facility.					
Action:					
Move to identify and overcome barriers to beneficial reuse of the Old Firehouse in context of other planned or desired building upgrades.	BOS		✗		
GOAL: Hire part-time Planning Director.					
Action:					
Create a position for a part-time Town Planner to help coordinate the completion of Plan of Conservation and Development Action Agenda items and direct the land use development process in the Town.	BOS/TPZC		✗		

WOODBRIDGE

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	Lead Agency	On-Going	Short Term (0-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
<i>GOAL: Maintain and enhance historic and rural character</i>					
Action:					
Encourage the preservation of stone walls and scenic characteristics of rural roads (including winding and forested character, wetland areas, and trees of larger	BOS/TPZC		✖		
Use the ongoing update of 'Historic Woodbridge' resource survey to examine gaps in historic preservation efforts and identify buildings or areas where preservation designations may be appropriate.	BOS/HIST		✖		
<i>GOAL: Monitor demographic and enrollment trends.</i>					
Action: Monitor demographic and enrollment trends.					
Continue to monitor school enrollments and local housing sales for indications of whether student in-migration may cause higher future enrollments than projections indicate.	BOE		✖		
<i>GOAL: Assess emergency shelter options.</i>					
Action:					
Examine adequacy of Center Building, schools, and other Town facilities as emergency shelters, and identify needed improvements.	BOS/CUPOP/ CIVIL		✖		
<i>GOAL: Consider Country Club of Woodbridge facilities.</i>					
Action:					
Assess how recreational facilities, including the existing pool and clubhouse, on the CCW site can best be used or repurposed.	BOS/REC/ CUPOP		✖		
<i>GOAL: Provide outdoor picnic grounds on Town Green.</i>					
Action:					

WOODBIDGE

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	Lead Agency	On-Going	Short Term (0-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
Examine current uses of Town Green grounds and find appropriate site for uses such as picnics and community events.	BOS/CUPOP			✖	
<i>GOAL: Prioritize facilities upgrades that enhance accessibility.</i>					
Action:					
Prioritize accessibility upgrades to important public facilities, including recreational areas.	PW/CUPOP/ BOS			✖	
Sustainability					
<i>GOAL: Manage and improve Town trails.</i>					
Action:					
Encourage Town Historian and Conservation Commission to create walking maps to historic structures.	HIST/CC	✖			
Continue to collaborate with volunteer groups, including the Town Trailmaster and Boy Scouts working on Eagle projects, to maintain and enhance the Town's trail network.	CUPOP/REC	✖			
<i>GOAL: Stay updated on energy incentive programs.</i>					
Action:					
Monitor funding opportunities for renewables projects that help utilities meet state mandates.	BOS/FINANCE	✖			
Stay abreast of subsidies and audit programs for home and business energy efficiency.	BOS/FINANCE	✖			
<i>GOAL: Engage residents in protecting air and water.</i>					
Action:					
Provide public notices on Town ball fields and recreational facilities during air quality advisories and ozone exceedance days.	REC/CUPOP		✖		
Coordinate or host events such as educational workshops, hikes, and cleanup events at Woodbridge's water resources.	BOS/CUPOP		✖		
Encourage the use of techniques such as green roofs and rain gardens to minimize stormwater impacts.	TPZC		✖		
Examine feasibility and consequences of proposed West River Greenway	BOS		✖		

WOODBRIDGE

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	Lead Agency	On-Going	Short Term (0-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
GOAL: Pursue existing energy opportunities.					
Action:					
Help residents take advantage of existing energy programs and incentives.	BOS		✖		
Conduct a municipal energy audit of major Town buildings to identify cost-effective upgrades that can save taxpayer money.	BOS		✖		
Examine options for using existing Bright Idea Grant (\$5,000) and future funding sources.	BOS/FINANCE		✖		
Publicize existing property tax exemption for renewable energy systems in CGS §12-81(57) and opportunity for homeowners to lower tax burden by upgrading	FINANCE/ASSESSOR		✖		
GOAL: Model responsible waste management.					
Action:					
Provide clearly labeled multi-stream recycling stations in municipal buildings and schools.	PW/BOE		✖		
GOAL: Address air and water quality threats in policy.					
Action:					
Adopt low-impact development provisions into Town zoning and subdivision regulations.	TPZC			✖	
GOAL: Take action on energy conservation.					
Action:					
Partner with United Illuminating on adopting effective efficiency messaging for customers.	ETF			✖	
Hold town-wide conservation competition with rewards for businesses and residents who reduce their energy consumption by the greatest margin.	BOS/ETF			✖	
Develop energy/sustainability performance standards for future municipal buildings based on rating systems (e.g., Energy Star, LEED).	BOS/CUPOP/ETF			✖	
Encourage possible expansion of natural gas service to Woodbridge residences.	BOS	✖			

WOODBRIDGE

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	Lead Agency	On-Going	Short Term (0-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
<i>GOAL: Expand recycling and composting options.</i>					
Action:					
Encourage businesses to adopt clearly labeled and separated waste and recycling receptacles, such as Town multi-stream facilities.	BOS/PW			✖	
Partner with local farms on advocating composting and teaching how to set up a system at home.	BOS			✖	
Develop a townwide recycling plan to bring landfill diversion up to at least the Connecticut average.	BOS/PW			✖	
<i>GOAL: Promote sustainable foods in the schools.</i>					
Action:					
Partner with local farms and schools to offer instruction and assistance setting up gardens for area students on school grounds.	BOE/BOS			✖	
<i>GOAL: Address air quality hazards from wood burning.</i>					
Action:					
Examine extent of wood burning for heat in Woodbridge homes and consider incentives or regulation to promote the use of modern, clean-burning wood	BOS				✖
<i>GOAL: Put deconstruction standards into Town regulations.</i>					
Action:					
Expand on existing demolition delay ordinance to further incentivize deconstruction and salvage of older homes and buildings.	BOS				✖
<i>GOAL: Manage and protect Town forest assets.</i>					
Action:					
Develop a plan for taking a tree inventory in critical areas, including adjacent to scenic and commercial roads, trails, and power lines.	CC/BOS				✖

WOODBRIDGE

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	Lead Agency	On-Going	Short Term (0-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)
<i>GOAL: Consider local incentives for renewables.</i>					
Action:					
Identify gaps in existing programs or barriers to business and homeowner investment in renewable energy systems and evaluate the potential and feasibility	BOS/FINANCE				✕

State Plan Consistency

The Connecticut State Conservation & Development Policies Plan (2013–2018) provides a set of policy goals that guide the actions of state agencies, including state grant-making. Municipalities are not required to develop plans that are consistent with the State C&D Plan, but are required to make note of any inconsistencies between these Plans.

The six Growth Management Principles of the State C&D Plan are:

1. Redevelop and revitalize regional centers and areas with existing or currently planned physical developments

- Woodbridge's POCD achieves consistency with GMP #1 by focusing on the future development of its Village area and promoting infill development, redevelopment, a mix of uses, and the provision of infrastructure to provide greater safety and transportation choice. It also provides for energy infrastructure, access to green spaces, historic preservation, and local agriculture, consistent with C&D Plan goals.
- Woodbridge's POCD does not propose actions inconsistent with GMP #1.

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

- Woodbridge's POCD is consistent with the State C&D Plan in taking steps to promote the integration of housing into mixed-use housing, tailoring of Village housing to the needs of young families and older adults, increasing the density of housing development in the Village area, and promoting greater access to walking trails, sidewalks, and recreation.
- Woodbridge's POCD does not propose actions inconsistent with GMP #2.

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

- Woodbridge's POCD supports the State C&D Plan in proposing compact, mixed-use development patterns that concentrate new housing and jobs into areas with a range of transportation options, as well as encouraging the expansion of pedestrian and bicycle routes throughout the Town.
- Woodbridge's POCD does not propose actions inconsistent with GMP #3.

State Plan Consistency

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

- Woodbridge's POCD is consistent with the State C&D Plan by providing steps to strengthen and enhance the Town's open space protection and management, ensuring continued support for the State Green Plan, promoting agricultural businesses, and protecting natural resources through measures like low-impact development.
- Woodbridge's POCD does not propose actions inconsistent with GMP #4.

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

- Woodbridge's POCD responds to the State C&D Plan's emphasis on natural resource protection by addressing and promoting water quality protection, solid waste recycling, low- and zero-emissions energy and transportation solutions, and maintaining lands in working agricultural uses.
- Woodbridge's POCD does not propose actions inconsistent with GMP #5.

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

- Woodbridge's POCD furthers the goals of the State C&D Plan by taking utility service areas and water authority lands into account, proposes continued coordination with CTDOT and regional economic development organizations, and promote continued coordination with neighboring Towns (such as Orange and Bethany) to efficiently provide needed human services.
- Woodbridge's POCD does not propose actions inconsistent with GMP #6.

The State C&D Plan also includes a Locational Guide Map (LGM) that delineates the land within the State into a number of categories. In previous iterations of the State C&D Plan, the role of the locational guide map was somewhat misunderstood and misinterpreted. As noted on page 30 of the current 2013-2018 State C&D Plan, "The existence of both text and LGM policies increasingly caused confusion over recent years, leading some agencies to believe that the LGM alone could be relied upon for determining a proposed action's consistency with the State C&D Plan. This was never intended to be the case, nor is it the case with this new LGM."

State Plan Consistency

The role of the current LGM is simply to assist state agencies in complying with a variety of administrative requirements under state statute for state-funded “growth-related projects.” Since the State C&D Plan consists of both the text of the plan and the LGM, and only state agencies need to be consistent in their actions with the State plan, the State C&D Plan and the LGM are considered advisory for cities and towns in updating their POCDs.

The LGM designates various different parts of the Town of Woodbridge as Priority Funding Areas, Balanced Priority Funding Areas, Conservation Areas, and Protected Lands. The locations of these various designations are not in conflict with the land use designations established for the various parts of the Town as part of the Future Land Use Plan. The LGM for the Town of Woodbridge has been included on the following page for reference.

Regional Plan Consistency

The South Central Regional Council of Governments (SCRCOG) also produces a regional Plan of Conservation and Development. Woodbridge’s POCD does not propose actions inconsistent with the goals specified in the regional plan, and substantively aligns with the priorities expressed with regards to housing, transportation, economic development, open space, agriculture, and energy conservation.

Appendix A: 2014 CUPOP Listing of Publicly Owned Property

2014 CUPOP Listing of Publicly Owned Property

Category 1 includes all Town-Owned property "dedicated to open space or other use under the terms of grants-in-aid conditions" as follows:

Town Of Woodbridge	85 Acorn Hill Rd	60.53	6/28/68	Transfer Station	
Town Of Woodbridge	46 Burnt Swamp Rd	3.87	8/15/97	Judelson Property	* Conservation Restriction/WLT
Town Of Woodbridge	52 Center Rd	40.32	12/31/97	Alegi Property - One	* Conservation Restriction/WLT
Town Of Woodbridge	29 Elderslie Ln	0.13	12/28/01	Elderslie Rd Subdivison	* Conservation Restriction/WLT
Town Of Woodbridge	45 Elderslie Ln	6.39	12/28/01	Elderslie Rd Subdivison	* Conservation Restriction/WLT
Town Of Woodbridge	41 Ford Rd	57.85	12/22/94	Massaro Farm	* Conservation Restriction/WLT
Town Of Woodbridge	1907 Litchfield Tpk	118.00	8/17/67	Darling House	
Town Of Woodbridge	1910 Litchfield Tpk	27.40	11/17/43	Camp Whiting	
Town Of Woodbridge	1952 Litchfield Tpk	2.10	5/8/97	McKiernan Property	* Conservation Restriction/WLT
Town Of Woodbridge	1966 Litchfield Tpk	35.86	11/30/06	Shepards Farm	
Town Of Woodbridge	20 Marion Ln	10.95	10/16/01	Racebrook Estates Subdivision	
Town Of Woodbridge	236 Newton Rd	41.00	8/12/99	Russell Property	* Conservation Restriction/WLT
Town Of Woodbridge	150 North Racebrook	65.59	7/21/99	Wallace Property	* Conservation Restriction/WLT
Town Of Woodbridge	29 Park Ln	33.49	12/31/98	Old Priest Property	* Conservation Restriction/WLT
Town Of Woodbridge	110 Pease Rd	9.66	10/16/01	Racebrook Estates Subdivision	
Town Of Woodbridge	160 Pease Rd	3.04	6/24/05	Alegi Property - Two	
Town Of Woodbridge	211 Peck Hill Rd	198.24	4/4/00	Elderslie Preserve	* Conservation Restriction/WLT
Town Of Woodbridge	220 Peck Hill Rd	8.75	12/28/01	Wallace Estates	* Conservation Restriction/WLT
Town Of Woodbridge	971 Racebrook Rd	61.80	6/22/05	Phase 1 Racebrook Tract	
Town Of Woodbridge	975 Racebrook Rd	66.48	12/22/06	Phase 2 Racebrook Tract	
Town Of Woodbridge	977 Racebrook Rd	52.59	1/7/10	Phase 3 Racebrook Tract	
Town Of Woodbridge	23 Sanford Rd	3.05	6/30/98	Billings Property	* Conservation Restriction/WLT
Town Of Woodbridge	35 Sanford Rd	44.15	5/5/97	Sanders Property	* Conservation Restriction/WLT
Town Of Woodbridge	282 Seymour Rd	20.33	8/28/03	Zwick Property	* Conservation Restriction/WLT
Town Of Woodbridge	2 Woodside Dr	1.87	10/16/01	Racebrook Estates Subdivision	
Total Category 1:		973.44			

Category 2 includes all Town-Owned property "the uses of which are now under the direction of existing commissions or other agencies of the Town" as follows:

Town Of Woodbridge	40 Beecher Rd	43.44	5/3/68	Beecher Road School	
Town Of Woodbridge	149 Center Rd	9.70	4/28/67	Center Road Ball Fields	
Town Of Woodbridge	805 Fountain St	0.05	8/28/09	Vacant Land/Country Club Property?	
Town Of Woodbridge	4 Newton Rd	0.00	11/1/38	Old Fire Station	
Town Of Woodbridge	10 Newton Rd	0.00	5/13/41	Library	
Amity Regional High	25 Newton Rd	25.00	6/28/66	Amity Regional High School	
Town Of Woodbridge	25 So. Bradley Rd	7.00	4/8/74	West River Ball Fields	
Town Of Woodbridge	81 Sperry Rd	1.50	7/5/55	Sperry Park	
Town Of Woodbridge	17 Woodfield Rd	12.06	8/28/09	Country Club Of Woodbridge	
Town Of Woodbridge	25 Woodfield Rd	0.62	1/1/00	Country Club Of Woodbridge	
Town Of Woodbridge	50 Woodfield Rd	141.91	8/28/09	Country Club Of Woodbridge	
Total Category 2:		241.28			

Category 3 includes all Town-Owned property "the uses of which are not under the direction of existing commissions or other agencies of the Town" as follows:

Town Of Woodbridge	5 Alling Ave	0.22	2/9/93	Vacant Land	
Town Of Woodbridge	157 Ansonia Rd	3.30	4/10/00	Smith Subdivision	
Town Of Woodbridge	3 Bond Rd	2.00		Vacant Land	
Towns Of Woodbridge	135 Bradley Rd	1.08	12/7/99	District Animal Control	
Town Of Woodbridge	1 Brookwood Dr	1.41	12/14/90	Vacant Land	
Town Of Woodbridge	5 Brookwood Dr	1.41	12/14/90	Vacant Land	
Town Of Woodbridge	9 Brookwood Dr	1.83	12/14/90	Vacant Land	
Town Of Woodbridge	52 Brookwood Dr	1.41	10/28/10	Vacant Land	
Town Of Woodbridge	60 Brookwood Dr	0.13	2/9/93	Vacant Land	
Town Of Woodbridge	95 Center Rd	1.15	10/2/86	Tarbell Property - One	
Town Of Woodbridge	100 Center Rd	133.05	3/12/73	Fitzgerald Trails/Fire Station	
Town Of Woodbridge	151 Center Rd	8.01		Center Field/Choo Choo Park	
Town Of Woodbridge	153 Center Rd	1.56	4/28/67	Rice Property	

Town Of Woodbridge	7 Clark Rd	0.01	2/6/02	Vacant Land
Town Of Woodbridge	52 Cow Path Ln	13.64	12/4/01	Civitello Property
Town Of Woodbridge	50 Crestview Dr	1.50	7/11/85	Vacant Land
Town Of Woodbridge	32 Dogwood Cir	0.40	3/14/73	Vacant Land
Town Of Woodbridge	25 Enoch Dr	0.57	1/9/80	Vacant Land
Town Of Woodbridge	31 Enoch Dr	6.22	5/28/99	Marlowe Property
Town Of Woodbridge	115 Ford Rd	5.54	4/7/00	Aldo Subdivision
Town Of Woodbridge	1 Forest Rd	4.91	10/19/93	Vacant Land
Town Of Woodbridge	2 Forest Rd	0.14	9/26/84	Vacant Land
Town Of Woodbridge	5 Forest Rd	0.12	11/14/01	Vacant Land
Town Of Woodbridge	8 Forest Rd	2.30	7/18/73	Vacant Land
Town Of Woodbridge	9 Forest Rd	0.12	4/22/10	Vacant Land
Town Of Woodbridge	14 Forest Rd	0.12	10/9/86	Vacant Land
Town Of Woodbridge	22 Forest Rd	1.17	1/21/04	Vacant Land
Town Of Woodbridge	24 Forest Rd	0.19	4/14/37	Vacant Land
Town Of Woodbridge	809 Fountain St	0.46	12/8/98	Vacant Land
Town Of Woodbridge	1136 Johnson Rd	1.70	12/28/07	Vacant Land
Town Of Woodbridge	1181 Johnson Rd	0.17	6/24/64	Old School House
Town Of Woodbridge	27 Krum Elbow	1.30	3/15/66	Vacant Land
Town Of Woodbridge	27 Laurel Rd	0.32	9/13/73	Vacant Land
Town Of Woodbridge	1831 Litchfield Tpk	5.60	6/27/42	Knowlds Pond
Town Of Woodbridge	1840 Litchfield Tpk	0.55	6/29/42	Knowlds Pond
Town Of Woodbridge	1841 Litchfield Tpk	6.90	6/27/42	Knowlds Pond
Town Of Woodbridge	1936 Litchfield Tpk	6.05	10/17/74	Bishop Property
Town Of Woodbridge	30 Lorraine Dr	0.40	7/30/73	Vacant Land
Town Of Woodbridge	19 Lucy St	2.02	11/18/47	Vacant Land/Elderly Housing
Town Of Woodbridge	49 Manila Ave	0.14	9/13/38	Vacant Land
Town Of Woodbridge	4 Meetinghouse Ln	8.22	10/18/30	Center School Building/Police
Town Of Woodbridge	8 Meetinghouse Ln	0.00	10/18/30	The Town Green & Gazebo
Town Of Woodbridge	11 Meetinghouse Ln	8.86	11/9/46	Town Hall
Town Of Woodbridge	38 Milan Rd	1.39	9/27/93	Humphrey Property - One
Town Of Woodbridge	5 Newton Rd	5.90	7/13/65	Hoffman Property
Town Of Woodbridge	7 Newton Rd	1.95	9/24/99	Pizzola Property
Town Of Woodbridge	13 Newton Rd	0.75	10/2/86	Tarbell Property - Two
Town Of Woodbridge	160 Northrop Rd	0.25	1/31/79	Vacant Land
Town Of Woodbridge	18 Osborne Ln	0.11	3/28/06	Heatherwood Estates
Town Of Woodbridge	44 Park Ln	35.00	1/19/01	Old United Illuminating Property
Town Of Woodbridge	80 Park Ln	13.03	1/14/36	Nardo Property
Town Of Woodbridge	41 Pease Rd	0.46	4/14/37	Vacant Land
Town Of Woodbridge	143 Peck Hill Rd	7.90	5/6/08	Green Meadow Estates/Haight Property
Town Of Woodbridge	1159 Racebrook Rd	9.80	4/19/99	HumphreyProperty - Two
Town Of Woodbridge	312 Rimmon Rd	16.50	12/23/63	Meiss Property
Town Of Woodbridge	46 Selden St	0.77		Vacant Land
Town Of Woodbridge	48 Selden St	0.19		Vacant Land
Town Of Woodbridge	52 Selden St	0.16	9/23/94	Vacant Land
Town Of Woodbridge	54 Selden St	0.16	10/23/86	Vacant Land
Town Of Woodbridge	56 Selden St	0.19	12/2/44	Vacant Land
Town Of Woodbridge	58 Selden St	0.26	8/16/44	Vacant Land
Town Of Woodbridge	60 Selden St	0.28	2/1/00	Vacant Land
Town Of Woodbridge	62 Selden St	0.18	10/1/86	Vacant Land
Town Of Woodbridge	212 Seymour Rd	3.00	2/29/68	Northwest Cemetery
Total Category 3:		334.43		

Category 4: Town has right of first refusal (confirm):

United Illuminating	70 Ansonia Rd	1.05
United Illuminating	4 Hazel Tr	1.44
United Illuminating	61 Park Ln	4.66
CL&P	405 Amity Rd	8.6

CL&P	45 Clark Rd	7
CL&P	81 Pease Rd	66.98
CL&P	72 Rimmon Rd	1.1
Birmingham Utilities	357 Rimmon Rd	281
SCCRWA	615 Amity Rd	199.3
SCCRWA	210 Ansonia Rd	49.87
SCCRWA	837 Baldwin Rd	3.85
SCCRWA	72 Dillon Rd	2.92
SCCRWA	100 Dillon Rd	22.65
SCCRWA	883 Greenway Rd	82.1
SCCRWA	1029 Johnson Rd	10.31
SCCRWA	1045 Johnson Rd	16
SCCRWA	1955 Litchfield Tpk	548.01
SCCRWA	2010 Litchfield Tpk	23.7
SCCRWA	2040 Litchfield Tpk	436.9
SCCRWA	2095 Litchfield Tpk	45.97
SCCRWA	5 Morris Rd	19.15
SCCRWA	1161 Racebrook Rd	21.33
SCCRWA	30 Sperry Rd	117.4
SCCRWA	115 Sperry Rd	1.5
City of New Haven	1873 Litchfield Tpk	8.5
Yale University	802 Fountain St	0.21
Yale University	1041 Johnson Rd	5.28
State of CT	7 Forest Rd	0.12
State of CT	1811 Litchfield Tpk	2.58
State of CT	1857 Litchfield Tpk	13.87
State of CT	1861 Litchfield Tpk	49.85
State of CT	1871 Litchfield Tpk	5.63
State of CT	1970 Litchfield Tpk	0.8
State of CT	2075 Litchfield Tpk	26.08
State of CT	150 Pond Lily Ave	10
State of CT	1116 Racebrook Rd	0.02
State of CT	15 So. Bradley Rd	2.08
State of CT	23 So. Bradley Rd	2.09

Total Category 4: 2099.90

Total all listed land: 3649.05