

**TOWN OF WOODBRIDGE
SPECIAL MEETING OF THE BOARD OF SELECTMEN
5:00 P.M., TUESDAY, NOVEMBER 30, 2021
TOWN HALL CENTRAL MEETING ROOM**

Special Meeting called by Selectmen Lober and Vogel per Charter Section 4-3 (b)

This meeting will be held in-person. Audio and video of this special meeting will be simultaneously televised on Channel 79 and youtube@wgatv79 in order to allow the public to view and listen to the meeting. In person attendance will be permitted and town rules regarding masking and social distancing will be observed

AGENDA

- 5:00 P.M.
1. Discussion about the status of the Arbor Haven proposal
 - a. Action as appropriate
 2. Adjournment

ARBOR HAVEN PROPOSAL - next steps

Ms. Heller said that she is seeking consensus from the Board to request that the Arbor Haven group meet with various boards and commissions and for the Selectmen to hold a public information meeting. Mr. Weiner assured the Board, and those in the audience, that a public information meeting is an opportunity for the public to view the presentation and ask questions of the developer. It does not take the place of the required Special Town Meeting and/or a Referendum if the Selectmen should choose to go forward with the proposal under the Charter.

Mr. Vogel said that the Board should be pro-active, decide the direction the Town wants for the property, development or otherwise, and put out an RFP. Not reactive each time someone presents a proposal for the property. Ms. Heller believes it is appropriate to receive public opinion on the proposal. Mr. Weiner reminded the Board that nothing is decided until the Board votes to go to Special Town Meeting/Referendum for a vote from the public. It is the taxpayers who will approve sale of the property for this development or any other use.

Ms. McCreven supported holding a public information meeting as it would be an opportunity for the both the Board of Selectmen and the developer to gauge public opinion and for the developer to find ways to make the proposal more in keeping with the sentiment of the public.

Dr. Lober questioned the developer's statement that there would be a tax revenue for the Town. He asked Mr. Genovese how the Amity arrives at the proportionate for each Town. Mr. Genovese explained that it is determined by a percentage of the average daily membership of the student population from each town as of October 15 of each year. On calculation, Mr. Genovese said that for the FY2021 budget the per pupil expenditure is a little over twenty thousand dollars.

In response to a question from Dr. Lober about density of the development and a required zone change, Mr. Weiner said that the proposed development fulfills all the requirements under the current zoning regulations. He read the e-mail from Atty. DuBuque that addressed the zone change question: "The development area under consideration on the country club property is located in Zone A, in an area which is outside of the public water supply watershed. Under the new regulations enacted by the TPZ permitting multi-family housing, multi-family housing is allowed with a special permit in Zone A areas which are outside of the public water supply watershed. Therefore, development of the country club property can proceed under the new regulations without a zone change."

Mr. Kuriakose voiced his opinion that the Board would be overstepping if it did not bring the proposal to the residents for input. Other proposals have gone through the same process.

The Board of Selectmen VOTED (Heller -Crisco) to move forward with the next steps, as described by Ms. Heller, for the Arbor Haven Proposal for the former country club. VOTE: Aye - Heller, Crisco, McCreven, Kuriakose, Vogel
Nay - Lober

From the minutes of the October 27, 2021 Special Meeting of the Board of Selectmen, pg. 3

MOTION: Ms. McCreven moved, seconded by Mr. Crisco: “I hereby move that with regard to the draft RFP for development of approximately five (5) acres of land at the former Country Club of Woodbridge dated November 1, 2021, that the Board of Selectmen pause any action on the RFP until the Board receives further information including a report from the “housing committee (Woodbridge Housing Opportunity Study Committee).”

VOTE: Aye – Heller, Crisco, Kuriakose, McCreven Nay – Lober, Vogel Ms. Heller declared the motion carried.