

DRAFT



Town of Woodbridge Plan of Conservation and Development

Date To Come

Acknowledgments

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

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

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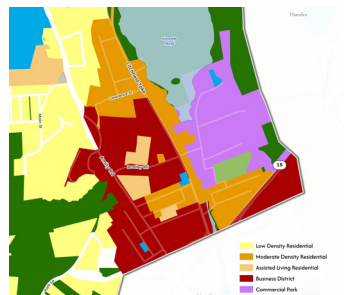
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Introduction



Introduction to the Town of Woodbridge

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

Woodbridge, originally known as the Amity Parish, was formally incorporated in 1784, and renamed after the Reverend Benjamin Woodbridge.¹ Historically, the Town was primarily an agricultural community but the community's physical landscape has evolved throughout its history, with major changes stemming from the clearing of forest for farmland, and later for residential and commercial development; damming of the West River, which created Konolds Pond, Glen Lake, and Lake Dawson and Lake Watrous; traprock blasting along the West Rock ridgeline; and significant grading to facilitate transportation improvements, like Route 15 (Merritt Parkway).^{2/3}

Woodbridge's population remained limited through the late 1800s,⁴ but residential development increased following the expanded use of automobiles, transforming the community into a modern suburb following World War I and growing to the current population of 9,087.⁵ Today, Woodbridge is largely residential, with a small commercial core, known as the Business District, along the southeastern border with New Haven, and significant open spaces throughout the community.

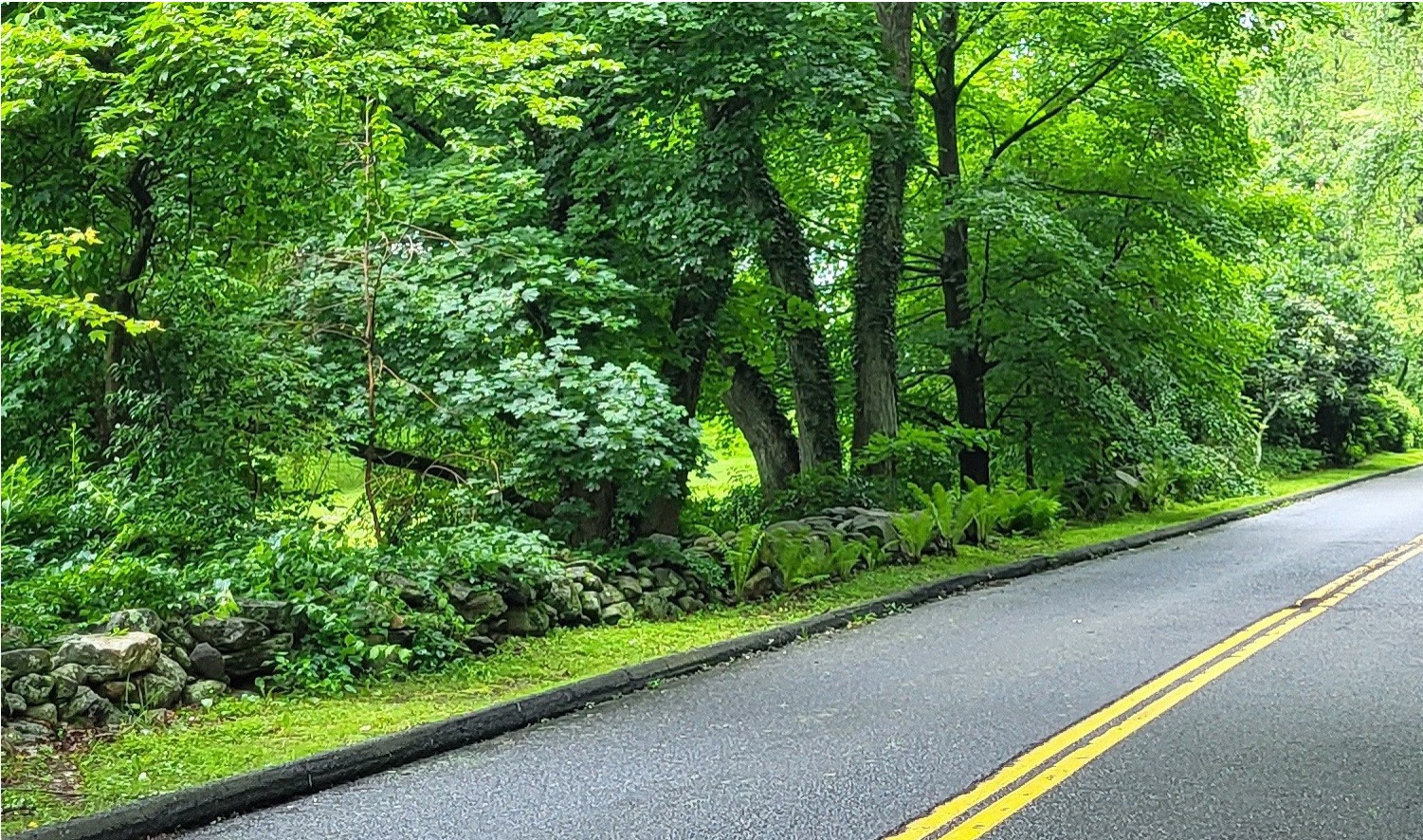
What Is a Plan of Conservation and Development?

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

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

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Plan Development Process

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

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

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



State, Regional, and Local Planning. A comprehensive review of State, regional, and local planning documents was conducted to ensure that the Town’s POCD would be consistent with ongoing planning efforts in and around the community. Major plans reviewed included the State’s (2018-2023) Conservation and Development Policies Plan (including the State’s six growth management principles), SCRCOG’s 2018 POCD, and Woodbridge’s 2015 POCD. Additional local plans were also reviewed, including the Town’s Business District Vision/Placemaking and Connectivity studies (2023), Affordable Housing Plan (2022), and Open Space Plan (2020). This review informed the development of the POCD, as each document provides valuable context for planning efforts that may impact Woodbridge and helps the community understand its future in the context of the larger region and State, while also ensuring that recent local initiatives are incorporated into the next decade of planning.

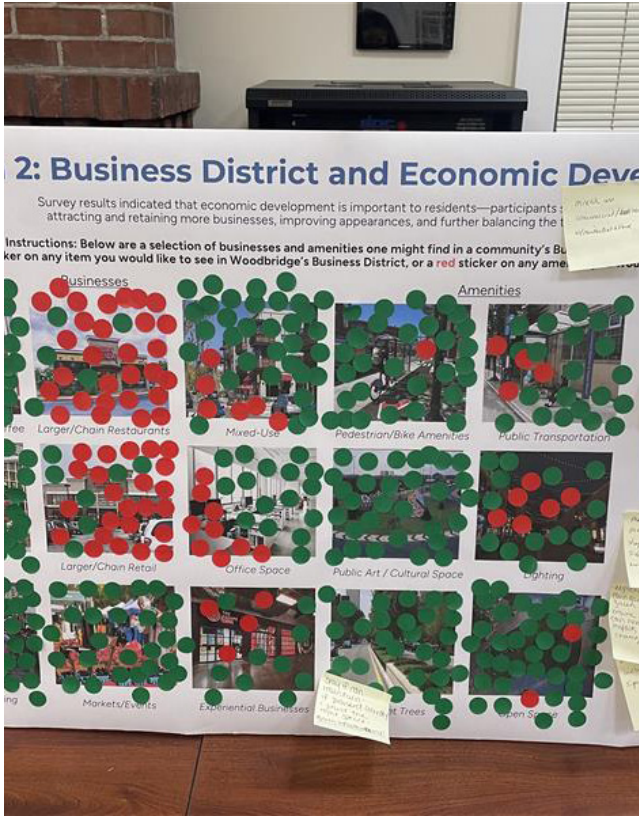
Public Engagement. Public engagement is a fundamental part of planning a community’s future, ensuring the POCD is developed in a collaborative way and fosters consensus building. Woodbridge’s public engagement for the Plan consisted of a community-wide survey, two community workshops, and public TPZ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

- **Community Survey.** Launched in June 2024 both online and in person, the community survey was available for five weeks, garnering 633 responses, which represents seven percent of the Town’s 2020 population. Survey results (see **Appendix B**) provided local insight about community conditions, hopes, and concerns.
- **Community Workshops.** Community workshops were used to inform the public and gather additional feedback and community consensus throughout the Plan’s development. The first community workshop was held following the conclusion of the survey. This workshop was focused on sharing results from the community survey and gathering additional feedback on some of the most important topics within the community. The second community workshop was held in Spring 2025 and was focused on building community consensus regarding proposed goals, strategies, and actions.
- **TPZ Meetings.** Public, formal TPZ meetings were held throughout the Plan’s development process. TPZ meetings were largely used for sharing project updates and included working sessions to develop the community vision statement and goals and strategies.

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

Goals, Strategies, Policies, and Actions. An effective POCD is action oriented and provides clear direction for plan implementation. Proposed goals, strategies, and actions are developed to be aligned with the Town’s vision and community themes. Preliminary goals and strategies were drafted using the Town’s 2015 POCD to ensure important and relevant content was carried forward; additional goals and strategies were developed, in coordination with Town Staff and the TPZ, to address gaps. Actions were later developed to make these goals and strategies actionable and achievable.





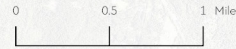
How to Use this Plan

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

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



Beacon Falls



Bethany

Seymour

Hamden

Town of Woodbridge

Seymour Rd

Downs Rd

Litchfield Tpke

Amity Rd

Center Rd

Rimmon Rd

Ansonia Rd

Racebrook Rd



Ansonia

New Haven

Derby

Orange

West Haven



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Woodbridge Today





Demographics



Housing



Economy and
Workforce



Zoning



Land Use



Transportation
and Road
Infrastructure



Sewer
and Water
Infrastructure



Community Facilities
and Services



Parks, Recreation,
and Open Space



Historic and
Cultural Resources



Natural Resources



Sustainability
and Resiliency



Contents

Woodbridge Today

This chapter provides both a community profile of and inventory of existing conditions in the Town of Woodbridge. Through a review of demographic, housing, and economic data over the last decade, this chapter presents a snapshot of current situations and trends in Woodbridge and serves as a benchmark for evaluating how the Town may evolve over the next decade. The Townwide inventory—which includes existing zoning and land use, transportation and road infrastructure, community facilities and services, and natural resources—concludes with an assessment of the community’s resilience and sustainability initiatives. (See **Appendix A** for additional data and information.)



Demographics



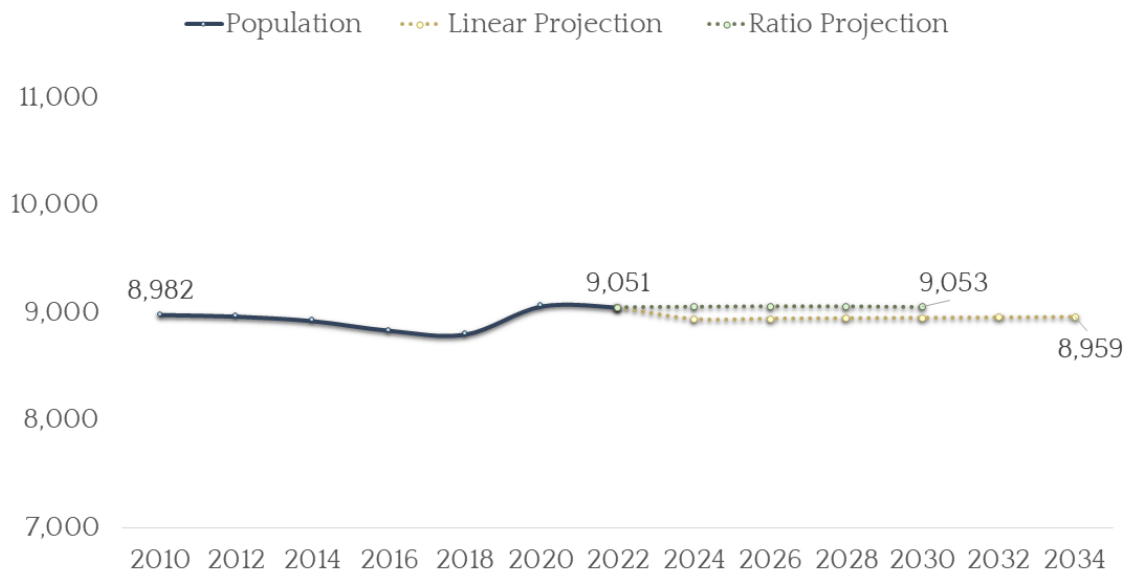
The Town’s demographic profile provides insights into the community’s population and potential areas to focus on for improvement. This section examines Woodbridge’s demographic data and trends over the last decade and analyzes how population changes over this period may contribute to long-term municipal planning efforts.

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

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

Public school enrollment increased at Beecher Road School over the last decade. Woodbridge is a part of two school districts—Woodbridge School District (Beecher Road School [Pre-K through 6th grade]) and Amity Regional School District (ARSD) 5 (Amity Middle School–Bethany [Grades 7 and 8] and Amity Regional High School [Grades 9–12]). Projections from the previous decade suggested uncertainty about enrollment trends; however, according to the State’s data, enrollment at Beecher Road School increased 10.7 percent between the 2014–2015 school year and the 2023–2024 school year.

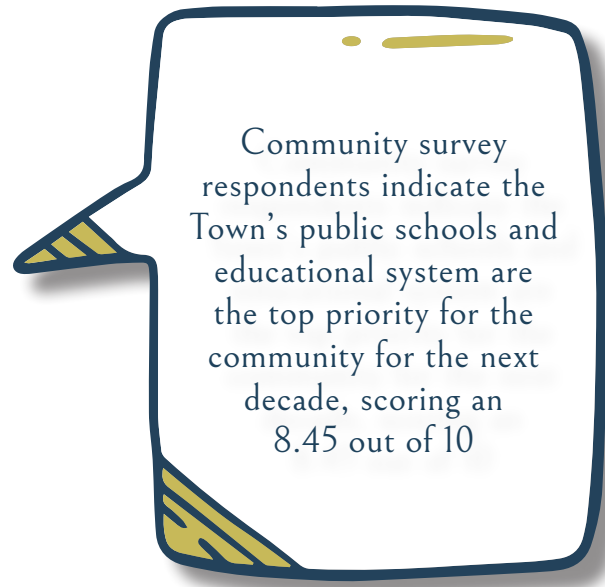
Population Projections



The Woodbridge School District is a major draw for families moving to the community, which likely explains the increase in enrollment over the last 10 years, as reflected in the increasing population of children aged 0-9 described above. More recent school enrollment projections suggest continued moderate growth in enrollment over the next 10 years, with enrollment peaking in 2032 at 960 students.¹¹

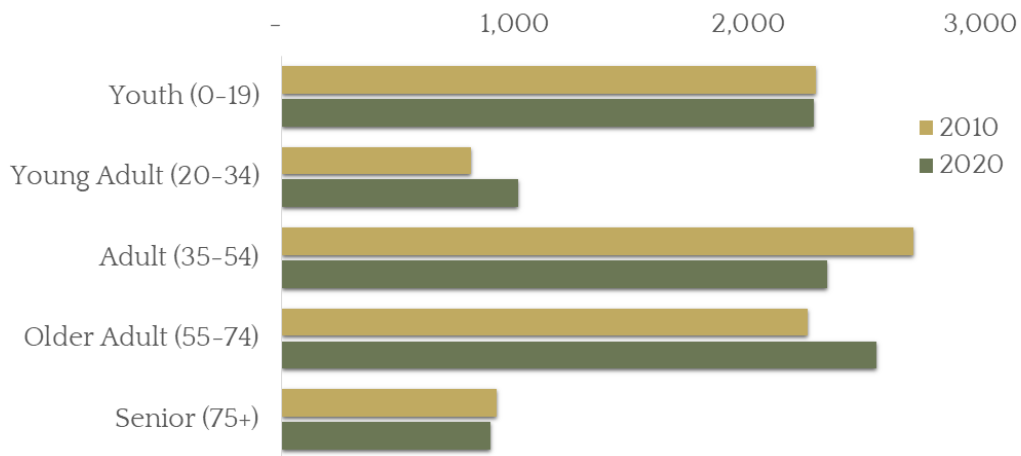
Conversely, general enrollment within the ARSD has declined over this timeframe; however, these trends are also influenced by demographic dynamics in the towns of Bethany and Orange, in addition to Woodbridge. While enrollment at Amity Regional High School declined 9.3 percent district-wide, Woodbridge’s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

Despite Woodbridge getting younger, the 65+ population continues to increase. Since 2010, the Town’s population aged 65+ increased 17.3 percent (298). This increase is associated with the aging older adult cohort (ages 55-74), which mainly captures the Baby Boomer generation and makes up 25 percent of the Town’s total population.



Over the next decade, the aging Baby Boomer population will drive major changes in Woodbridge’s population dynamics and community needs; by 2035, the vast majority of this age group will have transitioned into retirement and may require increased recreational, health, mobility, and social services.

Population Change Across Age Groups



Woodbridge’s population continues to diversify (see **Table 1**). As of 2020, the Town is predominantly White (73 percent), but Hispanic, Asian, Black, and multi-racial residents represent a growing share of the population. Between 2010 and 2020, the following populations increased: the Hispanic population (+263 persons), the Asian population (+423), the Black or African American population (+91), and the multi-racial population (+297).¹²

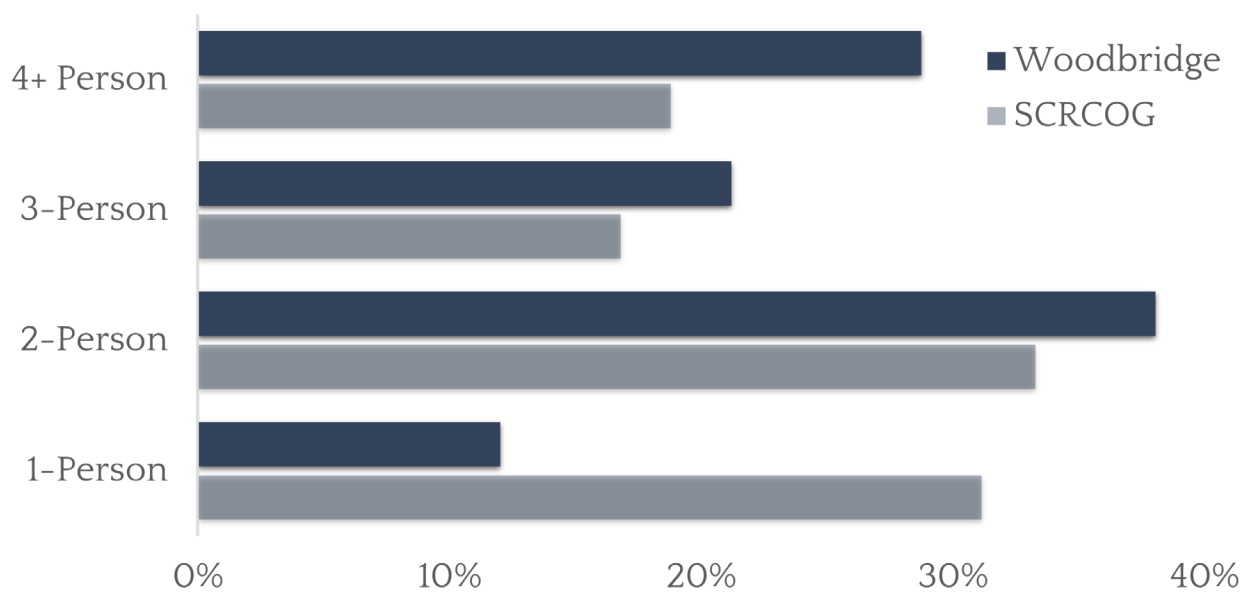
Household size in Woodbridge is evenly distributed across smaller (1–2 people) and larger (3+ people) households. The Town’s previous POCD identified a trend of increasing numbers of small households (1–2 people) within Woodbridge; however, recent ACS data suggest this trend has stabilized, with an even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

TABLE 1

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

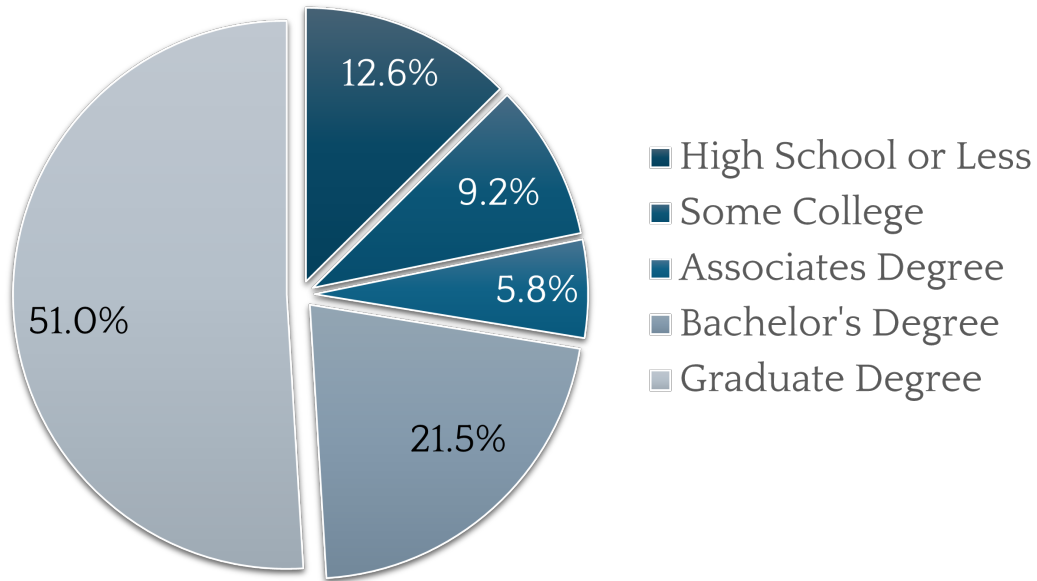
Source: US Decennial Census, 2010 and 2020

Household Size Comparisons



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

Educational Attainment Levels (25+ Years)



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



Housing



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

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

Most households are owner-occupied, and tenure patterns remain consistent over the last decade. According to 2012 and 2022 ACS estimates, the share of owner-occupied and renter-occupied housing has remained consistent over the 10-year period, with 90 percent of occupied housing units owner-occupied and 10 percent renter-occupied.¹⁷ Renter occupancy in Woodbridge is much lower than in the region (35.8 percent) and State (31.2 percent).

The majority of housing units in Woodbridge are larger, single-family structures. Ninety percent of all housing units in Woodbridge are single-family, detached structures, the vast majority of which are owner-occupied units. The Town has a larger share of housing units with three or more bedrooms (85.5 percent) compared to that of the region (52.5 percent) and State (58.2 percent).¹⁸ While this is consistent with construction trends for the time period (nearly 70 percent of the Town’s housing units were built prior to 1980, when larger household sizes were more common), it reveals a mismatch between household size and housing unit size, as 50 percent of households are two-person or fewer households.

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



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

Home values and rent prices are high. The median home value in Woodbridge is \$506,400; this value is 178 percent higher than the median of the State (\$232,700) and 64 percent higher than that of SCRCOG (\$309,600). Over 90 percent of homes in Woodbridge are valued greater than \$300,000.¹⁹ The median rent in Woodbridge is \$1,812—28.7 percent higher than SCRCOG and 31.9 percent higher than the State. Woodbridge’s high median rent is influenced by a larger share of high-priced rental units as compared to the region. While most rental units in Town cost between \$1,500–\$1,999 per month, 21.8 percent of rental units cost more than \$2,500 per month compared to 5.3 percent within SCRCOG.²⁰

Home sales have fluctuated over the last decade, but prices continue to rise. Between 2014 and 2023, Woodbridge averaged 112 single-family home sales per year, with sales peaking (135) in 2016.²¹ Woodbridge continues to have some of the highest housing prices among its surrounding communities; the median single-family home sale price (nominal dollars) has increased 58 percent between 2014 and 2023. Prices remained relatively steady until 2020, when the median sales price increased from approximately \$416,000 (2020) to \$630,000 (2023); this increase coincides with the housing boom during the COVID-19 pandemic, and prices currently remain at their all-time high.

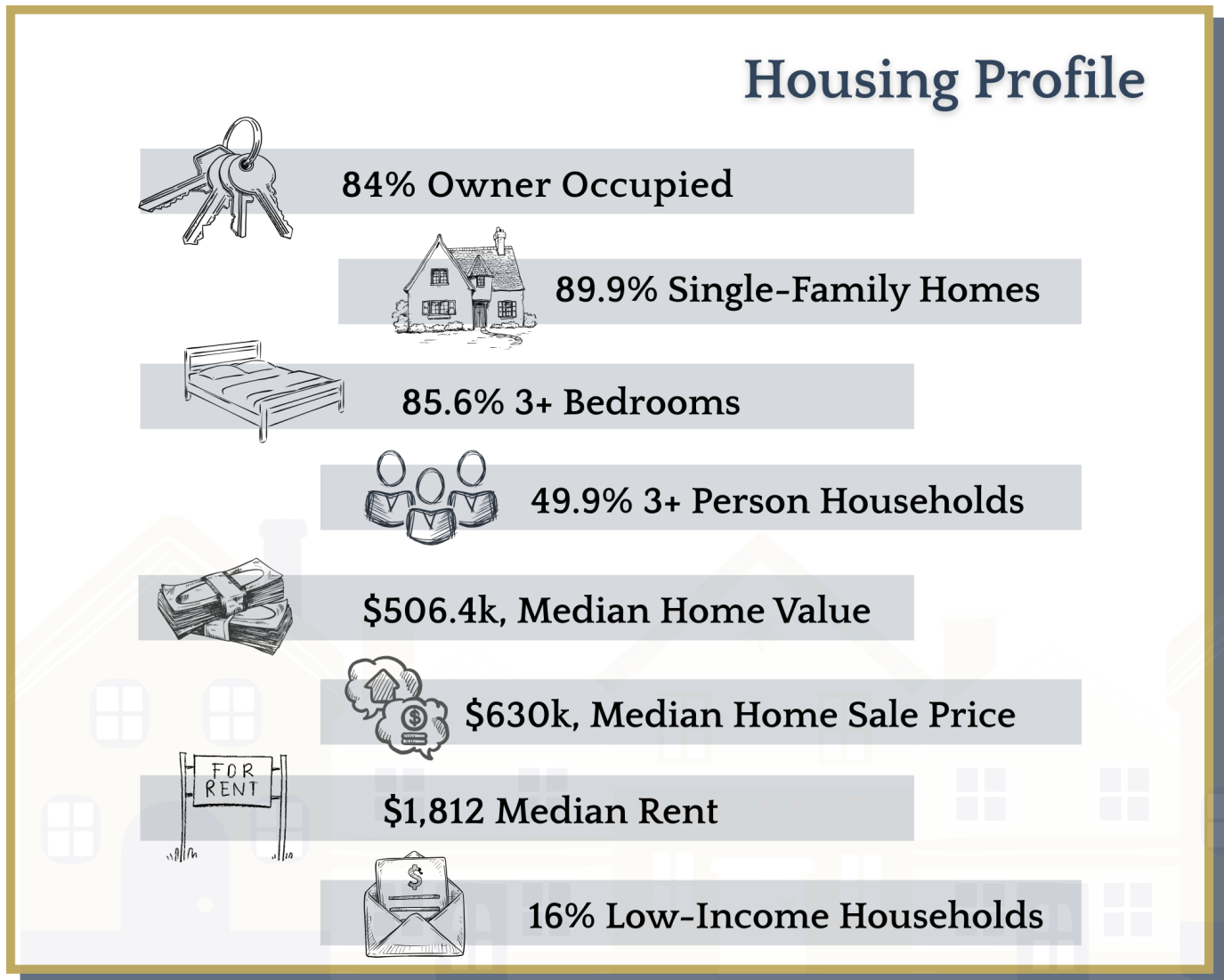




Affordable Housing

There is a mismatch between the number of moderate- and lower-income households and protected affordable housing units within the community. Connecticut General Statute §8-39a defines affordable housing as “housing for which persons and families pay 30 percent or less of their annual income, where such income is less than or equal to the area median income (AMI) for the municipality, as determined by the US Department of Housing and Urban Development (HUD).” Individuals or families paying more than 30 percent of their household income on housing are considered cost burdened and may have difficulty affording other necessities. According to HUD 2023 Income Limits, an individual living in Woodbridge making less than \$65,050, or a family of four making less than \$92,900, would be classified as a low-income household and qualify for affordable housing. The latest data from HUD indicates that 16 percent of households (470) in Woodbridge meet the low-income threshold—including 11 percent of owner-occupied households and 56 percent of renter-occupied households.²²

Several state and national programs are available to promote greater housing affordability. Assisted affordable units in Woodbridge are supported by programs including Connecticut Housing Finance Authority- (CHFA-) and HUD-assisted units, tenant rental assistance, and CHFA- and USDA-backed mortgages; however, only 40 units, or 1.2 percent of Woodbridge’s housing stock, is assisted by one of these programs, putting the Town below the 10 percent threshold for exemption from the Affordable Housing Land Use Appeal process.²³



Woodbridge has made efforts to improve housing affordability within the community. The Town acknowledges the housing affordability crisis within the State and is committed to improving affordability conditions locally. In 2022, Woodbridge established a Housing Committee tasked with proactively planning for more affordable and diverse housing, assessing housing needs, identifying barriers to broad housing options, and ensuring a commitment to State and federal housing laws. The Town also adopted their Affordable Housing Plan (AHP) in 2022, outlining a variety of strategies related to preserving, maintaining, and improving housing supply, affordability, and ownership within the Town.

The Housing Committee highlighted these specific actions in its Preface to the AHP:

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

In addition to the creation of the Housing Committee and AHP adoption, Woodbridge has amended their zoning regulations to promote housing choice and economic diversity within the community for both low- and moderate-income households, primarily by allowing multifamily housing in areas served by public water and sewer and not located within a public water supply watershed. However, there are opportunities to refine the zoning code to further encourage housing diversity.

Economy and Workforce



This section examines the state of Woodbridge’s local economy, including unemployment and major industries, and municipal finances.

The Town’s unemployment rate remains lower than the County’s. Woodbridge has continued to maintain a lower unemployment rate than New Haven County. Over the last 10 years, peak unemployment (5.5 percent) occurred during the COVID-19 pandemic (2020); however, rates have been recovering since and returned to 2.8 percent in 2023.²⁴

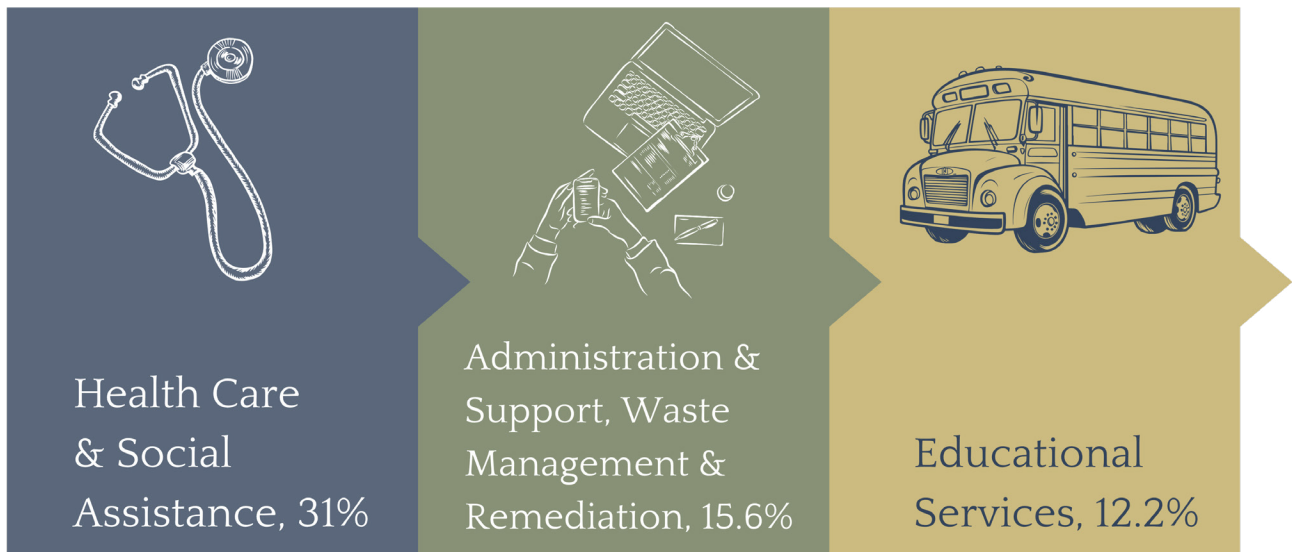
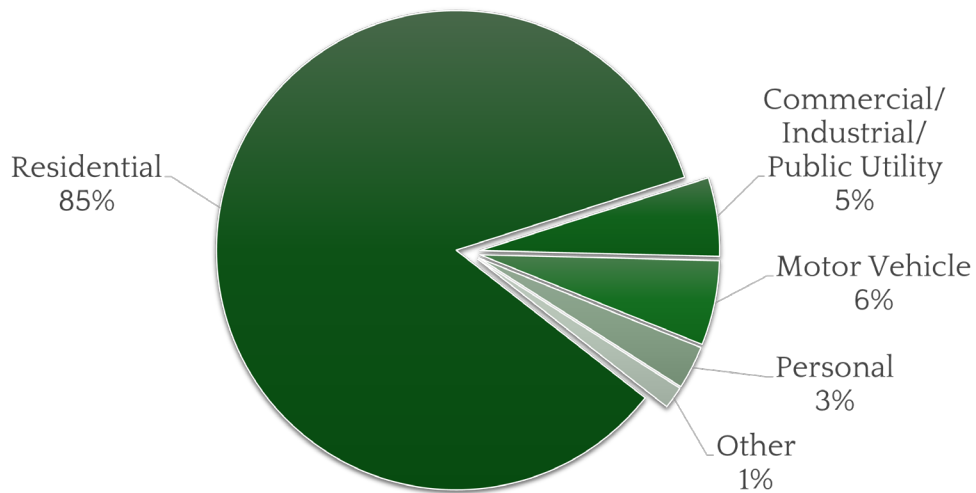
Employment in Woodbridge is largely service-oriented. The top three industries employing people in Woodbridge are health care and social assistance (31.0 percent of jobs); administration and support, waste management, and remediation (15.6 percent); and educational services (12.2 percent).²⁵ Principal employers include the ARSD, the Town of Woodbridge, and the Jewish Community Center.²⁶

New Haven is a popular employment location for Woodbridge residents. Just over six percent of employed Woodbridge residents also live within the community, and nearly 60 percent of employed residents travel less than 10 miles to get to work, with 28.1 percent working in New Haven. The most common employment industries for Town residents include educational services (23 percent) and health care and social assistance (19.6 percent).²⁷ This includes many employees of Yale University, the University of New Haven, Yale-New Haven Hospital, and social assistance organizations within the greater New Haven area. Yale and its associated research centers and businesses also provide employment in the professional, scientific, management, and administrative professions, which accounts for 6.6 percent of jobs held by Woodbridge residents.

business
district
photo
to come

Woodbridge remains financially strong. The financial position of the Town of Woodbridge has remained strong in recent years. Total revenue from property taxes in FY2024 (the most recent year for which data is available) amounted to \$51.2 million. General Fund expenditures amounted to \$58.8 million, resulting in a net increase in the Town’s position of approximately \$910,000 in FY2024. Moody’s has issued its highest possible bond rating, AAA, for Woodbridge’s debt. The Town’s Grand List (October 1, 2024), including real estate, personal property, and motor vehicles, amounted to a total assessed taxable value of \$1,681,121,748.²⁸ Ownership is broadly distributed, and the 10 largest property owners collectively own 4.16 percent of the Town’s taxable assessed value. The Grand List leans heavily on residential property, which accounts for 85 percent of its value. The Town’s FY2025–2026 real and personal property mill rate is 32.62, with a motor vehicle mill rate of 32.46.

Grand List, Financial Year Ending 2024



Zoning



The Town's zoning regulations are the most important set of standards that determine what can be built in different areas of Woodbridge by establishing permitted activities, allowable density and scale, and building placement. Woodbridge utilizes residential, commercial, industrial, mixed-use, rural, and park districts, as well as various overlays (Floodplain, General Business A, and the Woodbridge Village District).²⁹ The Town has made updates to its zoning regulations since the last POCD, including an official map update (2019), which added the T- Districts to the regulations. Other amendments include the addition of Opportunity Housing Development regulations, establishment of cannabis regulations, and revisions to the Affordable Housing District regulations. (See [Figure 2-1a](#) for Town of Woodbridge Zoning Map, as well as [Figure 2-1b](#) for a close-up view of the Town's Business District zoning.)

Residential Districts

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

Commercial and Industrial Districts

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

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

Development Districts

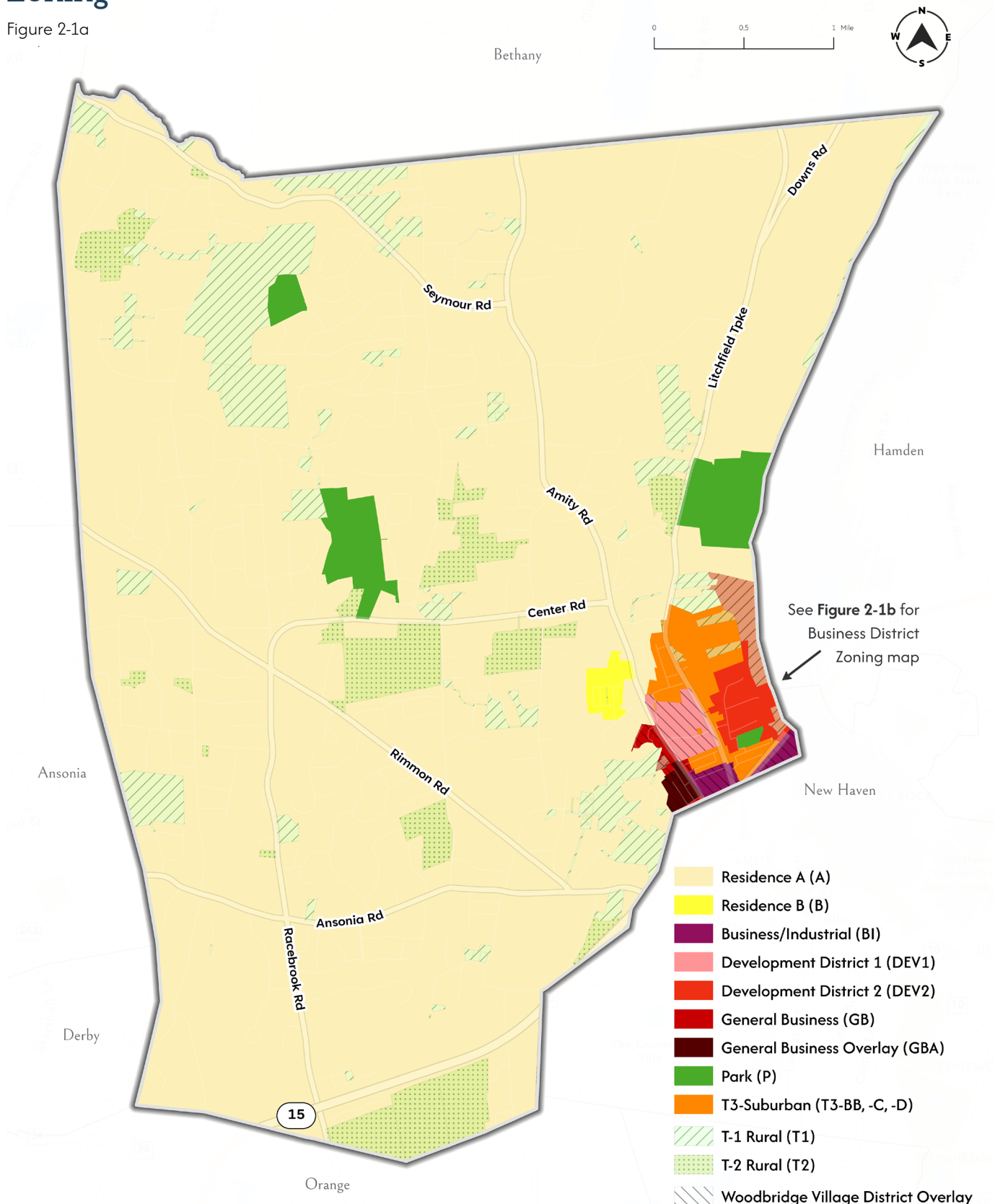
Woodbridge's two development districts, Development District 1 (DEV1) and 2 (DEV2), are found between lower Amity Road and Litchfield Turnpike and the lower, eastern side of the West River. DEV1 includes parcels east of Amity Road and west of the Litchfield Turnpike and accommodates commercial and limited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

The Woodbridge Village District

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

Zoning

Figure 2-1a

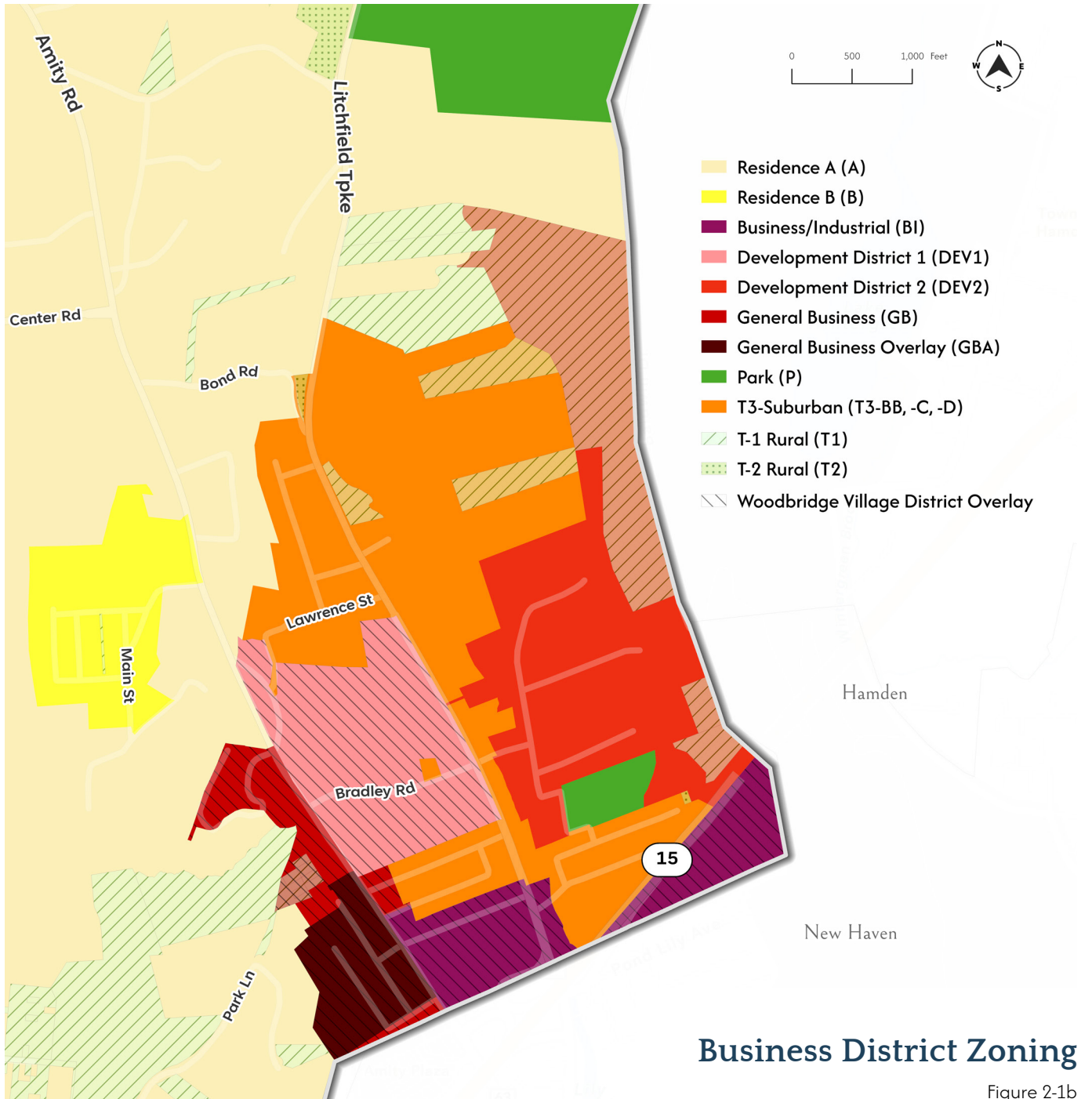


- Residence A (A)
- Residence B (B)
- Business/Industrial (BI)
- Development District 1 (DEV1)
- Development District 2 (DEV2)
- General Business (GB)
- General Business Overlay (GBA)
- Park (P)
- T3-Suburban (T3-BB, -C, -D)
- T-1 Rural (T1)
- T-2 Rural (T2)
- Woodbridge Village District Overlay

Source: Town of Woodbridge Zoning

Other Districts

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





Land Use



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

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

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

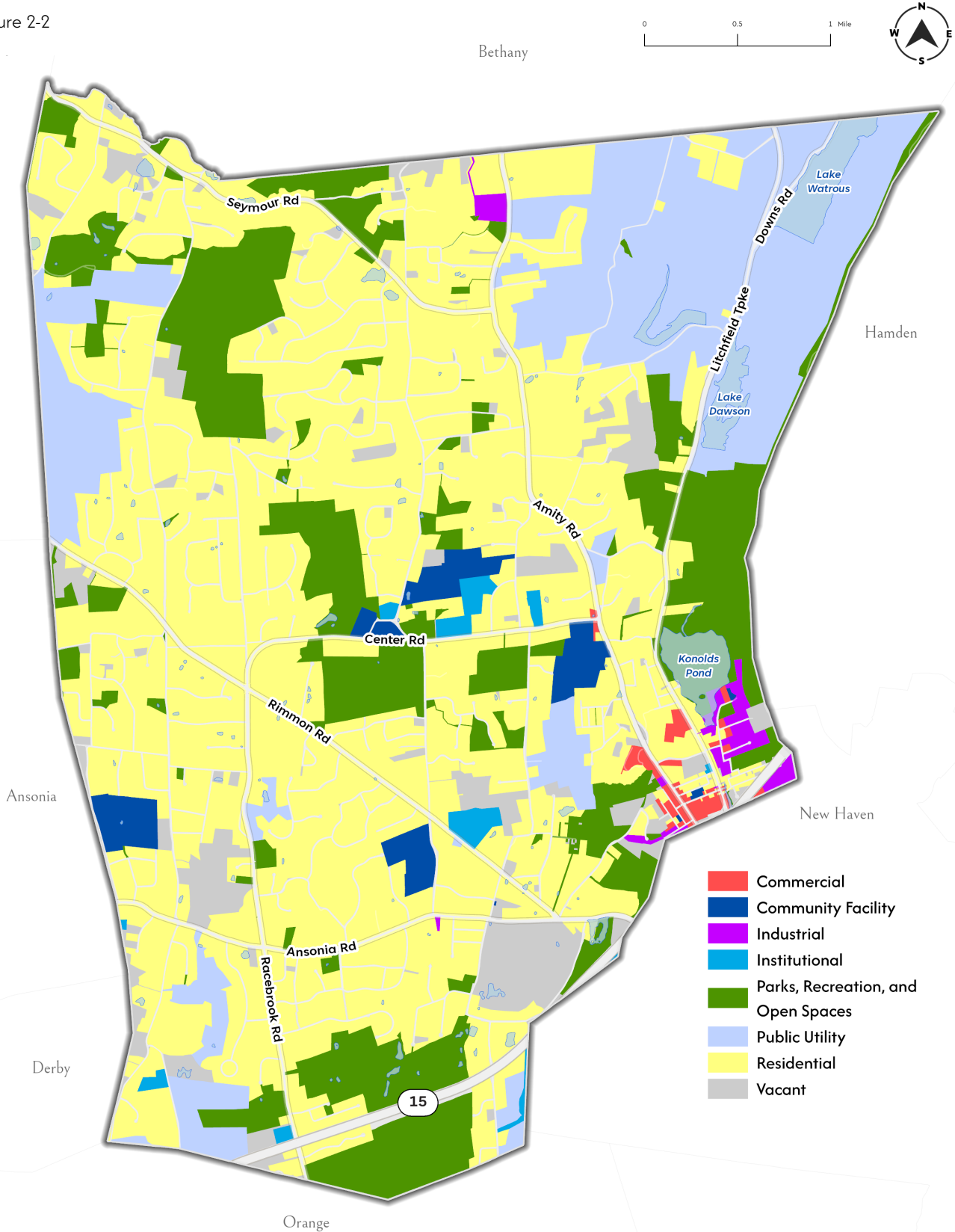
Commercial and Industrial land uses make up less than two percent of the Town’s land area but are almost entirely concentrated from lower Amity Road (Route 63) over to West Rock Ridge State Park. These land uses can be divided into two geographic areas: the Business District and the Commercials Park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

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

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

Land Use

Figure 2-2



Source: Town of Woodbridge; SCRCOG; SLR

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

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

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

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

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







Transportation and Road Infrastructure

The Woodbridge transportation network consists of local and State roads with limited public transit, pedestrian, and bicycle amenities and facilities (see Figure 2-3). Safe and efficient transportation options continue to be an important component of the quality of life in Woodbridge.

Road Network

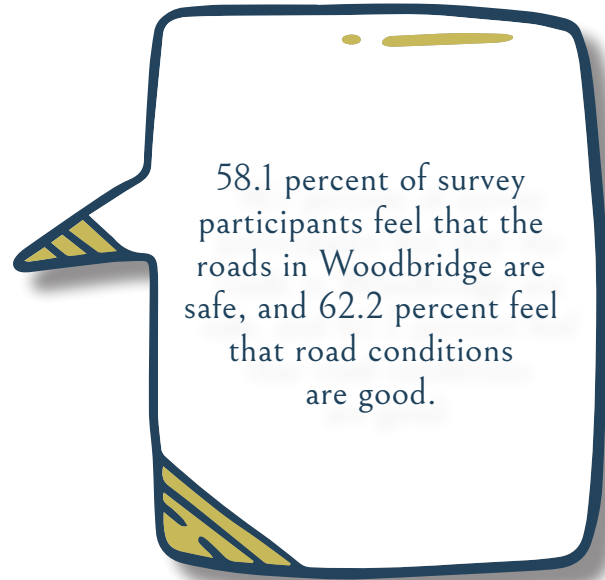
The Town’s road network forms the primary transportation system and infrastructure within Woodbridge. The road network consists of over 80 miles of Town roads and 29 miles of State roads that serve vehicle, transit, and cyclist users.

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

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

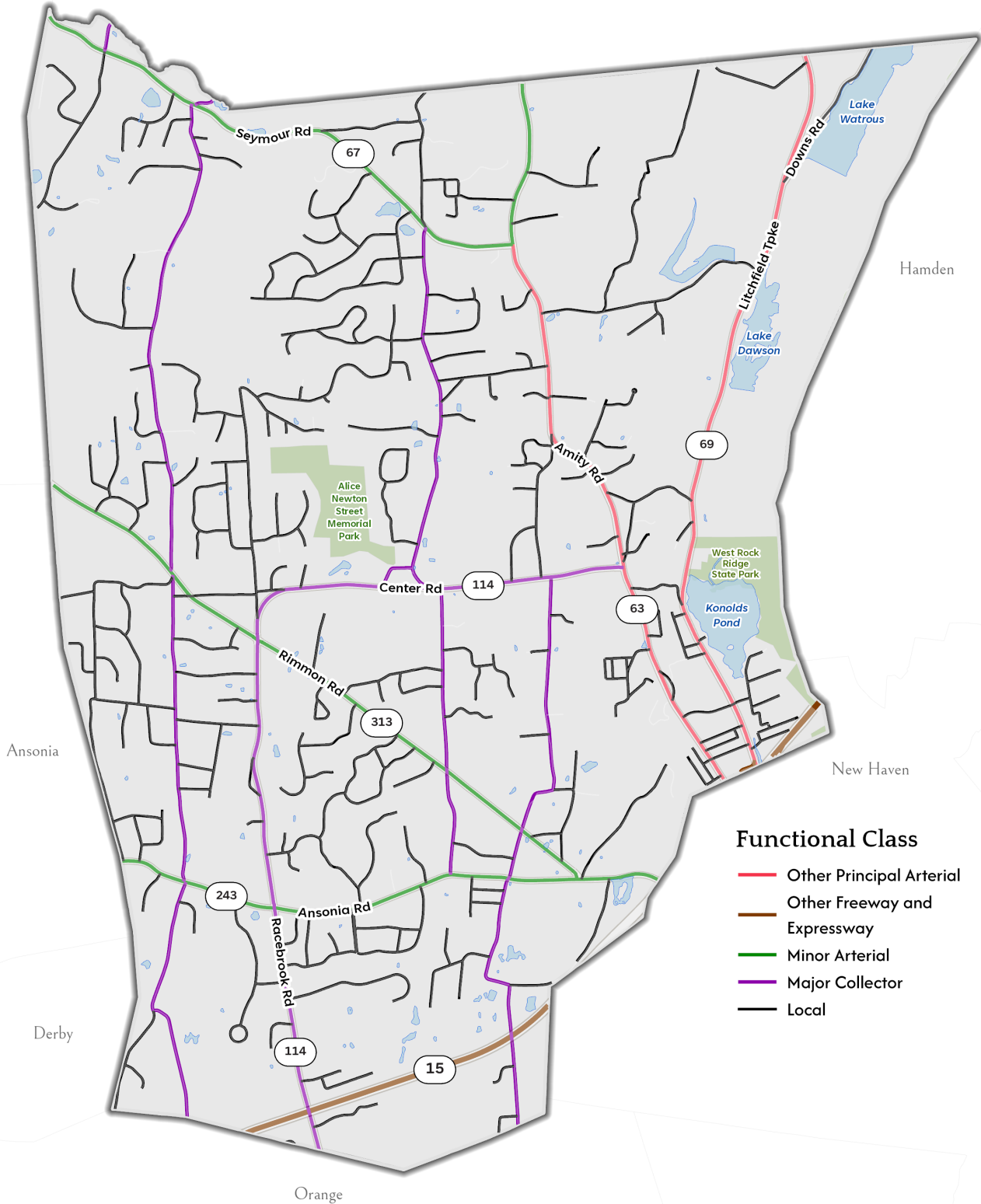
- Freeways and Expressways: State Route 15 (Wilbur Cross Parkway)
- Principal Arterials: State Routes 63 and 69
- Minor Arterials: State Routes 67, 242, and 313
- Major Collector: State Route 114
- Local: All other Town roads

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



Transportation and Road Infrastructure

Figure 2-3



Functional Class

- Other Principal Arterial
- Other Freeway and Expressway
- Minor Arterial
- Major Collector
- Local

Sources: Town of Woodbridge; CTDOT

Traffic Volumes and Safety

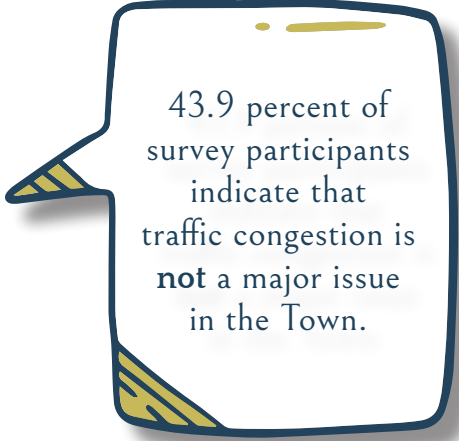
The State of Connecticut collects annual average daily traffic (AADT) counts, which measure the annual total vehicular traffic along a route, averaged over 365 days. According to the Connecticut Department of Transportation's (CTDOT's) 2015 and 2021 traffic monitoring data, traffic volumes in Woodbridge,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

Road crash data from the University of Connecticut (UConn) Connecticut Crash Data Repository (CTCDR) 2019-2024 indicates that most traffic accidents in Woodbridge occur on State routes at major intersections and at or along Route 15 (Wilbur Cross Parkway). Crash rates over the last five-year period have remained consistent, but there was a decline in 2020–2021 (likely associated with the COVID-19 pandemic).³⁰ See [Appendix A](#) for more information on traffic accidents and safety.

Specific State Routes

State Route 63 (Amity Road) runs parallel to Route 69 in southern Woodbridge before turning north towards central Bethany and continuing to the northwestern corner of the State, where it terminates in Canaan. Between Bradley and Fairground Roads, an additional northbound lane is added to the two lanes that run the length of the Town. As a principal arterial, Route 63 carries the highest traffic volumes of any roadway in Woodbridge except for the Wilbur Cross Parkway. In 2021, Route 63 traffic volumes ranged from 7,000 daily vehicles near the Bethany town line to 14,500 daily vehicles at Route 15, which is a slight decline from 2015 volumes.³¹

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



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

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

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


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

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

Public Transit

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

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



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



Pedestrian and Sidewalk Facilities

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

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

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

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

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

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

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

Bicycle Facilities

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



connectivity study image to come



Sewer and Water Infrastructure



Public Sewer

Public sewer service and infrastructure in Woodbridge is owned, operated, and maintained by the Greater New Haven Water Pollution Control Authority (GNHWPCA). Woodbridge has approximately 10 miles of sewer lines, primarily found in the southeast portion of the Town, along the border with New Haven. The GNHWPCA system also serves New Haven, Hamden, and East Haven. Woodbridge's sewer service was originally constructed in the early 1960s and extended to service Beecher Road School in 1970 and Amity Regional High School in the early 1990s. Today, the system serves approximately 1,000 residents and 376 properties in Town. Current rehabilitation projects to maintain the infrastructure include the full restoration of the Woodbridge pump station at Brookside Drive and Route 243 and an on-going pipe lining project to reduce infiltration and inflow.

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

(See **Figure 2-4** for a map of existing public sewer and water infrastructure in the Town of Woodbridge.)

Public Water

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

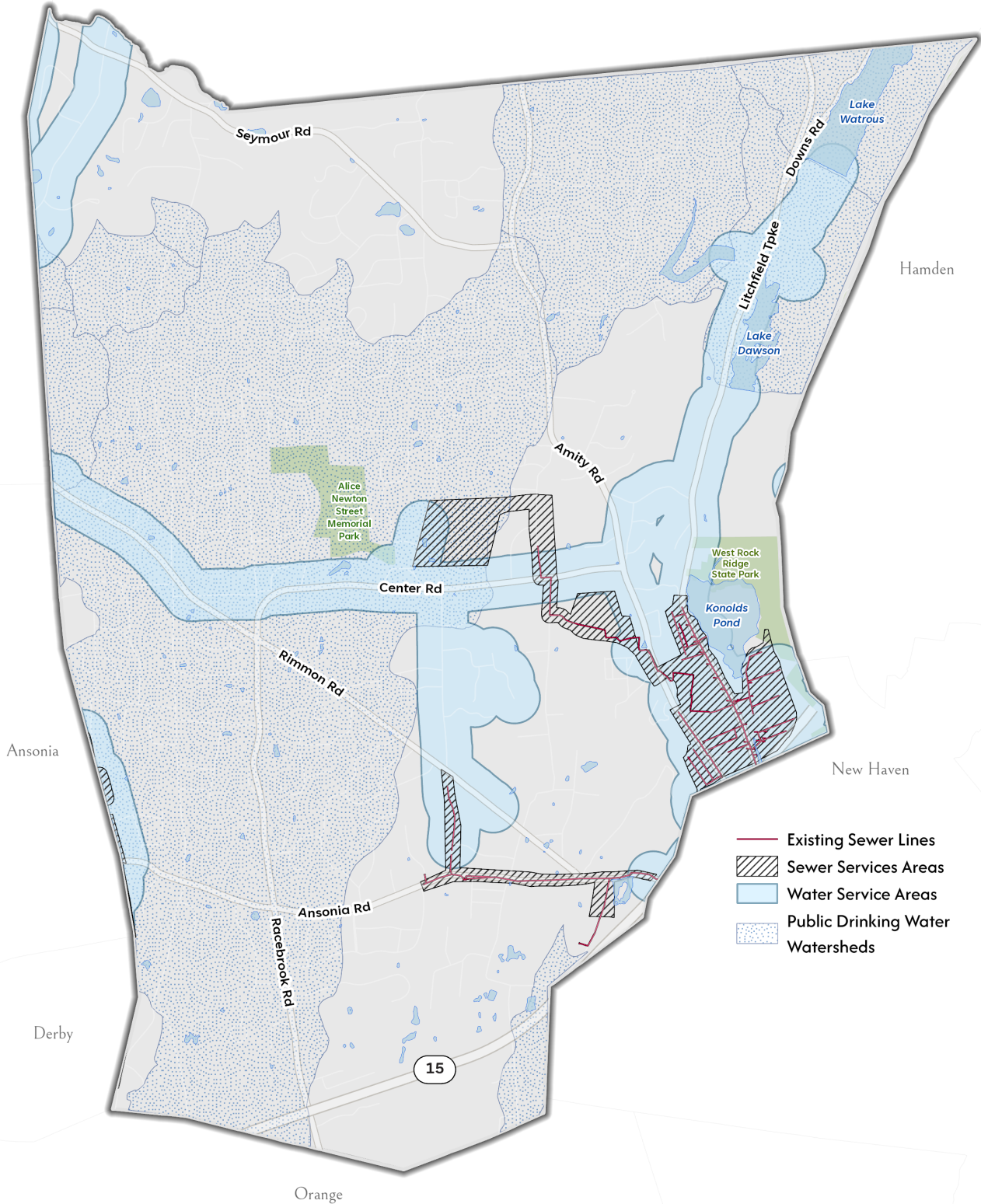
The source of the raw water supply for the Town comes from the West River reservoir system, which consists of five lakes. Recent water system improvements and renovations have included improvements to the West River Treatment Plant and Woodbridge Water Storage Tank, tree management at the source water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

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

photo
to come

Sewer and Water Infrastructure

Figure 2-4



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

Community Facilities and Services



See Figure 2-5 for a map of existing community facilities and services in the Town of Woodbridge.

Municipal Facilities and Services

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

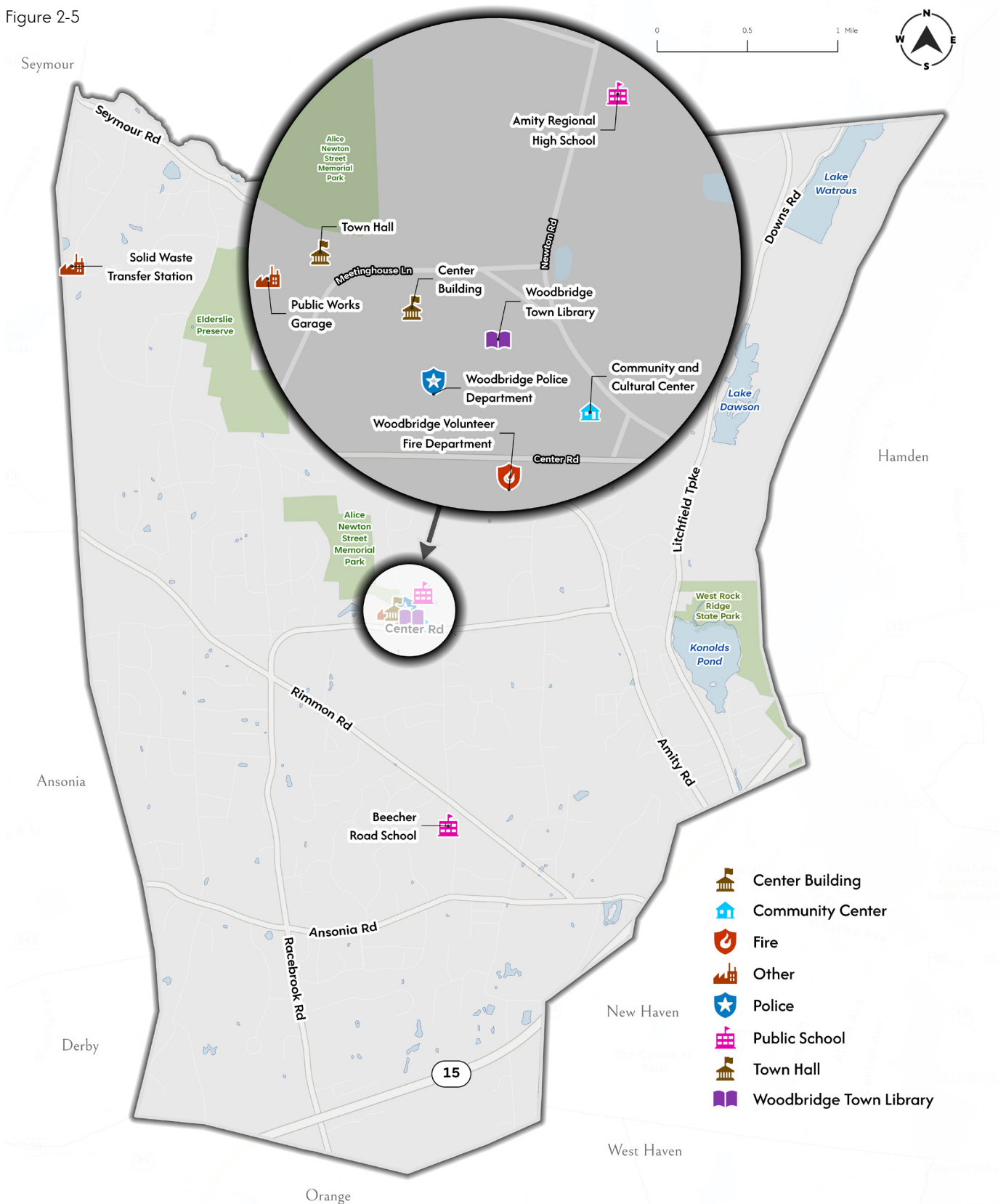
Center Building (4 Meetinghouse Lane) was originally built in 1929 as the Center School and converted to Town offices after the Beecher Road School was built. Today, it houses the Police Department and the Human Services Department. The current building facilities pose challenges for both departments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

- **The Woodbridge Police Department** provides law enforcement and designated Connecticut Department of Public Health (DPH) first responder emergency medical services throughout the Town. Services include, but are not limited to, criminal investigations, traffic investigations and enforcement, crash reconstruction, and a school resource officer. The current staff consists of 23 full-time sworn officers and 11 civilian personnel, including seven full-time dispatchers responsible for all emergency response communications (police, fire, and medical) in Woodbridge. The Police Department vehicle pool and storage is also located at 4 Meetinghouse Lane. Recently, the Police Department reassumed control of the Woodbridge Animal Control Facility located at 135 Bradley Road.
- **The Woodbridge Human Services Department** provides programs and resources for the Town’s youth, 55+, and low-income residents. The department coordinates the emergency food pantry, vaccination clinic, and energy assistance programs, and offers a durable medical equipment loan program, CHOICES³² counseling, home assistance referrals, low-income programs/services referrals, advocacy services, notary public services, veterans’ services, and Americans with Disabilities Act (ADA) compliance. The Town’s warming, cooling, and emergency shelters are coordinated through the department. The Human Services Department has seen an increase in social services needs in the Town over the last decade and that growing need is expected to continue though the next decade.



Community Facilities and Services

Figure 2-5



Source: Town of Woodbridge

- **Woodbridge Youth Services** provides programming and referrals for youth through collaboration with Town departments and the Woodbridge and Amity Regional School Districts. Collaboration is also provided for Orange Youth Services and the BOW/Milford Collaborative, which provides information and mental health coordination and advocacy for local families. Primary goals include evidence-based prevention and positive youth development through programming such as the Home Alone class, Babysitter Training course, resume writing, job bank, and tech support for 55+. The need for youth mental health and counseling services continues to increase, and future programming is targeted for youth diversion programming and setting up a fully functional Juvenile Review Board.

10selden (formerly Amity Teen Center) is an additional resource for Woodbridge adolescents that is not affiliated with Woodbridge Youth Services. 10selden allows local students to socialize in a space dedicated to youth interests including electronic gaming / gaming events, internet café, live music and performing arts, and a basketball court.

- **The Woodbridge Center**, in the lower level of the Center Building, was renovated in 2023 through grant funding. Formerly the Senior Center, the Woodbridge Center supports the 55+ population to safely age-in-place while maintaining their highest level of independence. Since the 2023 renovation, attendance has tripled as more community members utilize the updated space and the 55+ population of the Town continues to grow (see Demographics section).

The Woodbridge Center provides opportunities for learning, socializing, fitness, and entertainment. Current programming includes sponsored lunch and learns, games, crafts, art and exercise classes, and pickleball. A suite of services is also available that includes delivered healthy meals and soups for a fee, out-of-town trips and lunch outings, tech assistance by high school volunteers, appointments with a cardiology physician assistant, and access to information resources. As additional space becomes available on the second floor of the Center Building, a room for billiards and ping pong is programmed to be added. The Woodbridge Center's sponsored coffee/tea bar, lounge library (maintained by the Friends of the Woodbridge Library), and rotating monthly art exhibit are available during the Center's hours of operation. Many of the expansive offerings are supported through the generosity of local business and agency sponsorships.

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

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

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

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

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

The Community and Cultural Center (4 Newton Road in the Old Firehouse Building) will open in September 2025 and offer Town residents multiple venues to gather for organized events and social gatherings, host exhibitions, and attend classes or performances. The indoor facilities include meeting and gathering spaces, co-working spaces, kitchen facilities, exhibition space, recreation space, fitness center, administrative office space, and a welcome/reception desk. The outdoor facilities, to be called “the Grove,” will include an outdoor pavilion, outdoor amphitheater, shaded children’s play area, patio, benches, grilling area, picnic area, outdoor recreation, and a butterfly/sculpture garden. The outdoor facilities will be completed after the Center opens as additional funding sources become available.

cultural center image to come

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

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



Other Community Facilities and Services

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

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

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

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



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

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



Beecher Road School serves a student body of over 862 students, with a certified staff of 89, as of the 2024–2025 school year. Enrollments have increased since 2014 and are projected to continue to increase through 2032, with a peak enrollment of 960 students.³³ As a result of this increasing enrollment and varying needs of students with unique learning needs, Woodbridge is currently engaged with Antinozzi Associates for possible school reconfigurations to accommodate increasing enrollment. A possible referendum to address this need is scheduled for later in 2025.

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

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

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



Parks, Recreation, and Open Space



Park Facilities

The Parks Department is responsible for the maintenance of Town-owned parks, athletic fields, and building grounds. The Parks Department also works in conjunction with the Woodbridge Garden Club who contribute to the many plantings around Town and with the various athletic organizations that supply sporting events in the community. **The Woodbridge Park Association**, a non-profit organization and one of the oldest non-profit land trusts in Connecticut, owns, maintains, and operates several park facilities in Town. In addition, a variety of recreational facilities (including a gym, pool, ball fields, playgrounds, and tennis courts) are located at Beecher Road School and Amity High School. (See **Figure 2-6** for a map of parks, recreation facilities, and open spaces.)

Town Park Facilities

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

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

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

Woodbridge Athletic Fields (Alegi Property), located at 160 Pease Road, includes three (3) fields for soccer and lacrosse use, one (1) half basketball court, a sidewalk chalk activity area, a child-sized basketball court, and an ADA-accessible play facility.

The above athletic fields see frequent / near daily use in season by the Bethwood Baseball, Amity Youth Lacrosse, softball leagues, and the Woodbridge Soccer Club. The Center Fields are also used by the Amity Regional High School teams.

The Town Green, located at 8 Meetinghouse Lane, includes a gazebo, a lawn area, and is used for summer concerts.

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

The Racebrook Tract is located at 977 Racebrook Road and adjoins the 230-acre Orange Racebrook Tract (owned and maintained by the Town of Orange). Both tracks were purchased from RWA. The Woodbridge tract has 181 acres of varying natural habitats, including stream belts, forest, wetlands, meadows, and brush areas. The tract is adjacent to open space that connects to the Maltby Lakes and attracts wildlife.

Woodbridge Park Association Facilities

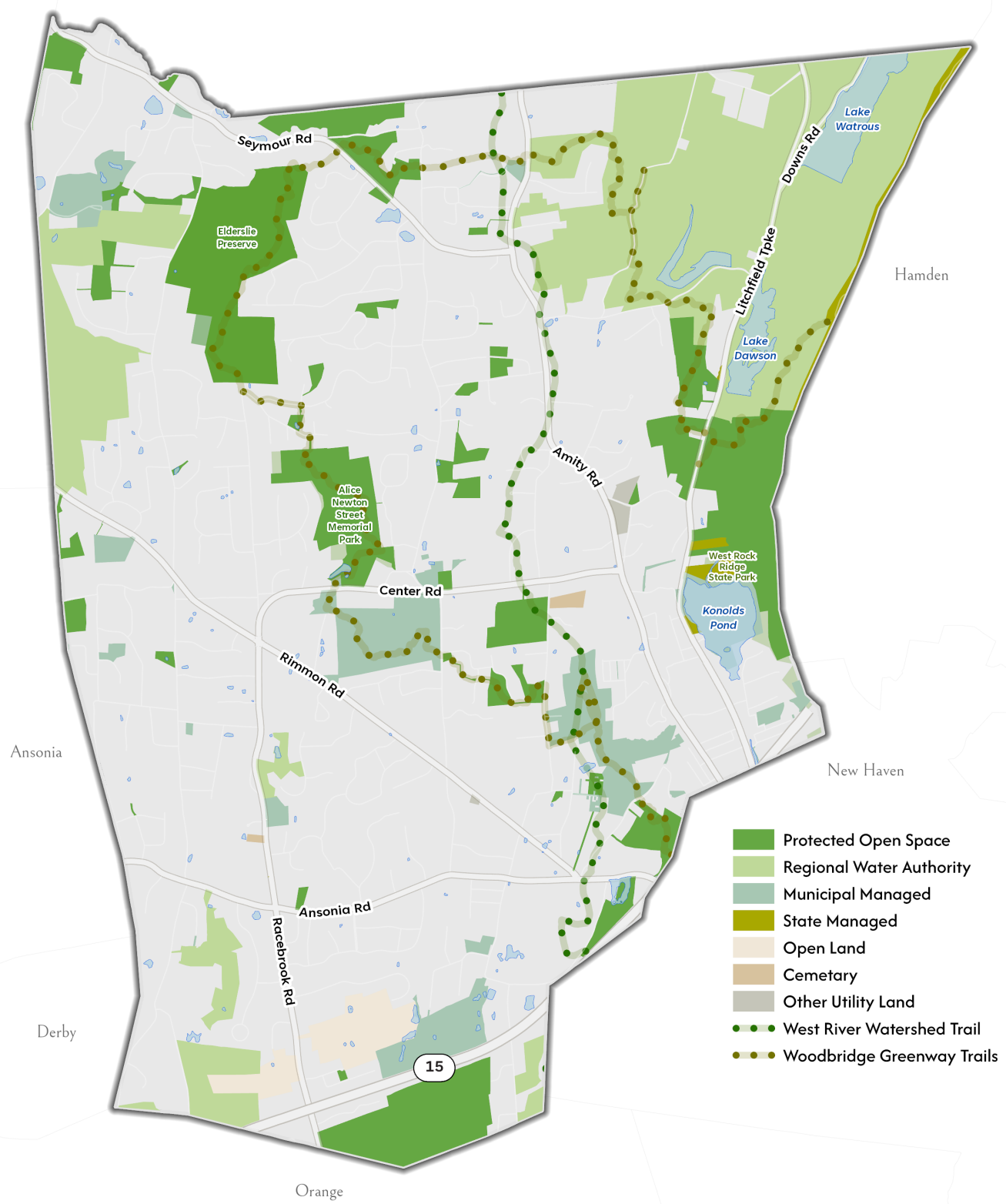
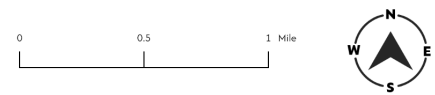
Alice Newton Street Memorial Park, located at 7 Meetinghouse Lane, is a 100-acre protected open space that provides a variety of trails to view and explore the varied flora and fauna of the park.

Newton Road Park, located at 5 Hampton Drive, is a 20+ acre protected open space at the headwaters of the eastern branch of the Wepawaug River. To explore the site, the park includes several trails, a small footbridge, and a boardwalk. A small picnic area is provided.



Parks, Recreation, and Open Space

Figure 2-6



Sources: Town of Woodbridge; SCRCOG; DEEP

State Facilities

West Rock Ridge State Park is located along the eastern border of the Town and offers a variety of recreational activities including hiking (21 miles of marked trails), bicycling, fishing, horseback riding, cross-country skiing, and rock climbing. Parking and picnic facilities are provided.

Greenways and Trails

The 12-mile **Woodbridge Greenway** was officially designated in 2002 and serves as an important link within the regional greenway system, connecting New Haven, Hamden, Bethany, Seymour, Ansonia, and Derby. The Woodbridge Greenway begins in West Rock Ridge State Park, travels through RWA's land, and across numerous municipal parcels and utility easements.

West River Greenway was officially designated in 2015 and traverses five towns: Bethany, Hamden, New Haven, West Haven, and Woodbridge.

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

Recreation Facilities and Programs

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

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

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



Open Space

Woodbridge is fortunate to have a wide variety of open space that ranges from wooded trails to ball fields and playgrounds to open parcels. The Town’s Conservation Commission makes recommendations to the Board of Selectmen about the preservation, development, and conservation of natural resources within the Town. The Commission is responsible for the development of the Town’s Open Space Plan, which was updated in 2020 and identifies open space goals and classifications, defines open space, and provides guidance on acquisition and funding opportunities for open space. According to the Open Space Plan, the Town has approximately 25 percent protected open space. The Open Space Plan’s classification categories³⁴ for open space are Protected Open Space and Open Land:

- **Protected Open Space** includes land that is fully protected subject to restrictions that limit the use and transfer of property to permanently maintain its status for conservation and recreation, and RWA Protected that is designated as Class I and/or Class II Water Authority property by the DPH under CGS 25-32.
- **Open Land** includes unprotected land that is Municipal Managed, RWA Managed (Class III), PA 490 land (designated as forest, pasture, or farmland under Public Act 490), and No Protection (privately owned land with unencumbered rights to pursue development).

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



Historic and Cultural Resources



Historic Resources

The lands and waterways of what is now the Town of Woodbridge were stewarded through generations by the indigenous peoples of the Quinnipiac, Paugussett, and other Algonquian speaking tribes, including the Naugatuck and Wepawaug. European families, who were members of the colonial jurisdictions of New Haven and Milford founded in 1639, began to settle and farm the land here in the early 1640s.³⁵

Originally known as Amity Parish, Woodbridge was incorporated in 1784 and included Bethany Parish until 1832, when Bethany seceded and became its own community. Woodbridge (named after the first settled minister in the community, Benjamin Woodbridge) attracted residents from nearby New Haven, looking for a quieter and more rural setting. The Town was primarily an agricultural community with cattle, dairy, ice, and hay being the primary products produced within and shipped out of the community. The Town's population remained limited through the late 1800s. Following World War I and the expanded use of automobiles, residential development increased, and Woodbridge became a modern suburb.^{36/37}

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

Other Historic Structures

The Darling House, located on the Litchfield Turnpike, is a 1770s Colonial Cape residence. Since 1973, the Darling House has been owned and managed the Amity and Woodbridge Historical Society. 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 been rented for local agriculture and is currently home to the Darling Farm.

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

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

The New England Cement Company Kiln and Quarry, built in 1874 to produce cement from local bedrock in the area, is a national landmark and an example of early industry within the area.

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

Cultural Resources

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

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



darling
house photo
to come



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.

Landforms and Geology

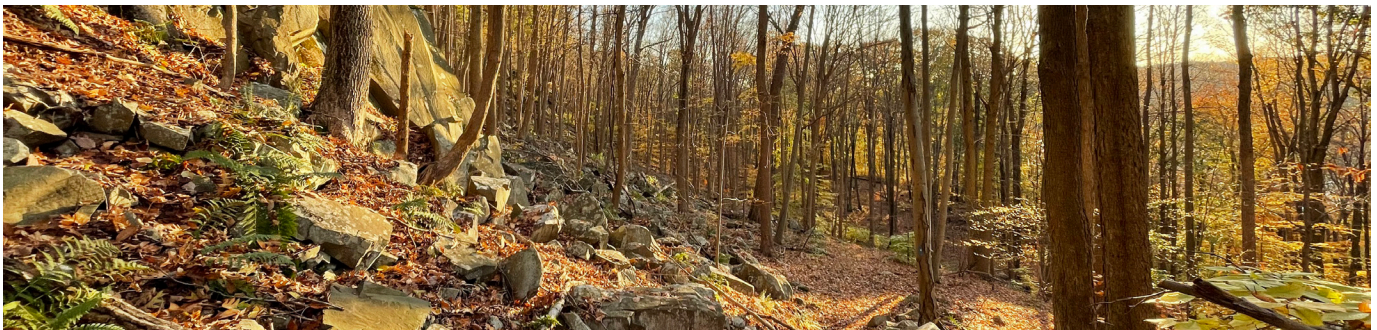
Woodbridge lies at the boundary between the Iapetos and Newark terranes that make up much of Eastern Connecticut's bedrock geology. The mineral resources that make up these formations primarily consist of banded metamorphic rocks such as schist, gneiss, and phyllite; igneous basalt and dolerite; shale; and dolerite. Wepawaug Schist is Woodbridge's predominant bedrock material, with Harrison Gneiss and other schist formations making up the balance of the Iapetos terrane material.

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.

Soils

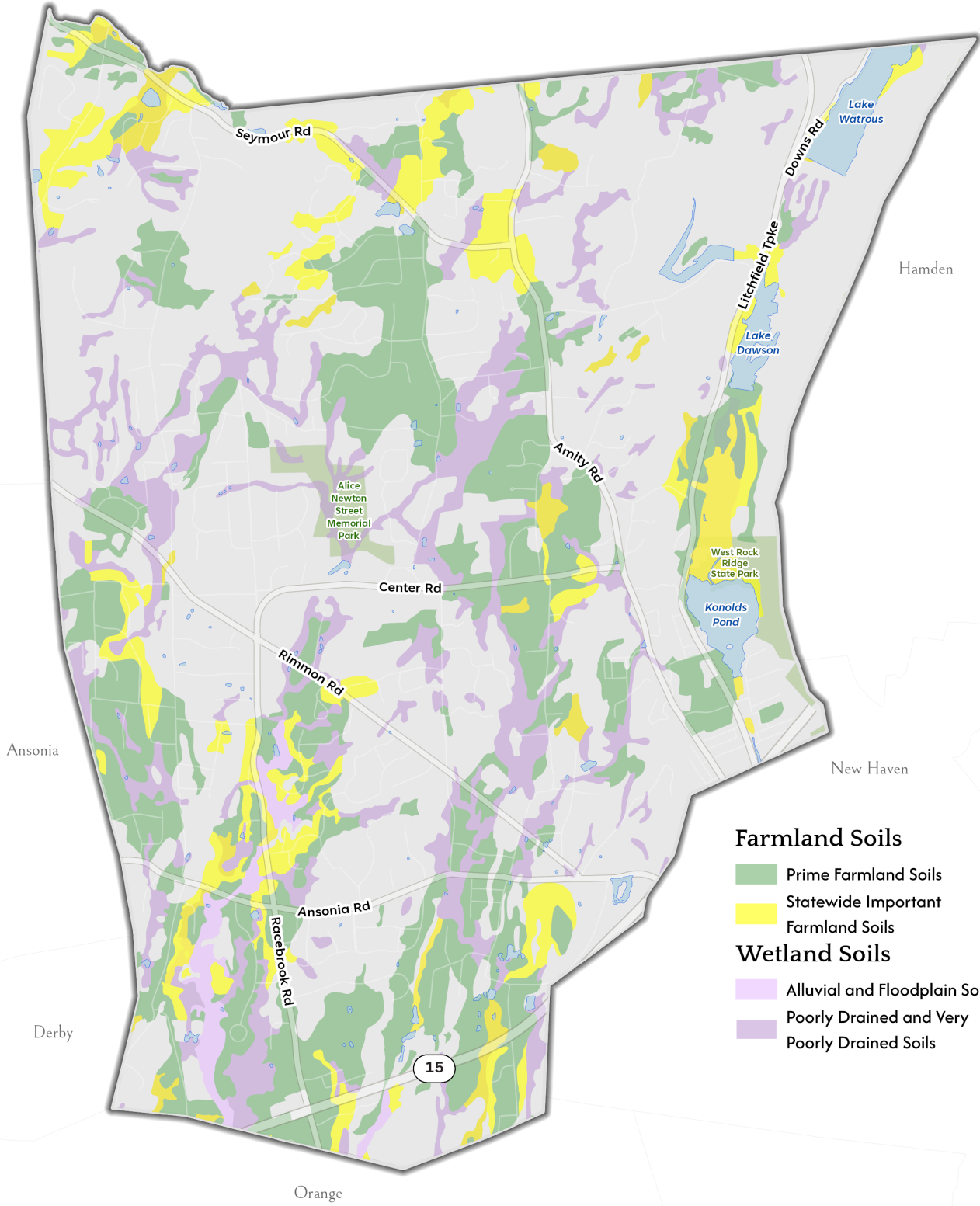
Soils play an important part in determining the suitability of land for different kinds of use and development (see **Figure 2-7**). Some soils provide important agricultural resources (farmland soils) while others provide important ecosystem services, but impose considerable constraints, like septic system suitability, on future development (wetland soils).

- **Farmland Soils.** Woodbridge's 3,592 acres of farmland soils are an irreplaceable asset. The US Geological Survey (USGS) Natural Resources Conservation Service (NRCS) classifies farmland soils in two categories. Prime farmland is classified by both its physical qualities and economic potential, able to "produce sustained high yields of crops when treated and managed according to acceptable farming methods."³⁸ Farmland of statewide importance is defined by similar but somewhat less stringent criteria. Although Woodbridge's designated farmland soils make up nearly 30 percent of its land area, the majority of this land has already been developed with residential and other non-farming uses.³⁹ This pattern of development constrains the future possibilities for food and other agricultural production in the Town.
- **Wetland Soils.** Wetland soil provides a wide variety of beneficial ecosystem services, helping to prevent and mitigate flooding, enhancing water quality, and providing nutrient-rich habitats for a vibrant and biodiverse community of plant and animal species. The unique hydrology, soils, and plant and animal communities of wetlands all contribute to their valuable characteristics. Under Connecticut law, wetlands are defined according to "Poorly Drained," "Very Poorly Drained," or "Alluvial/Floodplain" soils as classified by the USGS. Woodbridge has approximately 1,500 acres of poorly drained/very poorly drained soils and 256 acres of alluvial/floodplain soils.



Soils

Figure 2-7



Farmland Soils

- Prime Farmland Soils
- Statewide Important Farmland Soils

Wetland Soils

- Alluvial and Floodplain Soils
- Poorly Drained and Very Poorly Drained Soils

Source: Town of Woodbridge; CT ECO; NRCS

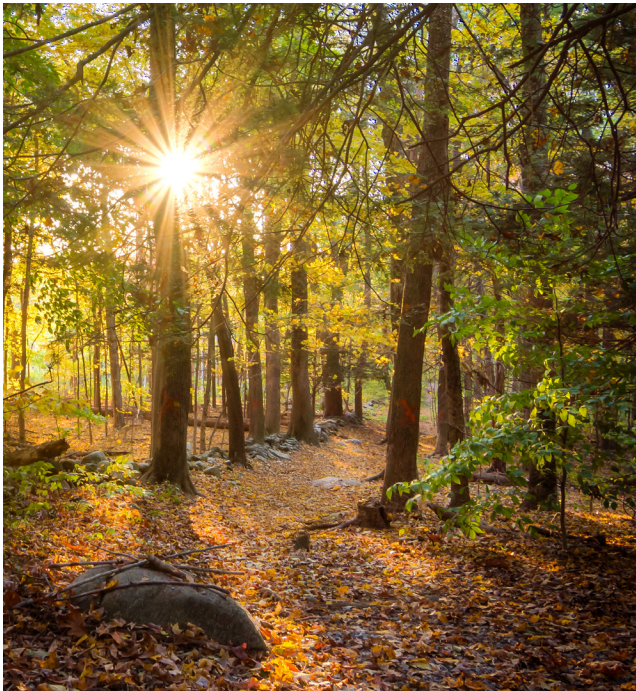
Steep Slopes

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

Watersheds and Water Supply

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. 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 major South-Central Coast and Housatonic watersheds and is part of several regional watersheds, with the Naugatuck and South Central Western Complex basins covering large portions of its land area. A majority of the Town's land within the South Central Western Complex watershed is classified, and protected, as a public drinking water watershed.



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

Surface Waters

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

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

In low-lying areas around streams and lakes, flooding can be a serious risk to both property and safety. FEMA maintains a Flood Map Service Center (MSC) that designates flood-prone sites by the frequency at which they are expected to be inundated (see [Figure 2-8](#)). The base scenario that FEMA considers is a 100-year flood, in which a flood has a one percent chance of occurring in a given year. FEMA also provides 500-year flood zones, which corresponds to a 0.2 percent chance of occurring in a given year. While Woodbridge's designated flood hazard areas cover less than seven percent of its total area, these designations affect some 329 parcels within the Town.⁴⁰ For landowners whose parcels lie within the 100-year flood zone, mitigation measures and flood insurance provided by FEMA through the National Flood Insurance Program can help reduce the risk of costly damage from a serious flood.

Biodiversity

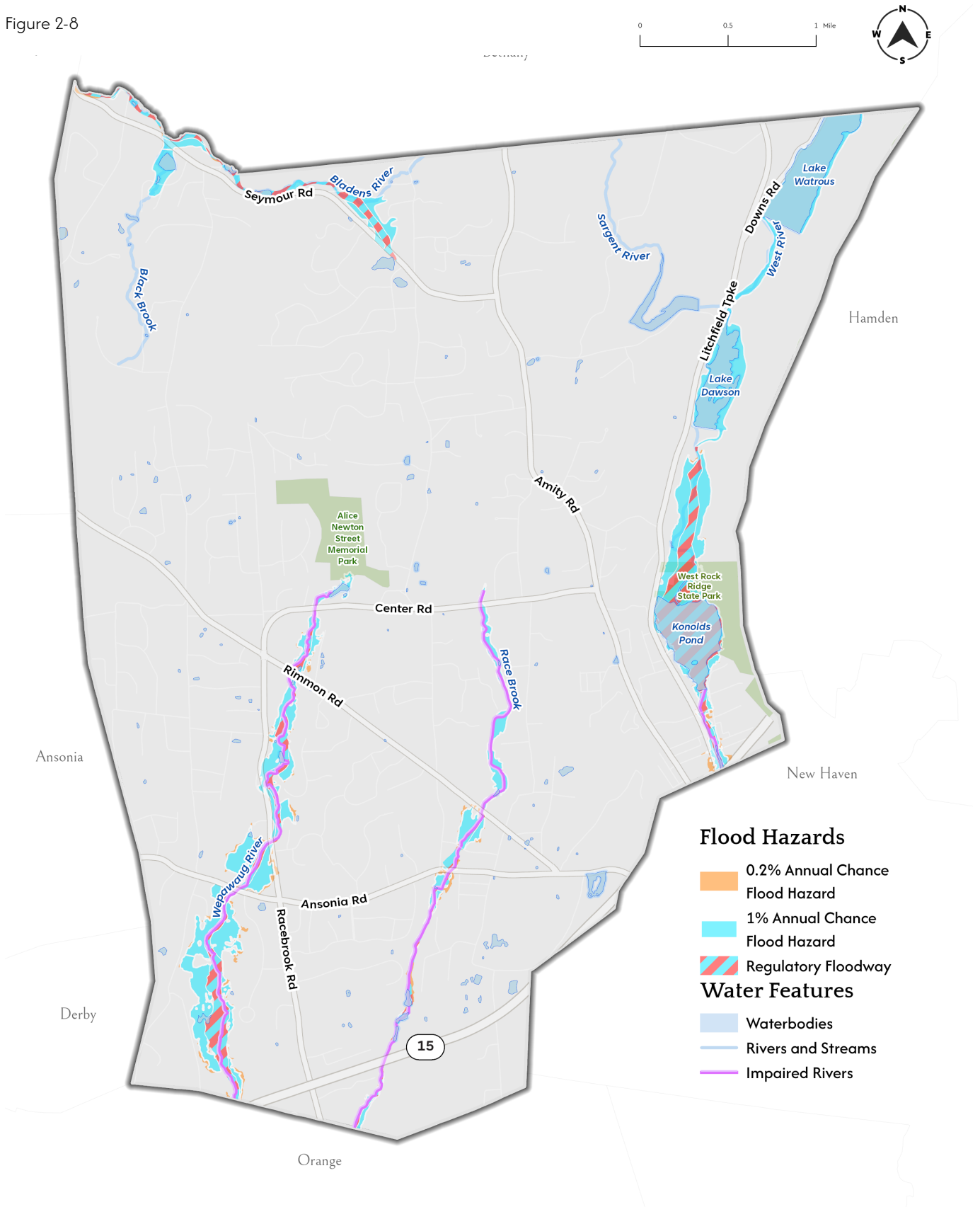
Woodbridge's conservation and parkland is home to a wide variety of plant and animal species that contribute to the Town and the State's biodiversity (see **Figure 2-9**). DEEP maintains a listing of sites across the State that are home to endangered, threatened, and other species of concern, as identified by scientists, conservation groups, landowners, and by staff through historical records, known as the Natural Diversity Database (NDDB). These NDDB 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, several NDDB sites have been identified on and around West Rock, where rare species and unusual microclimates contribute to a site with unique ecological communities (including the critical habitat areas of dry subacidic forest and subacidic rocky summit outcrop). Over 200 bird species have been recorded on West Rock Ridge, including breeding pairs of endangered and threatened falcons and hawks, as well as a high concentration of rare plants. Other notable species include the eastern box turtle and the wood snake.



FEMA Flood Hazards and Water Features

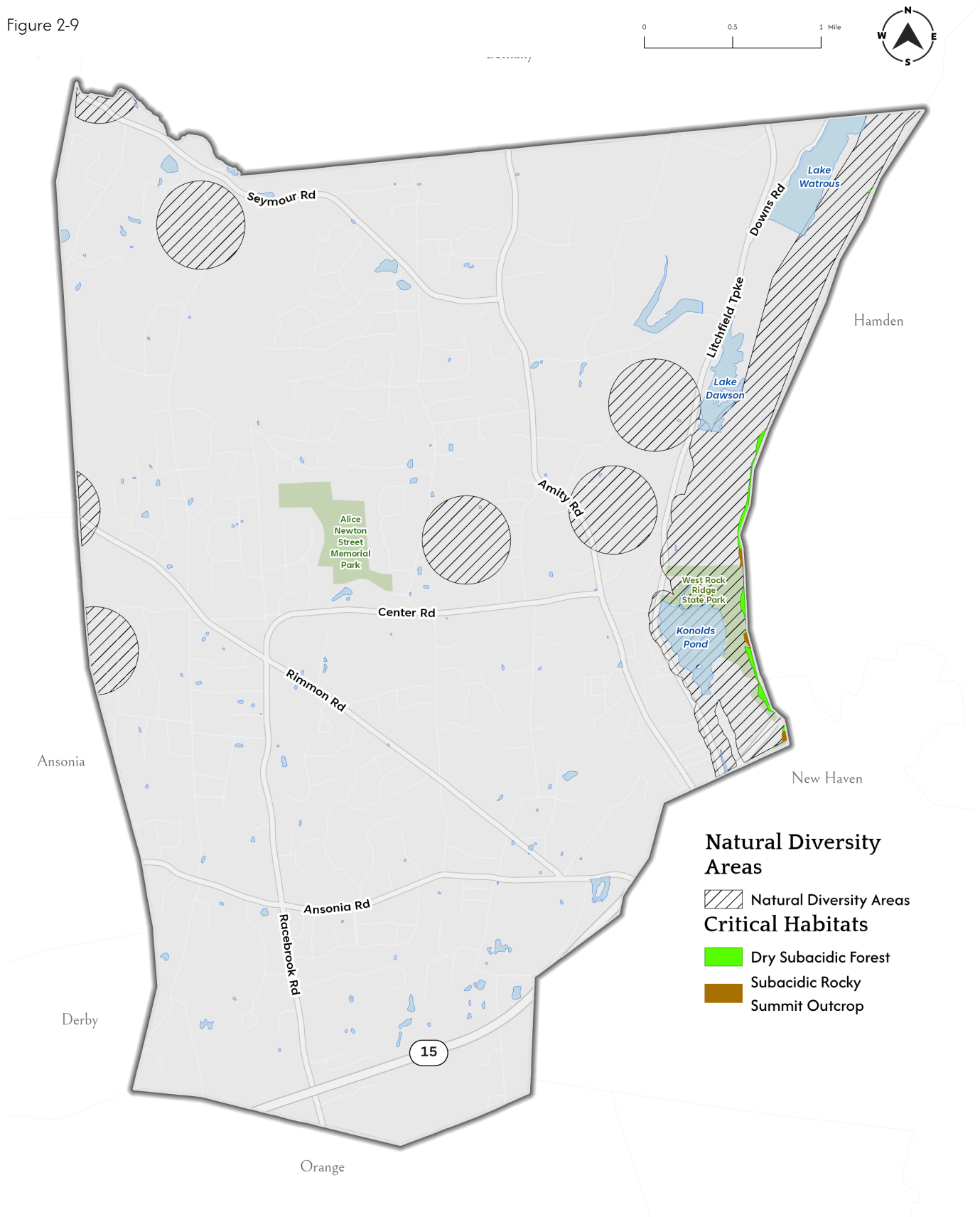
Figure 2-8



Sources: Town of Woodbridge; FEMA; DEEP

Natural Resources

Figure 2-9



Source: Town of Woodbridge; DEEP

Sustainability and Resiliency



At its broadest, sustainability is a cross-cutting concern that touches on every area of Woodbridge’s policies and governance and can be defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. 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 environmental footprint. 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. Woodbridge may achieve additional sustainability and resilience improvements through the actions of the Sustainability Committee (established in 2017), which is charged with making recommendations to the Board of Selectmen for consideration on sustainability initiatives, including town building energy use, recycling, waste, and food systems, vehicles and transportation, and community education and outreach.

Water Quality and Water 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. 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 cannot be ignored. Where land is cleared and developed, sites see increases in impervious surfaces and decreases in the capacity to infiltrate water, creating more stormwater runoff, increasing the intensity of stream flow during storms, and carrying more sediment, nutrients, and toxic pollutants into surface water.

Incorporating sustainable development strategies, like low impact development (LID) and green infrastructure, into local regulations would further advance the Town’s water quality goals.

- **Green Infrastructure** is a tool for designing sustainable developments; it uses natural systems and processes to manage air and water resource quality and enhance the livability of built environments. Green infrastructure might include rain gardens, green roofs, bioswales, and urban tree canopies, among others. Woodbridge should consider requiring the use of green infrastructure in new development and encourage its use on existing developed lots through appropriate retrofitting, to further reduce the Town’s environmental footprint.
- **LID** may be considered a subset of green infrastructure, primarily relating to stormwater management at a site-specific scale. LID seeks to minimize the effect of land development on 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 stormwater can carry. Examples of LID include permeable pavements and bioretention systems, among others. The Town has incorporated LID techniques into municipal projects in the past, but there are opportunities to update existing requirements and expand the use of these strategies in private development in the Town.

Air Quality

Poor air quality can pose significant hazards to human health. The US Environmental Protection Agency (EPA) measures six criteria pollutants regulated under the federal Clean Air Act: particulate matter, carbon monoxide, nitrogen oxides, sulfur dioxide, lead, and ground-level ozone. Generally, local levels of these pollutants remain below allowable concentrations and provide for moderate-to-good air quality; however, the State has 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—in 2024, the State experienced 17 exceedance days.⁴¹



Renewable Energy and Energy Conservation

Energy sustainability has two aspects: minimizing overall energy consumption through changes to behavior and drawing energy from clean and renewable sources whenever possible. Public awareness of programs and incentives available for renewable energy and energy conservation on private properties is an essential component to increasing the Town's use of clean energy.

- **Energy Audits.** Home energy audits can provide detailed information to homeowners about sources of wasted energy in their home, and strategies and investments for reducing consumption. Similarly, small businesses can benefit from the Small Business Energy Advantage program provided by Energize Connecticut; this program provides energy assessments and recommendations for sensible investments in the businesses' facilities. In addition to an assessment, a variety of financial incentives are available, including partial subsidies and interest-free financing for qualifying improvements. Financing can be packaged with a customer's existing electric bills for greater simplicity.⁴² Woodbridge understands that public awareness of such programs is essential to increasing their use within the community and will continue to educate the public about various opportunities.

- **Solar.** On properties with appropriate sun exposure, solar photovoltaic panels can provide a viable source of electricity. The State continues to offer financial incentives for the installation of qualified solar energy systems on residential properties through the Residential Clean Energy Credit and the Residential Renewable Energy Solutions Program.⁴¹ In addition to promoting the use of solar on private properties, Woodbridge has installed solar panels on the Public Library and Beecher Road School and is investigating opportunities for additional panels at other community facilities and Town-owned properties.
- **Heating.** Providing more cost-efficient and environmentally sustainable heating options is an important item for many households. As in many Connecticut towns, a large majority of Woodbridge 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. Where conversions to natural gas are possible, homeowners can realize a reduction in energy cost each heating season. Geothermal heating systems can also generate a strong return on investment for homeowners; however, they involve significant upfront costs. Solar heat and hot water systems can also provide a sustainable solution for homeowners at lower up-front costs than geothermal conversions. Woodbridge continues to support programs for diverse and clean energy options in households.



Waste Management and Reduction

Household waste in Woodbridge is processed at the 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.

An additional avenue for reducing and managing waste is composting; organics make up a significant portion 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 with minimal maintenance. Scaling composting efforts to the municipal level allow additional materials to be composted; however, Woodbridge has not yet implemented a compost or food waste program at the municipal Transfer Station. In 2024, the Woodbridge Sustainability Committee investigated local composting options. The Committee has partnered with Blue Earth Compost, a Hartford-based composting business, to establish a curbside food scrap collection program in Town; the program requires a minimum of 50 households to sign up for services, which as of 2025, had not yet been reached.

Sustainable CT

Woodbridge is registered with Sustainable CT and received a Bronze Certification in 2018. This Certification was achieved through an application demonstrating the Town's commitment and ongoing initiatives related to sustainability through a points-based system; Woodbridge's major components included the Open Space Plan and West River Watershed Management Plan, implementation of LID techniques, and high energy performance achievements, among others. Certifications are only valid for three years, and Woodbridge's Bronze Certification has since expired. However, recertification would present an excellent opportunity for the Town and its Sustainability Committee to advance local and municipal initiatives within the community.

photo
to come



Hazard Mitigation and Preparedness/Resilience

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

Major goals within the Regional HMP include:

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

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

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

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

03

Community Vision





Community Vision

Woodbridge's community vision statement conveys the Town's aspirations for the next decade. This vision statement reflects community input and priorities heard throughout the Plan's development and serves as the foundation for implementing community goals, strategies, policies, and actions. The Town Plan and Zoning Commission will refer to this vision statement when considering future planning initiatives and regulatory decision-making.



Vision Statement



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

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



Pursuing Responsible Growth and Housing Diversity

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



Embracing Sustainability and Resiliency

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



Promoting a Welcoming Community

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





04

Community Themes



Community Themes

Pursuing Responsible Growth and Housing Diversity

Embracing Sustainability and Resiliency

Promoting a Welcoming Community

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

Goals, Strategies, and Actions

■ **Goals**

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

■ **Strategies**

- Provide more focused approaches that support each goal

■ **Actions**

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

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

Theme Area 1

Pursuing Responsible Growth and Housing Diversity

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



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



Goal 1.1: Facilitate Sustainable Growth

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

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

Actions

- A. Continue to review development applications for consistency with the Town’s zoning regulations and POCD’s goals and Future Land Use Plan.
- B. Continue to ensure that future Town growth aligns with Town services and infrastructure capabilities and complies with environmental regulations.
- C. Ensure the Town’s zoning regulations support desired land use patterns within the Town.
- D. Review for consistency and amend as needed the Town’s zoning regulations to be consistent with the POCD and the Connecticut General Statutes.
- E. Review and amend the Town’s zoning regulations to simplify and modernize the existing regulations, including development standards and uses to remove regulatory barriers.
- F. Maintain a Town Planner position (either as a consultant or dedicated Town staff person) to assist in the implementation of the POCD and direct the land use development process of the Town.
- G. Develop and evaluate a plan for the Woodbridge Country Club property that balances development, conservation and recreation with the goal to preserve, enhance, and transform.



Goal 1.2: Pursue Targeted Economic Development

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

Strategy 1.2.1 Promote existing and seek new economic development opportunities.

Actions

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

Strategy 1.2.2 Build a strong business community.**Actions**

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

Strategy 1.2.3 Invigorate the Business District.**Actions**

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

- F. Assist in connecting entrepreneurs and home office-based businesses to mentors and resources to grow in size, profile, and local impact.
- G. Identify and pursue grants and other funding sources to improve infrastructure and economic capacity in the Business District.
- H. Engage with the City of New Haven to better integrate bordering business districts.

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

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



Goal 1.3: Increase Housing Options and Affordability

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

Strategy 1.3.1 Promote housing quality and maintenance in residential neighborhoods.

Actions

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

Strategy 1.3.2 Pursue opportunities to increase housing options.

Actions

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

improvements, utility expansion, and environmental remediation.

- G. Develop and evaluate a plan for the Woodbridge Country Club property that balances development, conservation, and recreation with the goal to preserve, enhance, and transform. Any development opportunities should include a mix of both commercial and residential uses.

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

Actions

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



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

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

**Goal 1.4: Maintain Quality Community Infrastructure Systems**

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

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

- A. Continue to coordinate with RWA to ensure the existing public water system is of sufficient capacity and design to meet the needs of the Town.
- B. Support RWA's efforts to maintain and expand the public water system within the Town.
- C. Continue to coordinate with the Quinnipiac Valley Health District via building permits on private well water systems.

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

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

Strategy 1.4.3 Promote sustainable infrastructure practices.

Actions

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



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

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

Strategy 1.5.1 Provide a safe and convenient road network.

Actions

- A. Maintain communication and engage with CTDOT on State Route 15 (Merritt Parkway) with a priority focus on Exit 59 and West Rock Tunnel.
- B. Continue to coordinate with CTDOT on state routes within the Town.
- C. Continue to maintain local roads and right-of-way, including bridges, culverts, pedestrian crossings, and road paving, preservation, and reconstruction.
- D. Promote and encourage ride-sharing options for residents and large employers.
- E. Continue to coordinate with SCRCOG on regional transportation issues.
- F. Assess right-of-way suitability for on-street parking and allow limited on-street parking where road widths permit in the Business District.
- G. Consider establishing a Complete Streets Program to explore multimodal transportation options throughout the Town.
- H. Explore updating parking requirements, as well as traffic calming measures and technology.

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

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

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

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

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

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

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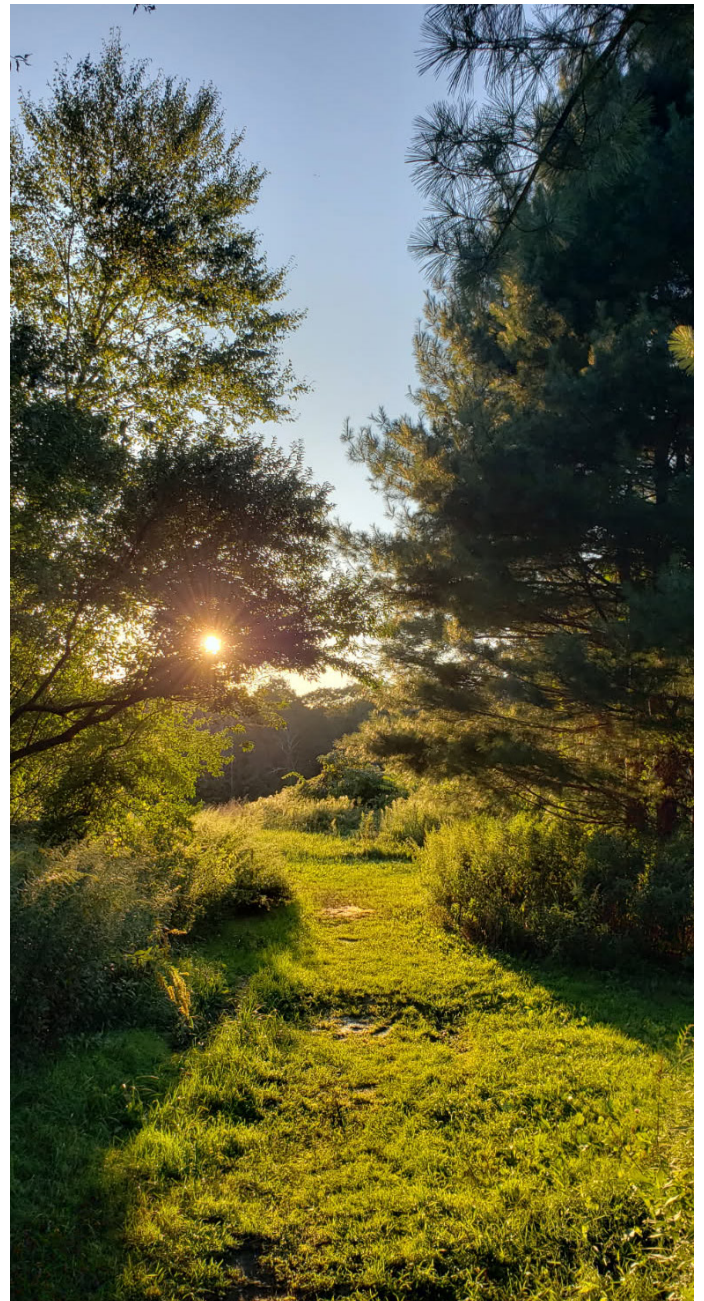
Theme Area 2

Embracing Sustainability and Resiliency

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



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



Goal 2.1: Embrace Environmental Sustainability and Conservation

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

Strategy 2.1.1 Protect and enhance water resources and air quality.

Actions

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

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

Strategy 2.1.2 Protect and conserve natural resources and scenic views.

Actions

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

Strategy 2.1.3 Protect and enhance wildlife and habitats.

Actions

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

Strategy 2.1.4 Preserve agriculture and farming.

Actions

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

Strategy 2.1.5 Encourage the use of green technology and LID.

Actions

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

Strategy 2.1.6 Reduce light pollution and promote Dark Skies initiatives.

Actions

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



Goal 2.2: Promote Social Sustainability and Wellbeing

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

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

Actions

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

Strategy 2.2.2 Support community access to the arts and culture.

Actions

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

Strategy 2.2.3 Promote healthy living and wellbeing for Town residents.

Actions

- A. Share information on improving health supplied by local health organization with Town residents.
- B. Connect seniors with physical health and mental health professionals.
- C. Conduct an annual health fair for Town residents.

Strategy 2.2.4 Promote economic wellbeing for Town residents.

Actions

- A. Share information on economic wellbeing supplied by local financial advisors with Town residents.
- B. Promote job fair opportunities within the community. Consider opportunities for doing so with neighboring municipalities and/or the SCRCOG.
- C. Coordinate with the School Districts and promote adult education opportunities.

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

Actions

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

Goal 2.3: Enhance Local Climate Resiliency and Emergency Management Capacity

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

Strategy 2.3.1 Improve resilience to changing environmental conditions.

Actions

- A. Ensure that public utilities are preparing and implementing utility upgrades to become more resilient to changing environmental conditions and increasing storm frequency and intensity.
- B. Evaluate all Town-owned buildings and properties for climate related vulnerabilities such as extreme heat, shade access, flood and drought tolerance, and heavy storm resilience.
- C. Create a carbon inventory for Woodbridge and use it to calculate the potential number of carbon credits that could be generated by reducing carbon emissions through specific mitigation activities. Additionally, use the carbon inventory to understand the carbon impacts of developments and changes in land use.
- D. Encourage the preservation, maintenance, and planning of trees for their environmental benefits including interception of rainfall, removal of CO₂, heat relief, habitat, and other benefits.
- E. Support periodic tree limb inspection and maintenance programs to minimize potential for downed power lines.
- F. Evaluation and Implement as appropriate, strategies in the [Municipal Emissions Reduction Playbook](#) (MERP) prepared for Woodbridge as part of the region’s [Comprehensive Climate Action Plan](#) supported by the national Climate Pollution Reduction Grant program.

Strategy 2.3.2 Enhance emergency preparedness and hazard mitigation.

Actions

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



Goal 2.4: Support and Expand Clean Energy and Conservation Efforts

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

Strategy 2.4.1 Expand renewable energy options.

Actions

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

Strategy 2.4.2 Promote energy conservation.

Actions

- A. Continue to research and promote subsidies and audit programs for home and business energy efficiency.
- B. Provide information and increase awareness of energy programs and incentives.
- C. Coordinate with various Town energy suppliers to promote energy conservation and share information with Town residents on energy conservation.

- D. Hold a town-wide conservation competition with rewards for businesses and residents who reduce their energy consumption by the greatest margin.
- E. Conduct municipal energy audits for every major Town building to identify cost-effective upgrades and improve energy efficiency.
- F. Develop energy/sustainability performance standards for future municipal buildings based on rating systems (e.g., Energy Star, LEED).
- G. Encourage possible expansion of natural gas service within the Town.

Strategy 2.4.3 Promote water conservation.

Actions

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

Strategy 2.4.4 Promote recycling and explore sustainable waste management.

Actions

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

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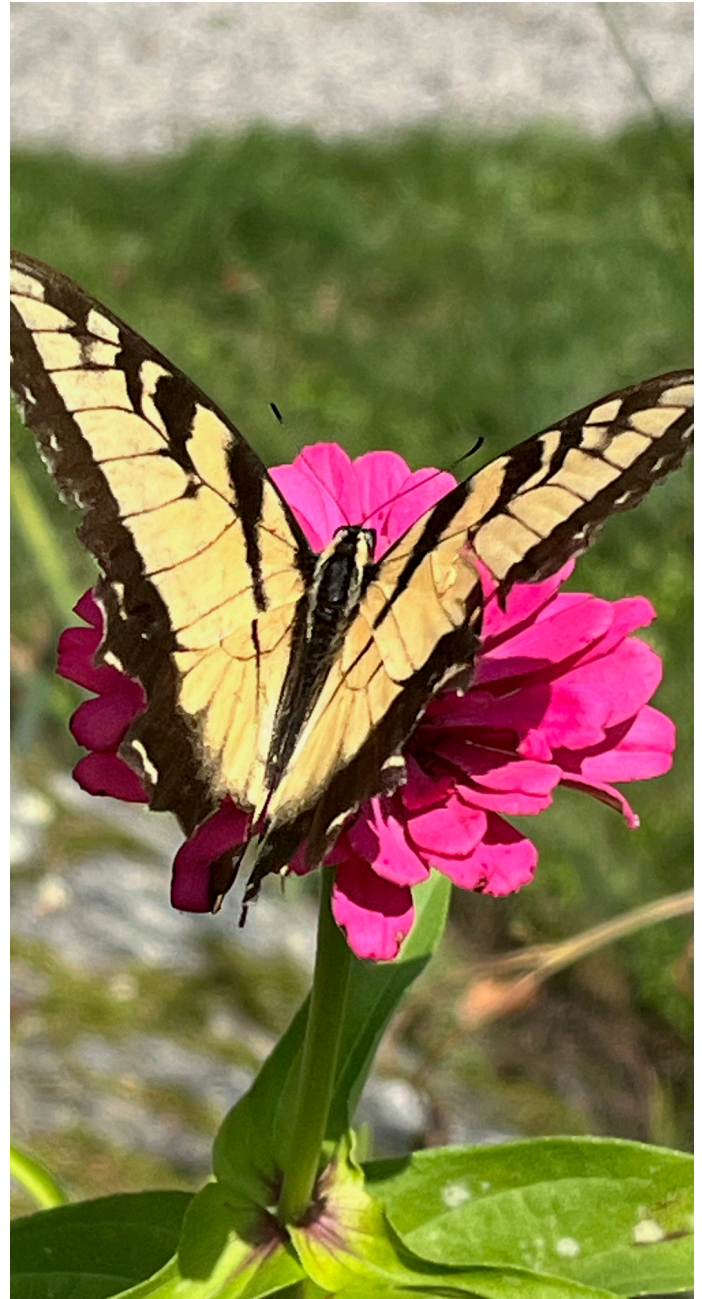
Theme Area 3

Promoting a Welcoming Community

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



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



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

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

Strategy 3.1.1 Host community events.

Actions

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

Strategy 3.1.2 Encourage civic engagement and informative communications.

Actions

- A. Provide opportunities for civic participation at all levels of the Town government.
- B. Continue to encourage collaboration between the Town's Committees and Commissions consistent with Connecticut state law.
- C. Continue to provide notifications and information as required and as appropriate on the Town's website that are of importance to the community at large.
- D. Continue to maintain and update the Town's website and provide other communication methods (such as First Selectman Newsletter) to keep the community informed.
- E. Create Neighborhood Pride Teams to improve roadside cleanup and beautification efforts and target public education campaigns to encourage residents and businesses to partner in efforts to take pride in Town.

Strategy 3.1.3 Actively collaborate with the region and neighboring communities.

Actions

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



Goal 3.2: Provide Community Services, Facilities, and Amenities

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

Strategy 3.2.1 Provide community services to support Town residents.

Actions

- A. Support and enhance emergency services and first responders within the Town.
- B. Expand senior and social work services to meet the needs of the senior population of the Town.
 - Continue to coordinate with the CT Healthy Living Collective and to seek grants and funding from the CT Department of Aging and Disability Services.
 - Increase social workers' hours.
 - Expand transportation services / resident shuttle.
 - Increase parking and accessible parking spaces at the Woodbridge Center.
 - Encourage health and wellness with hiking and walking groups.
 - Coordinate with the School Districts to bring youth and seniors together and share resources.
 - Coordinate with neighboring towns to share and innovate senior services.
- C. Establish in-house mental health services through a third-party provider in the Center building.
- D. Explore the overlap of services between the Human Services and Recreations Departments and consider combining into a single Community Services Department.
- E. Coordinate youth services with the broader community.
 - Continue to meet and coordinate with youth services providers in Bethany and Orange through the Bethany-Orange-Woodbridge (BOW) Collaborative that may include development of a Juvenile Review Board and other youth-oriented initiatives.
 - Continue to collaborate on evidence-based prevention and positive youth development

programs including the Home Alone Class, baby-sitting course, resume writing, and tech support for seniors.

- Continue to collaborate on the Job Bank for Teens with the Regional School Districts and local businesses.

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

Actions

- A. Prepare a review of all Town-owned properties and provide a comprehensive report for each property detailing the history and specific attributes of each property and recommendations on its best use.
- B. Update the ADA Transition Plan to ensure all Town buildings and outdoor spaces implement needed accessibility improvements that meets current ADA compliance.
- C. Complete renovations for the Culture and Community Center which will function as a community hub.
- D. Pursue Center Building renovations and seek funding to improve and expand the needs of the Police Department and the Human Services Department.
- E. Explore funding options for the Grove.
- F. Connect the Municipal (Town Center) Campus with the Fitzgerald Tract.
- G. Explore renovations to Town Hall (11 Meetinghouse Lane).
- H. Explore upgrades to Library (10 Newton Road) to include mechanical equipment and fixtures and furnishings.
- I. Explore renovations to Public Works Building (15 Meetinghouse Lane).
- J. Explore expanding public sewer to Town Center Campus.



Strategy 3.2.3 Maintain quality public school programs and facilities.

Actions

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

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

Actions

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

- C. Improve and expand recreational opportunities that connect residents to nature, such as walking and bike trails.
- D. Continue to collaborate with Land Trust, Woodbridge Parks Association, and other volunteer groups (Town Trail-master and Boy Scouts) to maintain and enhance the Town’s trail network.
- E. Continue to provide and promote the recreational programs provided by the Town.
- F. Develop and evaluate a plan for the Woodbridge Country Club property that balances development, conservation and recreation with the goal to preserve, enhance, and transform.



Goal 3.3: Embrace and Preserve Natural Spaces

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

Strategy 3.3.1 Create a meaningful overall open space system.

Actions

- A. Continue efforts to create an integrated greenway system that ties open space and recreational areas, supports wildlife habitat and corridors, and enhances overall quality of life.
- B. Develop policies and incentives to encourage the preservation of operating and historic farms and avoid development on prime farmland soils.
- C. Continue to develop a series of trails as a key element in connecting open space and recreation areas into an integrated system.
- D. Support efforts to extend and enhance the Woodbridge Greenway (as established in 2022).
- E. Consider landscape connectivity when evaluating development proposals and potential property for open space, including connecting corridors for biodiversity movements due to migratory activities or other environmental factors.

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

Actions

- A. Maintain and update the Woodbridge Open Space Plan that focuses on preservation of key natural parcels and closing gaps between existing protected parcels.
- B. Continue efforts to preserve Woodbridge open space as protected open space as defined in the Open Space Plan (which includes Woodbridge Land Trust and Woodbridge Parks Association ownership, municipal protected, state protected, or RWA Class I and II protected land, and does not include RWA Class III.

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



Strategy 3.3.3 Maintain and provide improvement to open spaces.

Actions

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

Strategy 3.3.4 Provide a process for open space acquisition.

Actions

- A. Develop a formal policy and procedure for acquisition of open space and publicly-owned property. The acquisition policy should ensure purchases and sales of property or easements are consistent with the Open Space Plan and consider processes for expedited acquisitions.
- B. Consider habitat diversity when evaluating open space acquisition to provide a well-balanced portfolio of properties with diverse habitat types which enhance biodiversity and provide a representative set of ecosystems.

Strategy 3.3.5 Enhance open space preservation tools.

Actions

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



Goal 3.4: Maintain and Enhance Historic and Cultural Resources

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

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

Actions

- A. Continue to maintain and renovate the Thomas Darling House and Barns.
- B. Continue to identify and preserve historic resources within the Town that contribute to the Town's unique identity.
- C. Encourage Town Historian and Conservation Commission to create walking maps to historic structures.

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

Actions

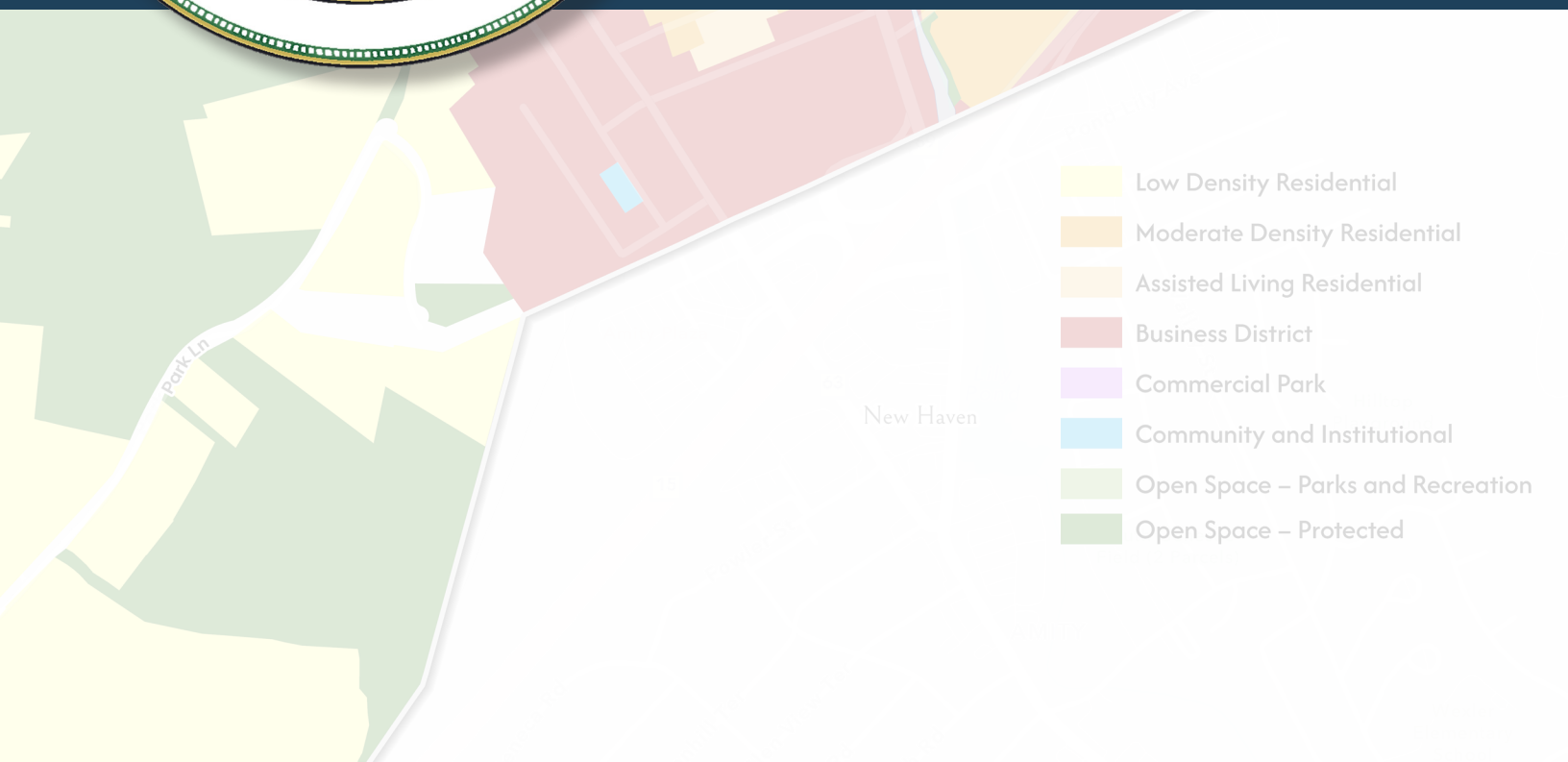
- A. Coordinate with existing private cultural facilities with the Town to identify ways to expand facilities and further promote them to Town residents and visitors.
- B. Continue to identify important cultural resources in Town.

historic
farm
photo
to come





Future Land Use





Future Land Use Plan

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

Future Land Use Plan



Low Density Residential

Low Density Residential is the largest future land use category in Woodbridge, encompassing areas of the community that are currently zoned Residence A or Residence B, with minimum lot sizes ranging from 15,000 to 65,000 square feet. This future land use category supports the Town's rural feel and permits residential, agricultural, and community facility-type uses. Residential uses are characterized by single-family housing, two-family housing, and accessory dwelling units (ADUs). Higher density multifamily structures are permitted under some circumstances (when not located within a public water supply watershed and when served by public sewer/water). There are some undeveloped parcels within this land use category, which may or may not be suitable for development in the future. The future of these parcels should consider the presence of any sensitive natural resources and their contribution to the Town's open spaces. Environmental concerns should be balanced with economic and social issues or goals, especially housing and affordable housing that are of equal importance as a social and economic need of the Town and region.

Moderate Density Residential

Moderate Density Residential consists of those areas zoned T-3C, T-3D, and T-3BB, which are concentrated in and around the Business District. This future land use category permits single-family housing, two-family housing, and ADUs. Higher density multifamily structures are permitted under the same circumstances as those within the Low Density Residential category. Land classified as Moderate Density Residential is within the existing sewer and water service areas. There is very little vacant land within this area, and, therefore, opportunities to create housing diversity are limited to redevelopment and/or infill projects, which would take advantage of the existing infrastructure and connectivity associated with the nearby Business District.

Assisted Living Residential

Assisted Living Residential future land use consists of properties that are designated to provide age-restricted, assisted living, or nursing/rehabilitation residential units. These properties are

located primarily in and around the Business District and within the existing water and sewer service areas.

Community and Institutional

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

Business District

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

Commercial Park

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

Open Space – Protected

The Open Space – Protected future land use category consists of land zoned Park or Rural (T-1 and T-2). These tracts of land may currently be protected as open space (publicly and privately owned) or natural areas (forests, grasslands, etc.), and include land owned by the Town, State, and RWA. Open Space – Protected land contributes to the Town’s rural atmosphere, providing for broad natural areas throughout the community. These areas often have sensitive natural resources, like drinking water, steep slopes, wetlands, wildlife habitats, and flood zones. While many of these areas are already formally protected, the Town should consider opportunities in the future to acquire additional open space to maintain environmental quality.

Open Space – Park and Recreation

The Open Space – Park and Recreation future land use category consists of land zoned Park or Rural (T-1 and T-2). These tracts of land may be publicly or privately owned and are designated or utilized as active or passive recreation areas. Open Space – Park and Recreation land contributes to the Town’s rural atmosphere, providing for natural and park areas throughout the community.

Agriculture

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

Woodbridge Country Club Opportunity Site

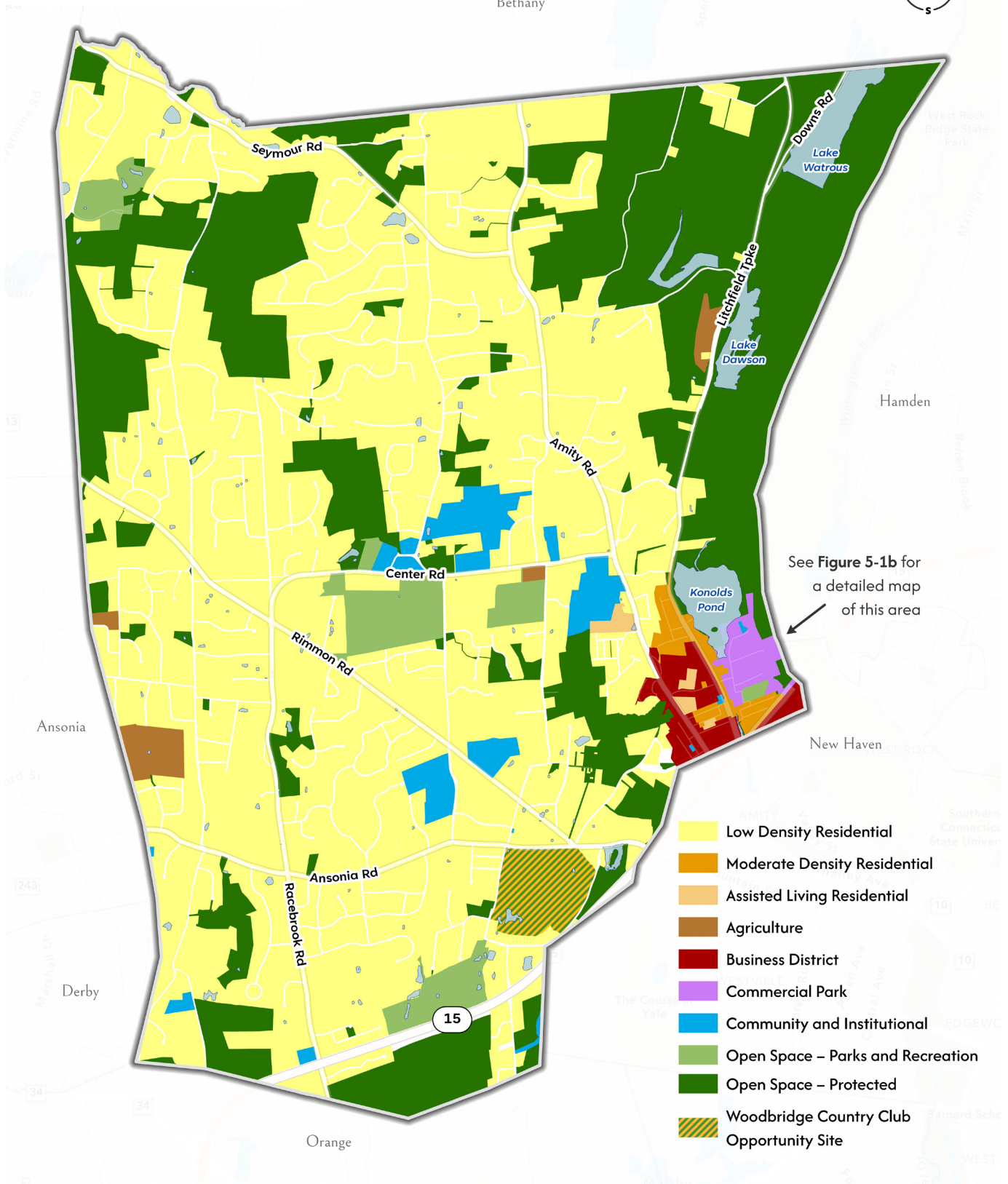
This FLUP includes the Town’s unique opportunity site—the Woodbridge Country Club property. This site is undergoing a separate assessment to determine optimal land use; this site provides unique opportunities for conservation/preservation, development, and recreation for the Town to leverage for use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

photos
to come

photos
to come

Future Land Use

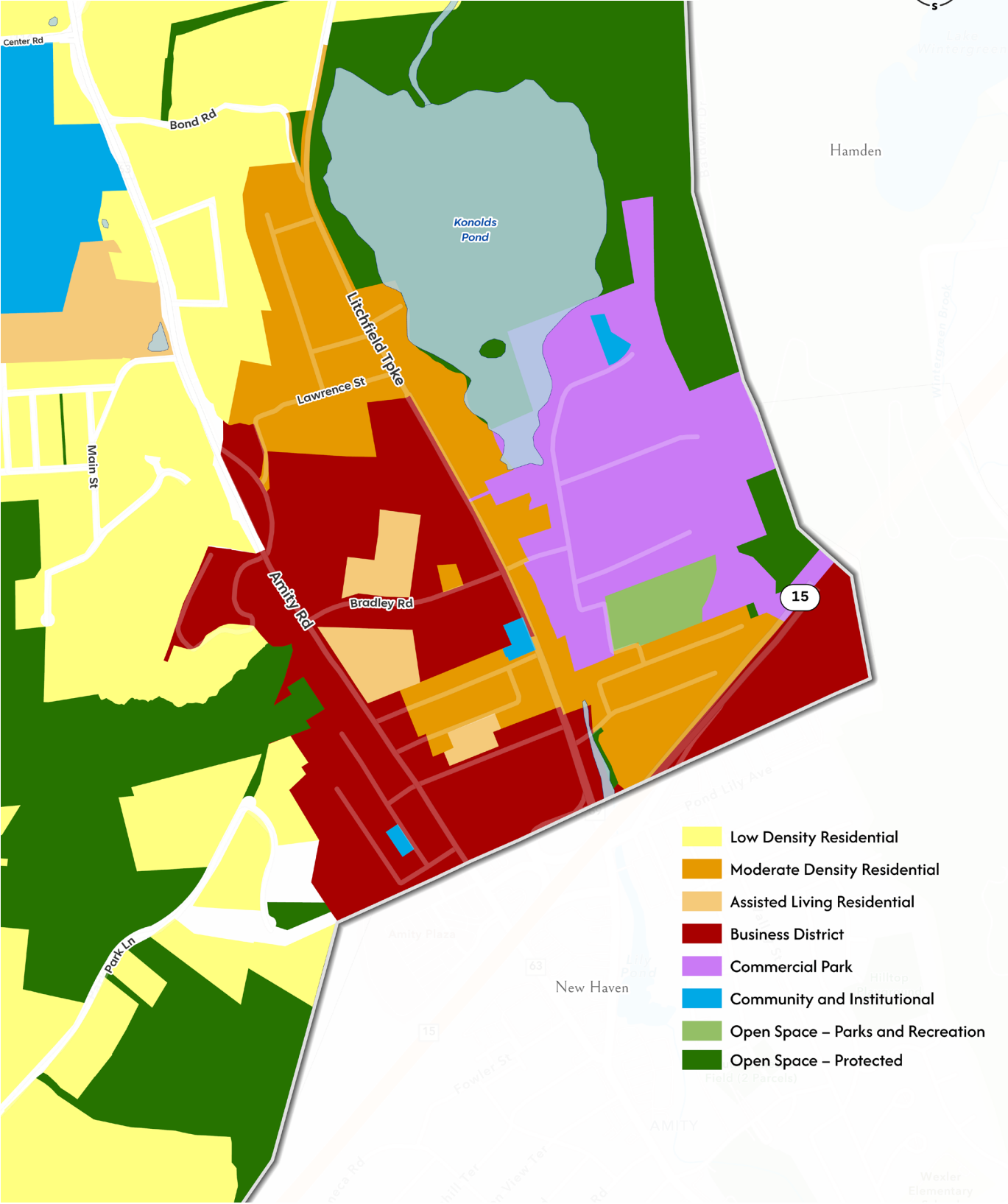
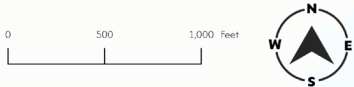
Figure 5-1a



Sources: Town of Woodbridge; SLR

Future Land Use—Detailed View

Figure 5-1b





06

State and Regional Plan Consistency



State and Regional Plan Consistency

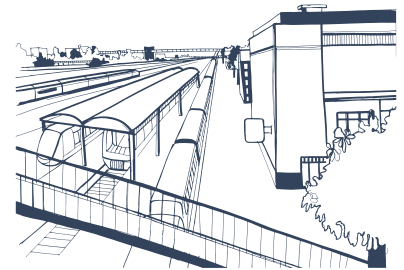
Connecticut General State Statute §8-23 requires a municipality to consider, in the development of the local Plan of Conservation and Development (POCD), the State's six Growth Management Principles, the State's Conservation and Development Policies Plan (C&D Plan), and applicable Regional POCD (RPOCD).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

State of Connecticut's Growth Management Principles

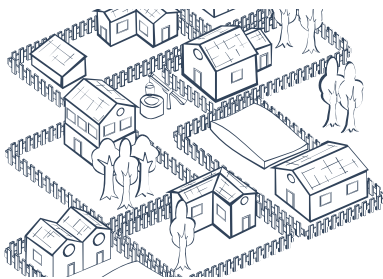
The State's six Growth Management Principles are intended to address Statewide growth issues like economic development, housing, transportation, and natural environment. These principles, and Woodbridge's consistency with each, are outlined herein.

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

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



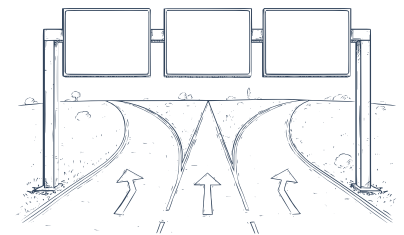
Principle 2: Expand housing opportunities and design choices to accommodate a variety of household types and needs.



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

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

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



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



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

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

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



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



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

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

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

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

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

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

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



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

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

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

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

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

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

Regional Plan of Conservation and Development

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

Human Environment

The RPOCD states that some of the primary objectives for the region are to create housing, increase quality of life, enable upward mobility, encourage young working age residents to remain, and to attract new residents. Woodbridge addresses these human components in this Plan's three themes, especially the goals and strategies related to housing diversity and affordability, community facilities and infrastructure systems, social sustainability, and creating a welcoming community environment. See Strategies 1.3.2, 1.3.3, 1.3.4, 1.4.1, 1.4.2, 1.5.2, 1.5.3, 1.5.4, 2.2.1, 2.2.3, 2.2.4, 3.1.1, 3.1.2, 3.1.3, 3.2.1, 3.2.3, and 3.2.4 for more information and specific actions steps to be taken to be consistent with the RPOCD.

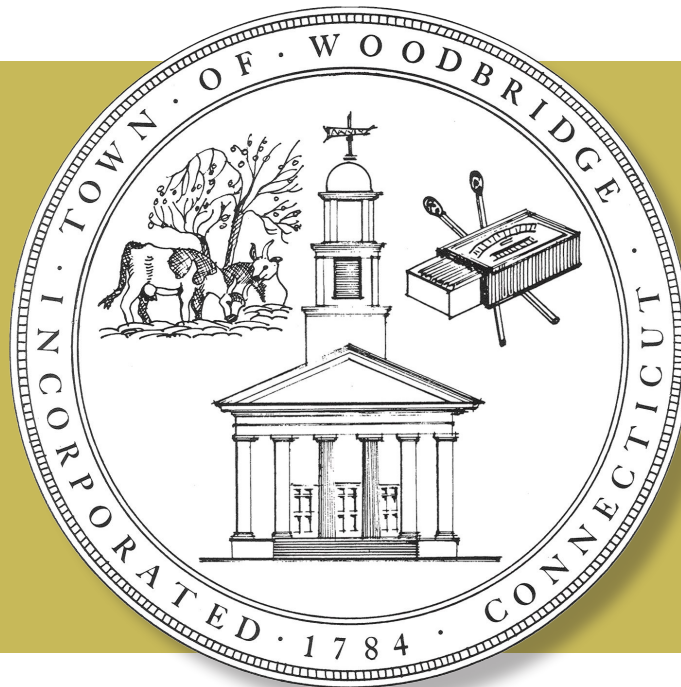


Natural Environment

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

Built Environment

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



Sources and Photograph Credits

Infographics

Demographics

Population Projections: US Decennial Census Annual Population Estimates, 2010–2022; CDC Population Projections, 20042030.

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

Household Size Comparisons: ACS 2022 5-Year Estimates.

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

Housing

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

Economy and Workforce

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

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

Photograph Captions and Credits

Front Cover: First Church of Christ

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

Page 3 and 4: Westward Road

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

Page 6: (clockwise from top): Open House Activity Results, October 8, 2024 (© SLR); TO COME; Woodbridge Town Hall

Page 7: Woodbridge Town Line Sign

Page 11: Pond at Woodbridge Country Club

Page 15: Road Race

Page 16: New Home Construction (© SLR)

Page 17: Coachman Square (© SLR)

Page 18: (top) North Racebrook Road (© SLR); (bottom) Regency at Woodbridge (© SLR)

Page 21: TO COME

Page 26: (top) New Home Construction (© SLR); (bottom) Bradley Road Commercial Area (© SLR)

Page 29: Meetinghouse Lane

Page 30: (clockwise from top) Beecher Road School (© SLR); Town Hall in Winter; Stone Wall

Page 31: State Route 15 sign (© SLR)

Page 34: Aerial view of Wilbur Cross Parkway and Woodbridge Business District (© Nearmap)

Page 36: (top) TO COME; (bottom) Sidewalks on Litchfield Turnpike (© SLR)

Page 39: Woodbridge Library

Page 42: (top) TO COME; (bottom) DPW Department sign (© SLR)

Page 43: Woodbridge Volunteer Fire Department (© SLR)

Page 44: (left) Beecher Road School (© SLR); Amity High School (© SLR)

Page 45: Alice Newton Street Memorial Park (© SLR)

Page 47: (left) Fitzgerald Fitness Trails; (right) Playground

Page 48: (left) Woodbridge Land Trust sign; (right) TO COME

Page 50: (clockwise from top) Townline Farm; TO COME; Massara Farm

Page 51: Bishop Estate Trails

Page 53: Blue Trail

Page 54: (clockwise from top) rabbit, Savino Vineyards; owl

Page 58: (left) TO COME; (right) TO COME

Page 59: (top) TO COME; (bottom) sunflower

Page 67: First Church of Christ in Winter

Page 68: (clockwise from top) New Housing (© SLR); Woodward Road (© SLR); Woodbridge Corporate Park (© SLR)

Page 69: Katz's Deli in the Business District (© SLR)

Page 70: Bradley Road Commercial Area (© SLR)

Page 71: New Home Construction (© SLR)

Page 72: Coachmen Square at Woodbridge (© SLR)

Page 73: New Sidewalk in Business District (© SLR)

Page 74: (top) TO COME; (bottom) TO COME

Page 75: Pond at Woodbridge Country Club

Page 76: (clockwise from top) TO COME; trail; deer

Page 78: (top) Birdhouse; (bottom) TO COME

Page 80: TO COME

Page 82: (top) TO COME; (bottom) TO COME

Page 83: Concert on the Town Green

Page 84: (clockwise from top) Road Race; butterfly; Police Officer reading at Beecher Road School

Page 85: Open House, October 8, 2024 (© SLR)

Page 86: Meetinghouse Lane (© SLR)

Page 87: Amity High School sign (© SLR)

Page 88: Alice Newton Street Memorial Park sign (© SLR)

Page 89: TO COME

Page 90: Vineyard and Winery Tour sign

Appendix A Cover: TO COME

Appendix B Cover: Municipal Center sign

Appendix C Cover: Beecher Road School sign

Back Cover: TO COME

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

Endnotes

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



A

Community Profile and Existing Conditions





Appendix A



Community Survey Results





Appendix B

Welcome

← SOUTH | NORTH →

C

Implementation Plan



Appendix C



Woodbridge Town Hall

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Woodbridge, CT 06525

203-389-3400

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