# WOODBRIDGE OPEN SPACE PLAN
# 2003

CHARLES BRADLEY GRIFFITH
MARIA CRUZ KAYNE
CATHY SHUFRO
JAMES URBANO
MICHAEL WALTER
KATHRYN BISHOP GARTLAND, CHAIRMAN

# WOODBRIDGE
# CONSERVATION COMMISSION

# WOODBRIDGE OPEN SPACE PLAN FEBRUARY 2003

## INTRODUCTION

The Woodbridge Conservation Commission is guided by the belief that human activity must be in harmony with the elements of nature: air, water land, and other natural resources which are finite and precious. We need to protect and actively manage our natural resources. It is our belief that open space helps to preserve the livability of our community. It is imperative that any development be balanced with the creation of open space. Our focus is to preserve the character of our Town, the small town atmosphere, to plan for its physical landscape, to protect the water, wildlife , vegetation, environment, and quality of life for our citizens. We must be vigilant so that we can ensure, for future generations, the existence of undeveloped spaces that will provide recreation and leisure-time activities for all residents.

In 1930 Woodbridge was among the first towns in the country to pass zoning regulations promoting harmonious human growth. An open space plan for Woodbridge was developed in 1965. Woodbridge Open Spaces, a 20-page booklet, was published in 1988. Several large land use maps are available in the Town Hall, including the "Maps of Woodbridge Open Spaces and Greenway prepared for the Woodbridge Conservation Commission and Woodbridge Land Trust by Ronald Hedberg, 1996," which is updated periodically (the most recent being April 1, 1999) and which is here incorporated by reference. These publications are integral parts of a continuing Open Space Plan. They should be referred to when appropriate.

The following is the Woodbridge Conservation Commission's most recent updating of the Town's previous open space plans. We believe this plan exists in harmony with the Town's Plan of Development and its Open Space Subdivision Regulations..

## DEFINITION OF OPEN SPACE

The Woodbridge Conservation Commission defines open space as any area, including forest and farm land, that when set aside for preservation:

1. Maintains and enhances the conservation of the natural and scenic resources.

2. Protects natural streams and water supply.

3. Protects conservation soils and wetlands.

4. Protects against erosion.

5. Enhances the value to the public of abutting or neighboring parks, forest, wildlife preserves, greenways, trails, land trust properties, or other open spaces.

6. Enhances public active and passive recreation opportunities.

7. Preserves historic and archeological sites.

8. Promotes orderly suburban development.

9. Maintains and enhances scenic value, thus preserving the Rural Character of the Town.

Open Space shall not be deemed to include driveways, parking lots, or other paved surface designated for vehicular travel.

## CATEGORIES OF OPEN SPACE

**Open Space controlled by citizens**

Town of Woodbridge
- A. Land encumbered by a grant of conservation restrictions
- B. Land available for municipal buildings and other purposes

The Woodbridge Land Trust
The Woodbridge Park Association

**As-of-now Open Space owned by individuals, corporations and other entities**

Birmingham Utilities
South Central Connecticut RWA
Farms, forest and woodlands, golf courses
Householder land in excess of a minimum building lot and allowing of subdivision under current (or as amended) subdivision and zoning regulations
Land held for development in residential zones

## OBJECTIVES OF THE OPEN SPACE PLAN

The objectives of the Woodbridge Open Space Plan are to:

1. Combine regulatory and land acquisition measures to achieve open space objectives.

2. Allow open space and development to complement, rather than compete with, one another.

3. Protect surface water and associated wetlands, protect the water's edge for public access and protect water quality.

4. Include areas identified as worthy of preservation in subdivision and zoning regulations so applicants know beforehand what lands the community wishes to preserve.

5. Add to sites that already are committed open spaces, such as municipal, state , or land trust lands.

6. Assemble open space corridors or greenways that provide linkages to open spaces, nodes of development, trails, or wildlife corridors,

7. Protect the municipality's unique and significant natural features, including wetlands, flood plains, prime agricultural soils, scenic vistas, trap rock ridges, glacial formations, shorelines, historic sites, etc.

8. Preserves and encourage areas that shape community design and character, such as buffer strips, street trees, and areas visible from roads and sidewalks.

9. Assure that site development plans recognize, and are sensitive to, the natural characteristic of the area.

10. Provide sites for active and passive recreation based on population and recreation standards.

11. Protect flora and fauna.

12. Protect critical and threatened habitats, with emphasis on those areas identified on Connecticut's Natural Diversity Data Base and Endangered Species List.

13. Protect ground water within aquifers which are existing or potential public drinking water supplies , with consideration to be given both to stratified drift deposits and bedrock aquifers.

14. Protect lands of cultural importance, including archeological and historical sites.

15. Protect steep slopes to control soil erosion and water runoff, as well as to maintain scenic views of and from areas such as bluffs, hills, ridges, mountains, etc.

16. Protect incentives to preserve meaningful open space within private development and to promote the creative use of new ideas for the preservation of open space developments.

17. Preserve farmlands, productive forest land, and water company land.

## OPEN SPACE GOALS

It is not the objective of the Town of Woodbridge or its *Open Space Plan* to stop all development or to necessarily prevent the largest parcels in town from being developed. Rather, it is the purpose of this *Open Space Plan* to identify the characteristics that make a parcel intrinsically valuable as open space, and to then recommend the preservation of specific parcels with the greatest innate value as open space. A major consideration that gives structure to this *Open Space Plan* is the preservation and extension of the Town's Greenway. Since the town cannot acquire all the underdeveloped parcels within its boundaries, it must focus on those parcels with special value as open space. It is the preservation and enhancement of the Greenway that gives focus and coherence to the Town's efforts to acquire such special open space parcels.

It is the goal of the Conservation Commission that at least 15% of the land within the Town's borders be owned or controlled by the Town of Woodbridge as open space. Currently, approximately 8% is so owned or controlled. In order for the Town to fulfill the goals of this *Open Space Plan*, it is necessary for the Town to increase its open space set aside regulation and to continue its funding for the acquisition of open space parcels.

The Conservation Commission will work with the Inland-Wetlands Agency and the Town Planning and Zoning Commission to determine which land in a proposed subdivision should be set aside for open space. We request that those Commissions apprise the Conservation Commission in timely fashion of the proposed subdivisions that come before them. We then can work together with the developer to create a plan agreeable to all. In this regard, it is essential to stress the importance of setting aside land that is both representative and advantageous to the Town.

The size of the permitted building lots is a critical factor affecting the preservation and loss of open space. The residential subdivision of open land increases the population in the area and thereby generates a public need for open space. As the Connecticut Supreme Court recognizes, when the population of an area is increased by residential subdivision, the Town's need for open space for its people become a public one. A developer's interest in maximizing the density of a residential housing development is not superior to the public interest in maintaining a healthful open space environment--indeed, the public welfare must be and is paramount.

Zoning regulations are a means for protecting the public welfare for the Town and its residents. For the reasons noted below, we applaud the Town Planning & Zoning Commission's recent amendments to the zoning regulations concerning the size of residential building lots and the ratio of wetlands and slope to dry land in those lots. We note that the bulk of readily developable land in Town already had been developed with residential housing resulting in pressure to construct houses on more problematic land containing wetlands, ledges, and steep slopes. And we note a recent trend in Town to build larger than usual residential structures on minimum create lots. This results in residential buildings that occupy a disproportionate amount of the square footage available on minimum building lots, thereby increasing the structural density of residential areas. It is in the public's interest to minimize increases in the tax rate, and it is well-known that each new residential house involving one or more school age children generates costs to the Town in excess of the taxes paid by those households representing a net loss to the Town and escalating the tax rate for all taxpayers (including those on fixed incomes such as the elderly, retired , or disabled. In 2001, Beecher Road School average cost per household was approximately $9,000.00 per year and nearly $11,000.00 for the Amity Regional High School , while the average real estate tax collected per household was only $7,235.00.

We ask that the Town Planning & Zoning Commission continually evaluate and reevaluate the impact of the zoning regulations on the preservation of open space in our Town.

We would like to see the zoning regulations amended to:

1. Two acre zoning in all residential A.

2. In any subdivision approval there shall be a minimum of 10% set-aside as permanently preserved open space and this set-aside shall not include wetland soils nor slopes in excess of 25%.

3. Sideline setback requirement shall be a minimum of 50' (feet) from the present 25' (feet).

## GREENWAYS

One of the primary goals of the Open Space Plan is to create greenways, streamways, or pathways through our Town. A greenway is intended to provide linkages between open spaces in a way that links people with their public and open space lands. Some greenways cannot accommodate visitors but will allow for the movement of wildlife and provide other ecological benefits. A Greenway may protect natural resources, preserve scenic landscapes, and historical resources or offer opportunities for recreation or non-motorized travel.

A successful greenway is established through a partnership between land trusts, conservation groups, municipalities, utilities, individuals, and state agencies. We feel we have such an ongoing partnership. The Conservation Commission has worked together with all these agencies to develop a successful greenway plan. Working together, we have designed a map of Woodbridge open spaces delineating the location of the Woodbridge Greenway and indicating those links that need to be secured through the purchase or donation of conservation easements, development rights, or fee simple interests. This map is entitled "Map of Woodbridge Open Spaces and Greenways". In May 2002, the 12 miles of The Woodbridge Greenway trail received official Greenway Designation by The Connecticut Greenway Council. This added the Woodbridge Greenway to the Connecticut Greenway Council Official Greenway Map.

We recommend that each spring the Town observe a "Woodbridge Greenway Day" by bringing together all the various groups and individuals interested in preserving open space to celebrate the beautiful 12 mile Greenway trail system maintained in Town. Woodbridge's Greenway is remarkable not only for its length and variety, but also because it serves as the central linkage in a regional greenway system connecting New Haven, Hamden, Bethany. Seymour, Ansonia, and Derby. A description of the Woodbridge Greenway follows.

> The greenway "begins" at the top of West Rock Ridge State Park and traverses the South Central Regional Water Authority's (SCRAW) lands to the town-owned Thomas Darling House and the Bishop Estate. From the Bishop Estate , the greenway travels north to Dillon Road into the SCRWA's land and up to the utility easement. The trail follows the utility easement westward across Newton Road to the Russell Estate, which includes an extraordinary trail and boardwalk through diverse wetlands of the Bladens River watershed. From here, the greenway will go to the Elderslie Preserve to the Lodge. The greenway then leaves the Lodge and crosses Milford Meadows and into Wepawaug Falls. From the falls, the greenway connects with Alice Newton Street Memorial Park, the town hall, and across Center Street to the Fitzgerald Tract. The trail travels easterly across the Bussman Property and the Alegi Property to the East Side Burial Ground. From the cemetery, the greenway crosses the Jewish Community Center and heads south into the United Illuminating Company parcel. The trail heads down to Park Lane Road and the Priest Property.

## OPEN SPACE WORTHY OF PRESERVATION

The following is a list of open space sites worthy of preservation. The first three sites constitute important open space parcels that currently are most threatened by developmental forces. Open space planning is a continuous process, and therefore sites may be added to or deleted from this list as times and needs change.

**Shepard Farms /Schulz Estate**

Steep slopes facing West Rock Ridge Park
Wooded ravines
Old cement quarry
Old cement kiln
Quartz schist studied by geology classes
Greenway Trail runs through it
Magnificent laurel and dogwood

> Reasons for acquisition

It is one of the last remaining undeveloped areas in Woodbridge (117 acres).
It includes Shepard Farm, the last working farm in Woodbridge.
A Boy Scout camp is adjacent to the area and connected to the Greenway.
Its proximity to West Rock Ridge State Park adds to its value.
To provide a natural year-round shelter for many forms of wildlife.
To protect an historic trail that is a critical link in Woodbridge's Greenway.
It is adjacent to lands owned by the Town and the Woodbridge Land Trust.

**Meiss, Kelsey and Kozak Properties**

Adjacent to town-owned land
Various sized potholes with shrubby shelter for birds
Land forms a natural amphitheater above potholes
Slope of amphitheater has wide variety of vegetation, with wild azalea, pink lady slippers, viburnum, club mosses, blueberries, oak, beech, spruce, and pine
Stream and swampy area

> Reasons for acquisition

To provide an area for nature study.
To maintain existing cover for small animals and birds.
The contours of the land make development of an outdoor theater feasible.
Ideal for a wildlife park.
Possible recreation area.
Potential Bridge to Ansonia-Derby Water Company Property.

**Haight Property**

This is an important piece of open space that is contiguous with the Wallace Estate open space to the east of Peck Hill Road. It contains both woodlands and meadows. Acquisition of this parcel will extend the large area of protected open space created by Wallace and the Woodbridge Land Trust properties, and maximize the benefits of that area for wildlife and the public.

**Hubbell Farm** 424 Amity Rd / Woodbine Rd

There is approximately 40 acres east of North Pease Road that were part of the old Hubbell Farm property and that provide views of West Rock Ridge, New Haven Harbor , and Long Island Sound, and that contain interesting wetlands.

**902 Baldwin Road**

This property is about a 70 acre farm , with about 10 acres in Woodbridge. This is a critical parcel, with a developer presently exploring options.

**145 Beecher Road**

It is a 12 acre horse farm in the center of town, with frontage on a state road. It faces the Fitzgerald cornfields and town trail (originally part of the farm). Despite its relatively small size, its setting and collection of New England barns and outbuildings is a huge presence in Town, helping define its rural character.

**1010 Racebrook Road**

This property is a 42 acre parcel that is surrounded by Regional Water Authority land. Part of the property is a private golf course, and has the Wepawaug River running through it. The site would be valuable to the town's Greenway trail system, and it could serve as a town golf course.

**1156 Racebrook Road, 1130 Racebrook Road, and 25 Northrup Properties**

An opportunity exists to extend the Greenway from the Racebrook Tract on the south to the Town owned Massaro Property on Ford Road on the Town's southwestern border. The key linkages are the South Central Regional Water Authority's Wepawaug River lands between Greenway Road and Ansonia Road (permission for a trail would have to obtained from The SCRWA), and the three parcels totaling 73 acres between Racebrook Road and Northrup Road known as 1156 Racebrook, 1130 Racebrook, and 25 Northrup. This is an important watershed area that if protected would also link the Town's Greenway system to the 600 plus acres of open space owned by Birmingham Utilities in Derby, Ansonia, and Seymour. Such a linkage would allow the public to circle back into Woodbridge Greenway via the Birmingham Class 1 lands adjoining the Elderslie Preserve on Peck Hill Road.

**Regional Water Authority Land**

Key South Central Regional Water Authority parcels, should they come on the market, would be an asset to the Town. See the more explicit detailed Conservation Commission's Ford foundation funded report on this topic and recent state legislation enabling the acquisition of water company lands by towns and land trusts for open space and recreational purposes. When possible, the Town of Woodbridge is interested in pursuing joint efforts with the SCRWA to acquire lands as open space that have an effect on the RWA's watershed. In particular, the

181 acre Racebrook Tract must be acquired so as to extend the 230 acres being protected by the Town of Orange into a total of 411 open space acres. Those 181 acres in Woodbridge contain Race Brook and Coldrum Brook, and offers a variety of passive open space recreational activities. It is the largest parcel of open space held in private hands within the Town of Woodbridge, and must be preserved.

**Ansonia-Derby Water Company (Birmingham Utilities) Property**

This is the site of some of the most valuable open space in Woodbridge, with contiguous parcels in Seymour, Ansonia, and Derby. The BU land extending from the west side of Peck Hill Road to Beaver Reservoir is Class 1 watershed land, and should be protected by acquisition of adjacent open space properties. This land can be linked up to the Woodbridge Greenway trail from the Wallace Estate on Peck Hill Road. The Town should obtain permission for BU for hiking on the existing trails on the BU property.

Zwick Farm

Closely tied in to establishing a Greenway at the western perimeter of Woodbridge is the Zwick Farm. It occupies land on Acorn Hill Road and Seymour Road west to the border with the Town of Seymour. It would be a vital connector in any North-South Regional Open Space Greenway involving the Birmingham Utility lands. The Woodbridge Land Trust owns land between Seymour Road and Bladens Brook linking directly to lands in Bethany owned by the Bethany Land Trust. The Woodbridge Land Trust has been given a piece of the farm that extends out to Hallsey Lane.

**West Rock Ridge State Park**

West Rock Ridge State Park should remain as open space. The whole area is ideally located for recreation, bird watching, wildlife study, hiking and picnicking. We recommend continued acquisition of in-holdings within West Rock State Park, including the Nugent Property along the West River and by Konolds Pond. A trail from the Town's Bishops East and Thomas Darling property going up to the Ridge top has been installed and links the Woodbridge Greenway to the Regicide Trail (a Connecticut Forest and Park Association Blue Trail that connects to Sleeping Giant State Park and Naugatuck State Forest via the Quinnipiac Trail).

**Fitzgerald Property**

This publicly-owned property in the center of Town defines the nature of the community as a "country cousin" to New Haven. It is essential to keep this tract as open space. As home to the Woodbridge Community gardens and the Greenway, it serves an important role in the open space needs of Woodbridge residents. The walking and jogging track around the cornfield is extremely popular, and serves as a central forum where residents come to meet and exercise. In the cold weather a small informal skating rink provide wintertime fun for families. It is recommended that the entire Fitzgerald Tract should be permanently protected as open space.

**Developing of Trails Through Existing Golf Courses**

Rights for trails through golf courses could be an important addition to our pathways, extending the Greenway beyond Fountain Street to the southernmost section of Town, and should be explored.

**Landfill Behind Town Hall and Rice Pond**

This area is an important adjunct to the Alice Newton Street Park and the Town owned Rice Pond Property. The Conservation Commission recommends the reclamation of the Landfill for recreational purposes and the reconstruction of Rice Pond for bird watching and ice skating, specially given the recent construction of a pavilion on the banks of the former pond. Such a reclamation of the old land fill and Rice's Pond, in conjunction with Center Field and the construction of four tennis courts to the south of Town Hall, will go a long way to integrating the Town Center as a recreational focal point for the community.

TOWN OF WOODBRIDGE
11 MEETINGHOUSE LANE
WOODBRIDGE, CONNECTICUT 06525

Telephone: (203) 389-3400
FAX: (203) 389-3480
E-mail: gshaw@ci.woodbridge.ct.us

# *MEMORANDUM*

*Via facsimile and ground mail*

To: Dan Goodman, Regional Land-Use Planner
South Central Regional Council of Governments

From: Selectmen's Office
Town of Woodbridge

Date: September 23, 2003

Re: Open Space Committee Request – Prioritizing Land for Purchase

Attached is the list of Woodbridge properties that the Conservation Commission considers worthy of open space preservation.

If you have any questions regarding this list, please contact the Kathryn Gartland, Chair, Woodbridge Conservation Commission at 387-8792.

# WOODBRIDGE CONNECTICUT

## OPEN SPACE WORTHY OF PRESERVATION

The following is a list of open space sites in Woodbridge worthy of preservation. Open Space planning is a continuous process, and therefore sites may be added to or deleted from this list as times and needs change.

- 1010 Racebrook Road is a 42-acre parcel that is surrounded by Regional Water Authority land. The Wepawaug River runs through it. The site would be a valuable link to the town's Greenway Trail system.

- 10 Warren Road is a 74-acre parcel at the foot of West Rock Ridge State Park. The parcel includes Konold's Pond, which is an important wildlife and fowl habitat, and of regional significance to bird watchers.

- 1875 Litchfield Turnpike is a 28.2-acre tract at the foot of West Rock Ridge State Park. This parcel is adjacent to state, Regional Water Authority, and town land and extends the Greenway and habitat for many species.

- 357 Rimmon Road – Birmingham Utilities is a major 280-acre tract. It adjoins utility land in Ansonia and Seymour, and should be part of a new regional state forest and regional park and extension of the Greenway.

- 145 Beecher Road is a 12-acre horse farm in the center of town. Its setting and collection of New England barns and outbuildings is a huge presence in town, helping define its rural character.

- The Shepherd Farm, 1982-1990 Litchfield Turnpike is an 80-acre active farm. It would be an important link in the Greenway Trail System, and its location opposite West Rock Ridge enhances the park.

- 356 Rimmon Road, 154 Ford Road, and 180 Ford Road are three parcels, which total some 80 acres. The parcels abut the Ansonia Nature Center, as well as other Town-owned open space and trails.

- 424 Amity Road/Woodbine Road – There are approximately 40 acres east of Pease Road that was part of the old Hubbell Farm. It provides views of West Rock Ridge, New Haven Harbor and Long Island Sound.

- 902 Baldwin Road is a large farm with about 10 acres in Woodbridge with possible regional interest into Derby.

- **1156 Racebrook Road, 1130 Racebrook Road, 25 Northrop Road – approximately 73 acres, it is an important link in the Town's Greenway system and to the 600+ acres of open space owned by Birmingham Utilities in Derby, Ansonia and Seymour.**

- **Regional Water Authority Land – Key South Central Regional Water Authority parcels, should they come on the market, would be an asset to the Town. In particular, the 181-acre Racebrook tract must be acquired so as to extend the 230 acres protected by the Town of Orange for a total of 411 open space acres.**

- **20 Blue Trail Drive – 36 acres abuts Town-owned land, extends the Greenway, and faces SCRWA land.**

- **655 Amity Road – 49 acres that are bounded by Bethany, has views of West Rock Ridge State Park and the entire Valley.**

- **639 Amity Road – A 26-acre farm adjacent to SCRWA land, leading to Bethany.**

- **81 Pease Road – 66 acres of open space, a major connector of Town-owned lands extends Greenway southeast, connecting with New Haven.**

- **Developing of Trails Through Existing Golf Courses – Rights for trails through golf courses could be an important addition to our pathways, extending the Greenway beyond Fountain Street to the southernmost section of Town, and should be explored.**

- **The Woodbridge Greenway received state recognition in 2002. The Town has a vision of extending the Greenway to circle the Town and connect West Rock Ridge State Park on the east, SCRWA land to the south, Birmingham on the west, and Elderslie and Sanford Road to the north. All are connections to other towns in the region.**

**September, 2003**

OPEN SPACES WORTHY OF PRESERVATION.

Vacant Land / Private Owners

Town of Woodbridge,CT

Updated June 2003

| ADDRESS | ACREAGE | OWNER |
|---|---|---|
| 1. 10 Warren Road | 74 | Luciani, Ettore |
| 2. 1010 Racebrook Road | 42.1 | Baldwin, Susan C. and Hine, Walter |
| 3. 75 Beecher Road | 36.06 | Reis, Donna |
| 4. 20 Blue Trail Drive | 36 | Schulz, Diana |
| 5. 1130 Racebrook Road | 32.11 | Wiznia, Robert A. and Carolann K. |
| 6. 1875 Litchfield Tpke. | 28.20 | Nugent, James A. ETAL |
| 7. 1163 Racebrook Road | 29 | Frechette, Suzanne A. |
| 8. 25 Northrop Road | 24.61 | Wiznia, Robert A. and Carolann K. |
| 9. 424 Amity Road | 19.5 | Negreiro, Jose P. and Holly H. |
| 10. 1156 Racebrook Road | 16.34 | Wiznia, Carolann K. |
| 11. 919 Greenway Road | 15.55 | Hallas, Charles & Akhundzadeh Roozebeh |
| 12. 230 Seymour Road | 14 | Lewis, Dorothy O. and Melvin |
| 13. 54 Northrop Road | 11.55 | Massaro, John B. |
| 14. 30 Dogwood Circle | 11.33 | Duhl, Glenn A. |
| 15. 15 Fox Den Way | 10.22 | Frechette Family Limited Partn. |
| 16. 994 Racebrook Road | 10.02 | Baldwin, Malcolm and Susan |
| 17. 72 Park Lane | 10 | Luciani, Ettore Est. |
| 18. 902 Baldwin Road | 11.12 | Hitchcock, Robert D. |
| 19. 60 Acorn Hill Road | 9.4 | Alea, Margaret |
| 20. 57 Park Lane | 8.56 | McGovern, Mildred D. |
| 21. 826 Fountain Street | 7.8 | Sherwood, Benita Greeley |

Developed Land Holdings ~~of 7+ Acres~~
Privately Owned
Town of Woodbridge, CT

Updated June 2003

| ADDRESS | ACREAGE | OWNER |
|---|---|---|
| 1. 1966 Litchfield Tpke. | 59.04 | Shepherd, Frederick T. Jr. Est. of |
| 2. 1990 Litchfield Tpke. | 20.78 | Shepherd, Frederick T. Jr. Est. of |
| 3. 655 Amity Road | 49 | Cooper, Peter B. |
| 4. 145 Peck Hill Road | 37.07 | Haight, Mary N. Est. of |
| 5. 180 Ford Road | 36.43 | Meiss, Harriet R. |
| 6. 2 Acorn Hill Road | 11.79 | Zwick, Phillip |
| 7. 282 Seymour Road | 20.33 | Zwick, Kurt and Gail |
| 8. 356 Rimmon Road | 30.08 | Meno, Fracis William Jr. |
| 9. 639 Amity Road | 26.52 | Calabresi, Guido and Ann T. |
| 0. 22 Penrhyn Road | 25.55 | Penrhyn Road Trust |
| 1. 923 Baldwin Road | 25 | Dzikas, Mildred E. |
| 2 140 Ford Road | 15.7 | Bodak, John S. ¼ int. & Robert K. ¼ int. |
| 3. 17 Woodbine Road | 22 | Negreiro, Jose P. and Holly H. |
| 4. 29 Fairgrounds Road | 20.5 | Crosby, Jr. Sumner MCK |
| 5 116 Northrop Road | 17.3 | Hagan, Smith ETAL |
| 6. 5 Beecher Road | 11.73 | Fellows Hillside Farm LLC |
| 7. 154 Ford Road | 11.92 | Kozak, Peter |
| 8. 124 Seymour Road | 13.7 | Demander, Eric S. |
| 9. 145 Northrop Road | 14 | Livieri, Samuel and Nancy T. |
| 0. 159 Center Road | 10.27 | Sarrel, Phillip M. and Lorna J. |
| 1. 163 Center Road | 12.06 | Glass, Elaine |
| 2. 15 Clark Road | 10.19 | Riley, James A. |
| 3. 29 Center Road | 10.04 | Aversa, Ellen |
| 4. 53 Acorn Hill Road | 11.89 | Webber, Bruce F. and Jean S. |
| 5. 26 Dillon Road | 11 | Falcigno, Stephen P. and Loredana |
| 6. 58 Lawrence Street | 11.51 | Luciani, Ettore Est. |
| 7. 514 Amity Road | 11 | Banerji, Ann K. ½ INT |
| 8. 226 Newton Road | 10.72 | Colby, Mary T. |
| 9. 1197 Racebrook Road | 10.53 | Gamble ETAL |
| 0. 1221 Racebrook Road | 10.53 | Ritvo, Samuel and Lucille B. |
| 1. 14 Seymour Road | 11.37 | Alexiades, Mry J. Trust C/O |
| 2. 52 Rimmon Road | 10.67 | Vitelli, Brian |
| 3. 15 Osborne Lane | 11.92 | Dowling, Luba K. Trustee |
| 4. 85 North Racebrook Road | 12 | Kaplan, Stacey J. |
| 5. 19 Walker Lane | 12.26 | Morse, A. Stephen |
| 6. 38 Ox Bow Lane | 7.36 | Karn, Harold and Virginia |
| 7. 1015 Racebrook Road | 8.6 | Baldwin, Malcolm W. & Susan C. |
| 38 Cedar Rd. | 7.+ | Eckland |
| 39. Cedar Rd. | 5. | Ross |

SOUTH CENTRAL CT REGIONAL WATER AUTHORITY

Land Holdings in Woodbridge, CT

| ADDRESS | ACREAGE | LAND DESCRIPTION |
|---|---|---|
| 1. 615 Amity Road | 199.3 | |
| 2. 977 Racebrook Road | 185.5 | |
| 3. 883 Greenway Road | 82.1 | |
| 4. 210 Ansonia Road | 49.87 | |
| 5. 2095 Litchfield Tpke. | 45.97 | |
| 6. 2010 Litchfield Tpke. | 23.7 | |
| 7. 5 Morris Road | 19.15 | |
| 8. 837 Baldwin Road | 3.85 | |
| 9. 72 Dillon Road | 2.92 | |
| 10. 1955 Litchfield Tpke. | 548.01 | |
| 11. 2040 Litchfield Tpke. | 436.9 | |
| 12. 1045 Johnson Road | 16 | |
| 13. 1029 Johnson Road | 10.31 | |
| 14. 115 Sperry Road | 1.5 | |

BIRMINGHAM UTILITIES

Land Holdings

Town of Woodbridge, CT

Updated June 2003

| ADDRESS | ACREAGE | LAND DESCRIPTION |
|---|---|---|
| 1. 357 Rimmon Road | 281 | Watershed / Forested |

CONNECTICUT LIGHT and POWER COMPANY

Land Holdings

Town of Woodbridge, CT

Updated June 2003

| ADDRESS | ACREAGE | LAND DESCRIPTION |
|---|---|---|
| 1. 81 Pease Road | 66.98 | |
| 2. 405 Amity Road | 8.6 | |
| 3. 45 Clark Road | 7 | |
| 4. 72 Rimmon Road | 1.1 | |

UNITED ILLUMINATING COMPANY

Land Holdings

Town of Woodbridge, CT

Updated June 2003

| ADDRESS | ACREAGE | LAND DESCRIPTION |
|---|---|---|
| 1. 61 Park Lane | 4.66 | |
| 2. 70 Ansonia Road | 1.05 | |
| 3. 4 Hazel Terrace | 1.44 | |

## WOODBRIDGE COUNTRY CLUB

Land Holdings

Town of Woodbridge

Updated June 2003

| ADDRESS | ACREAGE | LAND DESCRIPTION |
|---|---|---|
| 1. 17 Woodfield Road | 12.01 | |
| 2. 50 Woodfield Road | 137.95 | |
| 3. 60 Woodfield Road | 1.5 | |
| 4. 805 Fountain Street | 0.05 | |

## OAK LANE COUNTRY CLUB

Land Holdings

Town of Woodbridge, CT

Updated June 2003

| ADDRESS | ACREAGE | LAND DESCRIPTION |
|---|---|---|
| 1. 1027 Racebrook Road | 94.63 | |
| 2. 1116 Johnson Road | 84.5 | |

STATE of CONNECTICUT

Land Holdings

Town of Woodbridge, CT

Updated June 2003

| ADDRESS | ACREAGE | LAND DESCRIPTION |
|---|---|---|
| 1. 1861 Litchfield Tpke. | 49.85 | vacant |
| 2. 2075 Litchfield Tpke. | 26.08 | vacant |
| 3. 1857 Litchfield Tpke. | 13.87 | vacant |
| 4. 1871 Litchfield Tpke. | 5.63 | vacant |
| 5. 1811 Litchfield Tpke. | 2.58 | vacant |
| 6. 23 South Bradley Road | 2.09 | vacant |
| 7. 1970 Litchfield Tpke. | 0.8 | vacant |
| 8. 7 Forest Road | 0.12 | vacant |
| 9. 1116 Racebrook Road | 0.02 | vacant |
| 150 Pond Lily Avenue | 10.0 | D.O.T. |

CITY of NEW HAVEN

Land Holdings

Town of Woodbridge, CT

Updated June 2003

| ADDRESS | ACREAGE | LAND DESCRIPTION |
|---|---|---|
| 1. 1873 Litchfield Tpke. | 8.5 | vacant |

YALE UNIVERSITY

Land Holdings

Town of Woodbridge, CT

Updated June 2003

| ADDRESS | ACREAGE | LAND DESCRIPTION |
|---|---|---|
| 1. 1041 Johnson Road | 5.28 | |
| 2. 802 Fountain Street | 0.21 | |

TOWN – OWNED LAND

Town of Woodbridge, CT

Updated June 2003

| | ADDRESS | ACREAGE | LAND DESCRIPTION |
|---|---|---|---|
| 1. | 40 Beecher Road | 25.00 | Beecher Road School |
| 2. | 25 Newton Road | 25.00 | Amity Regional High School |
| 3. | 85 Acorn Hill Road | 60.53 | Town Landfill and Ballfields |
| 4. | 19 Lucy Street | 2.02 | Woodbridge Elderly Housing |
| 5. | 1181 Johnson Avenue | 0.17 | Old South School House |
| 6. | 25 South Bradley Road | 7.00 | West River Ballfields |
| 7. | 149 Center Road | 7.00 | |
| 8. | 4 Meetinghouse Lane | 8.22 | |
| 9. | 11 Meetinghouse Lane | 8.86 | |
| 10. | 41 Ford Road | 57.85 | |
| 11. | 1907 Litchfield Tpke. | 118.00 | |
| 12. | 1910 Litchfield Tpke. | 27.4 | |
| 13. | 100 Center Road | 130.00 | Walking Trails, Community Gardens |
| | 35 Sanford Road | 44.15 | |
| 15. | 52 Center Road | 40.32 | |
| 16. | 312 Rimmon Road | 16.5 | |
| 17. | 80 Park Lane | 13.03 | |
| 18. | 151 Center Road | 8.01 | |
| 19. | 1841 Litchfield Tpke. | 6.9 | |
| 20. | 1936 Litchfield Tpke. | 6.05 | |
| 21. | 5 Newton Road | 5.90 | |
| 22. | 1831 Litchfield Tpke. | 5.6 | |
| 23. | 1 Forest Road | 4.91 | |
| 24. | 46 Burnt Swamp Road | 3.87 | |
| 25. | 23 Sanford Road | 3.05 | |
| 26. | 212 Seymour Road | 3.0 | |
| 27. | 8 Forest Road | 2.3 | |
| 28. | 1952 Litchfield Tpke. | 2.1 | |
| 29. | 13 Bond Road | 2.0 | |
| 30. | 9 Brookwood Drive | 1.83 | |
| 31. | 153 Center Road | 1.56 | |
| 32. | 50 Crestview Drive | 1.5 | |
| 33. | 81 Sperry Road | 1.5 | |
| 34. | 1 Brookwood Drive | 1.41 | |
| 35. | 5 Brookwood Drive | 1.41 | |
| | 38 Milan Road | 1.39 | |
| ... | 27 Krum Elbow | 1.3 | |

| ADDRESS | ACREAGE | LAND DESCRIPTION |
|---|---|---|
| 38. 95 Center Road | 1.15 | |
| 39. 46 Selden Street | 0.77 | |
| 40. 13 Newton Road | 0.75 | |
| 41. 25 Enoch Drive | 0.57 | |
| 42. 1840 Litchfield Tpke. | 0.55 | |
| 43. 809 Fountain Street | 0.46 | |
| 44. 41 Pease Road | 0.46 | |
| 45. 25 Tumblebrook Road | 0.43 | |
| 46. 32 Dogwood Circle | 0.04 | |
| 47. 30 Lorraine Drive | 0.04 | |
| 48. 27 Laurel Road | 0.32 | |
| 49. 58 Selden Street | 0.26 | |
| 50. 160 Northrop Road | 0.25 | |
| 51. 24 Forest Road | 0.19 | |
| 52. 48 Selden Street | 0.19 | |
| 53. 56 Selden Street | 0.19 | |
| 54. 62 Selden Street | 0.18 | |
| 52 Selden Street | 0.16 | |
| 54 Selden Street | 0.16 | |
| 57. 49 Manila Avenue | 0.14 | |
| 58. 14 Forest Road | 0.12 | |
| 59. 5 Alling Avenue | 0.22 | |
| 60. 31 Enoch Drive | 6.22 | |
| 61. 4 Newton Road | 0.00 | |
| 62. 7 Newton Road | 0.00 | |
| 63. 10 Newton Road | 1.95 | |
| 64. 45 Elderslie Lane | 6.39 | |
| 65. 29 Elderslie Lane | 0.13 | |
| 66. 2 Woodside Drive | 1.87 | |
| 67. 110 Pease Road | 9.66 | |
| 68. 20 Marion Lane | 10.95 | |
| 69. 44 Park Lane | 35.0 | |
| 70. 60 Selden Street | 0.28 | |
| 71. 236 Newton Road | 41.0 | |
| 72. 211 Peck Hill Road | 198.24 | Elderslie Preserve |
| 73. 29 Park Lane | 33.49 | |
| 74. 220 Peck Hill Road | 8.75 | |
| 75. 135 Bradley Road | 1.08 | Town Dog Pound |
| 76. 52 Cow Path Lane | 13.64 | |
| 157 Ansonia Road | 3.30 | |
| 115 Ford Road | 5.54 | |
| 79 1159 Raucbrook Rd. | 4.80 | |
| 80 54 Northrop Road | 11.55 | Massaro / Life Tenancy |

WOODBRIDGE LAND TRUST

Land Holdings

Town of Woodbridge, CT

Updated June 2003

| ADDRESS | ACREAGE | LAND DESCRIPTION |
|---|---|---|
| 1. 15 Coachmans Lane | 27.31 | |
| 2. 44 Indian Trail Road | 21.82 | |
| 3. 131 Peck Hill Road | 12.15 | |
| 4. 53 Old Quarry Road | 11.98 | |
| 5. 25 White Oak Lane | 6.22 | |
| 6. 1954 Litchfield Tpke. | 6.21 | |
| 7. 3 Forest Terrace | 4.89 | |
| 8. 99 Center Road | 4.71 | |
| 9. 1865 Litchfield Tpke. | 4.68 | |
| 10. 35 Indian Trail Road | 3.06 | |
| 11. 20 October Hill Road | 2.63 | |
| 12. 225 Seymour Road | 2.33 | |
| 30 Watrous Lane | 2.1 | |
| 43 Clark Road | 2.0 | |
| 15. 7 Rimmon Road | 1.99 | |
| 16. 4 Mahogany Bend Road | 1.63 | |
| 17. 20 Watrous Lane | 1.58 | |
| 18. 29 Watrous Lane | 1.55 | |
| 19. 23 Watrous Lane | 1.45 | |
| 20. 27 Burnt Swamp Road | 1.43 | |
| 21. 23 Burnt Swamp Road | 1.41 | |
| 22. 55 Peck Hill Road | 1.19 | |
| 23. 76 Forest Glen Drive | 0.3 | |
| 24. 3 Forest Road | 0.12 | |
| 25. 53 Park Lane | 1.55 | |
| 26. 80 Seymour Road | 3.08 | |
| 27. 36 Nettleton Drive | 6.13 | |
| 28. 35 Halsey Lane | 2.37 | |
| 29. 584 Amity Road | 2.82 | |
| 30. 22 Bunker Hill Road | 1.38 | |

WOODBRIDGE PARK ASSOCIATION, INC.

Land Holdings

Woodbridge, CT

Updated June 2003

| ADDRESS | ACREAGE | LOCATION NAME |
|---|---|---|
| 1. 7 Meetinghouse Lane | 93.94 | Alice Newton Street Memorial Park |
| 2. 67 Newton Road | 1 | |
| 3. 71 Newton Road | 7.78 | |
| 4. 75 Newton Road | 6.16 | |
| 5. 81 Newton Road | 3.79 | |

# OPEN SPACE/PARKS/TRAILS

## TOWN OF WOODBRIDGE

| | |
|---|---|
| Acreage 100 Center Road Fitzgerald Property | 130.00 |
| Old Derby Trail Acerage | 15.00 |
| Meiss Property at 312 Rimmon Road | 16.50 |
| Hoffman Property at 5 New ton Road | 5.90 |
| Rice Property at 153 Center Road | 1.5 |
| Halsted Bishop Acreage at 1907 Litchfield Tpke | 116.50 |
| Halsted Bishop Acreage at 1936 Litchfield Tpke | 6.51 |
| Halsted Bishop Acreage at 1910 Litchfield Tpke | 26.20 |
| Alegi Property | 40.3 |
| Parcel off Fountain Street near Parkway | .4 |
| Litchfield Tpke/Mckierman | 2.10 |
| 35 Sanford Road | 47.50 |
| 236 Newtown Road/Russell Tract | 44.00 |
| 29 Park Lane | 33.49 |
| 44 Park Lane | 35.00 |
| 31 Enoch Lane | 6.20 |
| 46 Burnt Swamp | 6.00 |
| 41 Ford Road / Massaro | 57.85 |
| 54 Northrop/ Maasaro | 11.55 |
| TOTAL ACERAGE | 602.50 |
| Wallace | 200.00 |
| | 802.50 |

## WOODBRIDGE PARK ASSOCIATION

| | |
|---|---|
| Alice Newton Memorial Park | 93.94 |
| Rear Lot Grove | 2.94 |
| TOTAL ACERAGE | 96.88 |

## WOODBRDIGE CONSERVATION TRUST

| | |
|---|---|
| Downey Land at 25 White Oak Lne | 4.51 |
| Pond at 55 Peck Hill Road | 1.19 |
| Lodge Lane at 15 Coachman's Lane | 27.10 |
| Pond at 25 Indian Trail | 3.06 |
| Hogan & Cleft Rock Land at 44 Indain Trail | 18.88 |
| Haight Land at 125 Peck Hill (rear) | 11.91 |
| Sheperd Land at 1865 Litchfield Tpke | 4.68 |
| 76 Forest Glen Drive | .30 |
| 3 Forest Trail Land | 4.89 |
| Lewis Land at 7 Rimmon Road | 2.00 |
| McGuire Lot at Beeching Avenue | .12 |
| Clark Land Holding at 53 Old Quarry Road | 11.98 |
| McKernan Land at Litchfield Tpke | 6.0 |
| TOTAL ACERAGE | 96.62 |