

Woodbridge Land Trust, Inc.
P.O. Box 3699
Woodbridge, CT 06525

Woodbridge Park Association, Inc.
P.O. Box 3883
Woodbridge, CT 06525

November 30, 2021

Board of Selectmen
Town of Woodbridge, Connecticut
11 Meeting House Lane
Woodbridge, CT 06525

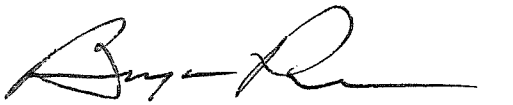
DEC 01 2021

Re: Offer to purchase Grant of Conservation Restriction
Country Club of Woodbridge (Historic Roger Sherman Farm)

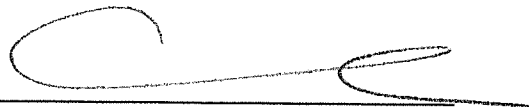
To the members of the Town of Woodbridge Board of Selectmen:

The Woodbridge Land Trust, Inc. (WLT), and Woodbridge Park Association, Inc. (WPA) hereby offer to purchase for the amount of Two Hundred Fifty Thousand dollars (\$250,000), a Grant of Conservation Restriction (GCR) on the property known as the Country Club of Woodbridge (a.k.a. the Historic Roger Sherman Farm). Said offer excludes the approximate 10 acre development parcel depicted in the shaded area on the map attached as Appendix A. The conveyance of the GCR allows for the maintenance of the agricultural soils and grasses, and of the walking trails over the existing golf cart paths for passive recreation and public enjoyment.

If this offer to purchase is accepted by the Town of Woodbridge, a formal contract will be prepared and signed by all parties within 30 days of the execution hereof.



Bryan Pines,
WLT President
duly authorized



Christopher Dickerson,
WPA President
duly authorized

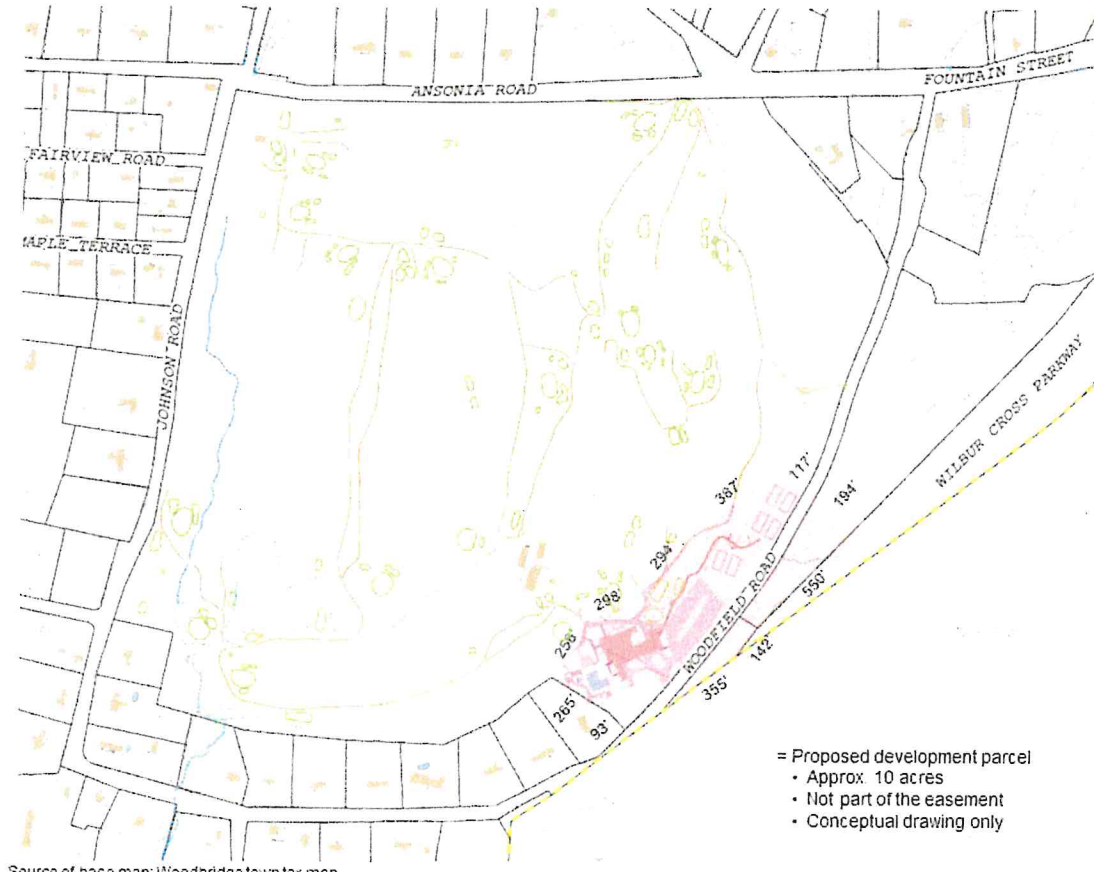
cc: Beth Heller, First Selectman
Sheila McCreven, Deputy First Selectman
Joseph J. Crisco, Jr.
Paul Kuriakose
David Lober
David Vogel

Accepted by the Town of Woodbridge, CT on the _____ day of _____, 2021.

Signed : _____, its duly authorized representative.

Appendix A

Country Club of Woodbridge (Historic Roger Sherman Farm)



Real Estate Proposal for CCW Board of Selectmen Comments by Chris Dickerson

Thank you for giving us the opportunity to comment on our offer.

Both the Woodbridge Land Trust and Woodbridge Park Association feel strongly that the CCW property should be substantially preserved as open space.

- 1) The property was purchased in 2009 to protect it from development. Then First Selectman Ed Sheehy referenced this in an April 2009 letter to all residents.
- 2) This is a beautiful asset owned by the Town of Woodbridge and should not be developed.
- 3) Our proposal is the least expensive for Woodbridge taxpayers. Any proposed large-scale development leads to increases in school population, necessary added maintenance for infrastructure, along with other additional resources including police, fire, etc. All of these proposals end up costing the existing taxpayers more than the revenue they generate.
- 4) All previous proposals for residential development on the CCW have been soundly defeated at referendum by Woodbridge taxpayers. Woodbridge residents want this property kept as open space.
- 5) Our proposal allows the Town to maintain ownership of the land, provides some monies to help offset the cost of the property, as well as leaving the existing Clubhouse and surrounding 10 acres available for use as a Restaurant/Banquet facility. The Clubhouse has the potential to generate significant tax revenues for the town as well.

The CCW has been a divisive issue for Woodbridge for almost 12 years. This proposal is an opportunity to end the divisiveness and bring out town together.

We respectfully request that you present our proposal to the Woodbridge taxpayers for a vote.

My name is Bryan Pines, I am the President of the Woodbridge Land Trust, and I will be speaking to you along with Chris Dickerson, the President of the Woodbridge Park Association. Thank you for this opportunity to discuss our joint proposal. I will speak briefly followed by Chris, and we will be happy to answer any questions at the conclusion.

The Woodbridge Land Trust (WLT) and the Woodbridge Park Association (WPA) understand the value of protected open space in the town of Woodbridge. In 2009, the town purchased the Country Club of Woodbridge (CCW), one of the largest town owned properties, for the purpose of conservation and preservation of its vital natural resources. It is home to wetlands and abundant wildlife including protected endangered species. For that reason, our organizations have partnered in an effort to purchase a Grant of Conservation Restriction that would protect the land in perpetuity.

Roger Sherman owned the farm on this property and named it Clover Hill Farm. As a Founding Father of the United States, he is the only individual to have signed all four documents: The Continental Association, Declaration of Independence, Articles of Confederation, and the Constitution. He represented the people of Connecticut by serving as a Judge of the Superior Court, U.S. Representative of Congress, U.S. Senator, and as the Mayor of New Haven.

The Woodbridge 2017 Open Space Plan lists fourteen goals worthy of attaining when considering open space. The Historic Roger Sherman farm meets every one of those objectives. Our organizations are strongly committed to working with the town to protect Open Space and expand the Greenway throughout our town for the benefit of all to enjoy.