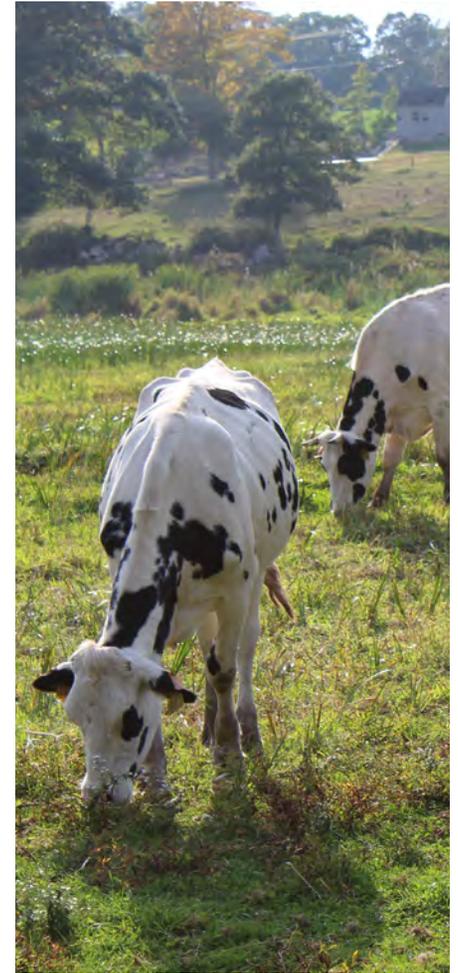


# Town of Woodbury

## Plan of Conservation and Development 2020 – 2030



*Woodbury is, and will continue to be, a vibrant community that celebrates and protects its historic landscape and character.*

Effective February 1, 2020

## Acknowledgments

### Town of Woodbury Planning Commission

Kathryn Sherer, Chair  
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### Town of Woodbury Land Use Office

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### General Acknowledgments

Thank you to the many residents, property owners, business owners, Town staff, and other individuals who contributed to this effort via surveys, workshops, focus group meetings, and Planning Commission meetings. Also, thank you to the organizations whose members reviewed and commented on versions of this document along the way, and shared their insights and experience with us.

### Cover Photo Credits

From left to right: Woodbury Parks & Recreation Department, Sal DeFini, Realtor.com, Allysa Calabrese

### Plan Photo Credits

Thank you to the individuals who shared their photographs with us for use in the Plan:

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*Plan Produced By:*



Woodbury Plan of Conservation and Development

# Town of Woodbury

## Plan of Conservation and Development 2020 – 2030

Adopted January 8, 2020

Effective February 1, 2020

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*Image Credit: Alan Espin*

# 1.0 Introduction

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## About Woodbury

Established in 1659, Woodbury is a picturesque Litchfield County town with approximately 9,700 residents. Through the efforts of its residents, Woodbury protects its environmental and historic resources, giving the Town high quality drinking water, preserving its rural landscape and historical architecture, and supporting biodiversity. The Town has a mix of businesses, ranging from grocery stores and pharmacies to antique stores, garden centers and restaurants. In recent years, residents have worked to expand and promote music, drama and visual arts programs, developing a robust arts community, while the Town's parks and trails offer opportunities for outdoor recreation.

The Town is a member of the Naugatuck Valley Council of Governments, which is the metropolitan planning organization for several surrounding towns, most of them located to the east and south of Woodbury. While located in Litchfield County, Woodbury's surrounding region includes towns that are located in New Haven County. Reference to the "region" in this plan includes surrounding towns, regardless of county or metropolitan planning organization membership.

## About the Plan

Plan Woodbury is Woodbury, Connecticut's Plan of Conservation and Development (POCD). The Plan documents existing conditions relevant to the Town and provides a guide for its future; it provides a future vision that is based in the realities of the resources and constraints that are present in Woodbury today.

The Plan establishes goals for Woodbury's physical form, economic and social health, and quality of life. Its vision and goals provide a foundation for policy and funding decisions and inform the Town's zoning and municipal ordinances. The Plan also recommends strategies and actions necessary to achieve its goals and realize the vision.

Plan Woodbury was developed with extensive input from town residents, businesses and stakeholders, elected officials, and Town staff. That outreach included multiple conversations at events in town, public workshops, focus group meetings, and an online survey. In total, the Planning Commission received input from over five hundred stakeholders.

This plan meets Connecticut General Statutes which require that a municipal plan of conservation and development be updated every ten years. It is also consistent with both the [State Plan of Conservation and Development](#) and [NVCOG's regional plans](#).

## How Plan Woodbury is Organized

Plan Woodbury identifies a broad **vision** for Woodbury to work towards. This vision is supported by six **goals** – one for each section of the Plan. The Goal for each section is set forth at the end of that section, together with a set of **strategies** that provide guidance on how to achieve the goals. Specific **actions** (step by step methods of implementing strategies and achieving goals) are identified in the implementation section (Chapter 8).

### Vision

The vision describes what the people of Woodbury value and what the Town will strive toward over the next 10 years. The vision is an expression of the desires and aspirations of the community in a statement that is meant to guide Town leaders and frame the goals and strategies of this plan.

### Goals

Goals are commitments towards achieving the Plan's vision. They are statements about what the community want to achieve.

### Strategies

Strategies are the methods by which the goals will be achieved. They describe the interim outcomes that can lead to achieving the impact described in a particular goal.

### Actions

Actions are specific steps that can be taken to accomplish strategies. They are the first steps to be taken toward achieving the Plan's vision.

## Woodbury's Vision

Woodbury's vision statement was developed following an extensive amount of outreach to the community and discussion with the Town's Planning Commission. It is intended to be a brief, memorable statement that frames the Plan's recommendations. That vision is as follows:

*Woodbury is, and will continue to be, a vibrant community that celebrates and protects its historic landscape and character.*

## Goals

The plan is organized around six goals that directly support the community's vision.

### Environmental Resources

Protect and foster stewardship of the town's environmental resources.

### Cultural & Educational Resources

Protect, promote and expand the town's cultural and educational resources.

### Transportation & Infrastructure

Proactively maintain and expand infrastructure to meet the community's needs.

### Facilities & Services

Provide and support high quality municipal and regional facilities and services.

### Housing

Ensure an appropriate mix of housing to meet current and future needs.

### Economic Development

Build a diverse economy around small-scale, independently owned enterprises.

### The Plan Development Process

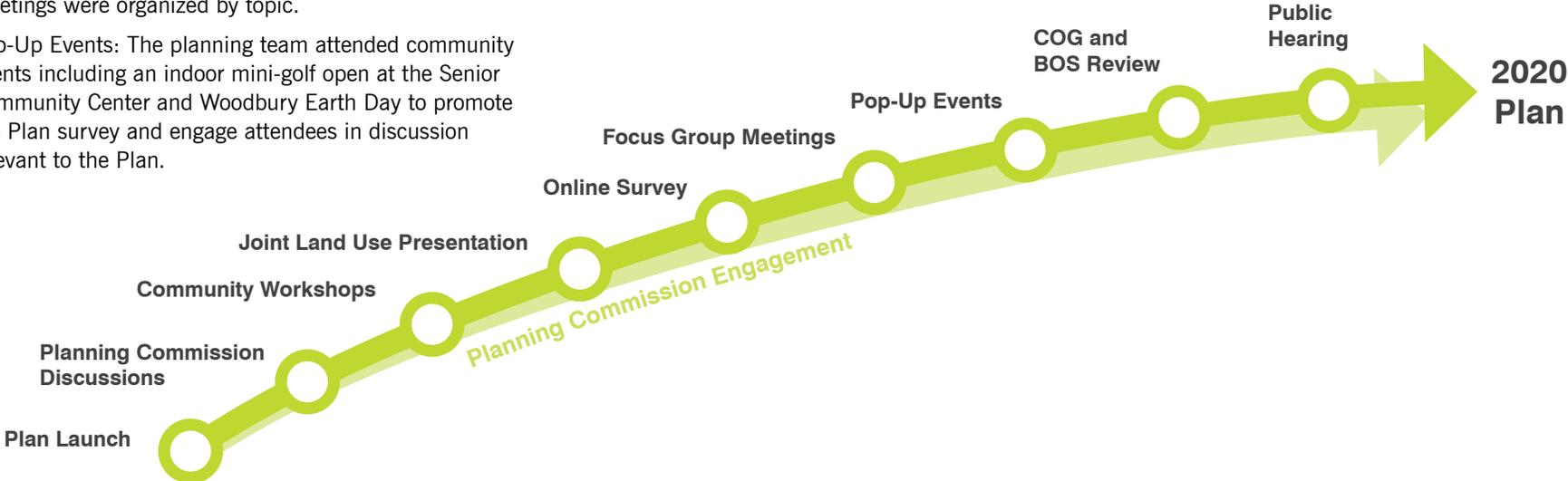
The plan development process was initiated in 2018. The Planning Commission acted as the steering committee for the project. The Planning Team was comprised of the Town Planner and staff members from Fitzgerald & Halliday Inc. In developing this Plan, the Planning Team also took into account the recommendations set forth in the report prepared for the Town in 2014 by the American Institute of Architects that focused on the Main Street Historic District (the "SDAT Report")

Community engagement was a critical component of the Plan's development with the following engagement tools and strategies deployed:

- **Planning Commission:** The Planning Commission initiated the plan update in 2018 by requesting input from Chairs of other boards and commissions. The Commission also met regularly with the planning team to discuss the planning process and review plan content.
- **Community Workshops:** The Naugatuck Valley Council of Governments and members of Woodbury's Planning Commission conducted three workshops in the summer of 2018. Workshops were conducted at Nonnewaug High School, the Senior Community Center, and the Public Library. Attendees were engaged in discussion about aspects of town life relevant to the Plan.
- **Joint Land Use Presentation:** The project team presented an overview of the planning process early demographic findings to a joint meeting of Woodbury's Land Use Commissions in January of 2019.
- **Online Survey:** An online survey was conducted by the Town in 2018 and had over one hundred participants. Additional online surveys, including a youth survey, were conducted between February and May of 2019. Over 300 residents and stakeholders participated.
- **Focus Group Meetings:** Seven focus group meetings were held with residents, property owners, business owners, board and commission members, and Town staff in March and May of 2019. The meetings were organized by topic.
- **Pop-Up Events:** The planning team attended community events including an indoor mini-golf open at the Senior Community Center and Woodbury Earth Day to promote the Plan survey and engage attendees in discussion relevant to the Plan.

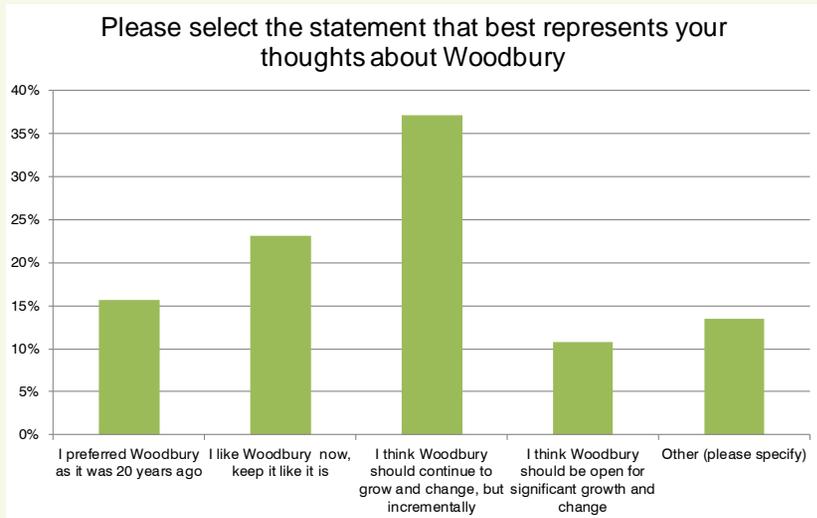


Joint land use meeting presentation, January 2019.



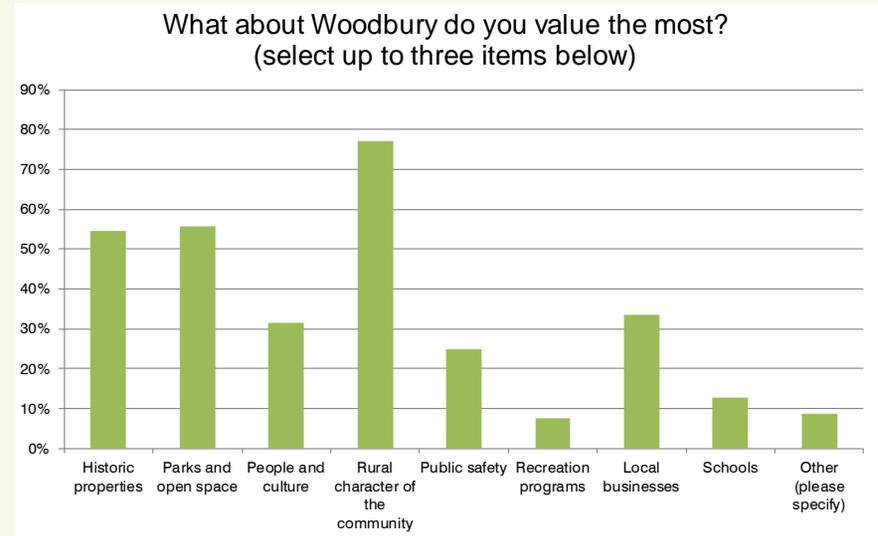
## Survey Response

The Town conducted an online survey in 2018 that had over one hundred responses. Respondents identified a range of priorities for the Plan update with maintaining the town’s historic and rural character being the most popular responses. Building upon the 2018 survey, two additional surveys (one of which was aimed at youth) were conducted in 2019 which explored planning issues in more detail. The 2019 online surveys yielded over three hundred responses. Nine-five percent of respondents were Woodbury residents with the remaining five percent of respondents having ties to the town by way of property ownership, business ownership, or employment. Forty-seven percent of respondents have lived in Woodbury for more than twenty years.



The survey was comprised of thirty questions, many of which included an opportunity to provide comment. Of the questions, the broadest question asked participants to select one of five statements regarding the status and future of the town. 37% of respondents selected “I think Woodbury should continue to grow and change, but incrementally” as the most appropriate response. This question was also presented to workshop attendees and received a similar distribution of responses.

When asked “What about Woodbury do you value the most?”, the most popular response of the options provided was “rural character of the community” with 77% of survey participants choosing this response. Secondary to the rural character, but identified as highly valued were “historic properties” and “parks



and open space”. Conversely, “schools” and “recreation programs” were the least popular selections for what survey participants value the most.

The general sentiment of survey participants placed tremendous value on Woodbury’s rural character, landscape, natural resources, and cultural assets such as historic properties and the local business environment on Main Street. Respondents also felt that the Town should focus more on these resources. Many of the concerns of respondents surround flat or declining home values and existing or future property taxes.

### Notable comments from survey participants:

*“I believe Woodbury should work to maintain its unique identity. That includes upkeep and whatever else is necessary to have the town be a pristine and welcoming home and destination.”*

*“I think it’s OK if Woodbury grows and changes, but it is paramount to keep a ‘small, historical/colonial New England’ feel to ensure the charm it currently has is maintained. Small, mom & pop businesses are KEY to keeping this feel.”*

*“Woodbury needs to embrace change and retain its rural culture and history.”*

*“I think Woodbury should adapt to the changing needs of its existing residents in a well thought out and transparent way regardless of growth.”*

*“I think Woodbury should continue to grow and change, but incrementally and strategically.”*

## Public Workshops

The Naugatuck Valley Council of Governments and Planning Commission conducted three workshops in the summer of 2018. Workshops were conducted at Nonnewaug High School, the Senior Community Center, and the Public Library. Attendees were engaged in discussion about aspects of town life relevant to the Plan. Attendance varied in composition with the Nonnewaug High School workshop directed towards students.



*Senior Community Center Workshop*

Multiple themes emerged from these workshops including the need to maintain an emphasis on assets that contribute to the town's charm such as local businesses and the library which is perceived as being at the heart of the Town. There was also a concern that Woodbury has lost population and that the Town is attracting fewer families with children.

## Focus Group Meetings

Focus group meetings were conducted as a means of identifying the key issues from the perspective of residents, business owners, property owners, town staff, elected officials, and board and commission members. These meetings were conducted in small group formats of twelve or fewer people and consisted of discussions about strengths, issues, and ideas relative to each topic.

Meetings were conducted on the following topics:

- Town Facilities and Services
- Transportation and Infrastructure
- Economic Development
- Housing and Historic Resources
- Open Space and Environment
- Land Use and Zoning
- Arts & Culture

## Joint Land Use Meeting Presentation

The Plan Woodbury planning team sought to engage multiple land use commissions and Selectmen early in the planning process by conducting a presentation and discussion at the annual Joint Land Use meeting in January of 2019. The planning team provided a presentation outlining the plan development process and sought input from attendees. Attendees were engaged in discussion regarding their priorities and concerns.



*Joint Land Use Meeting*

## Pop-Up Events

The planning team conducted two "pop-up" events at events in Woodbury. The first pop-up was conducted at an indoor mini-golf event at the Senior Community Center in February of 2019. The second pop-up was held at Woodbury Earth Day. At both events, the team engaged in discussion with many of the attendees and encouraged participation in the online survey.



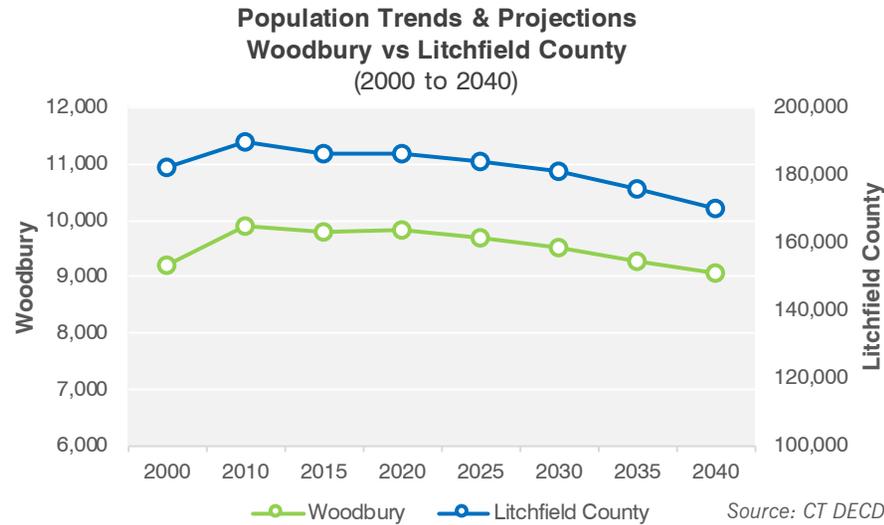
*Earth Day Pop-Up Event*

There was a mix of seniors and families with younger children at both events. Many senior attendees expressed concerns regarding lack of housing options available to those seniors who wish to downsize, while remaining in Woodbury. Other attendees cited the lack of transportation options available to those without vehicles as a significant issue in Woodbury.

## Key Demographics and Trends

### Population

Woodbury is a small rural town with a population of approximately 9,700 residents. Its population grew modestly between 2000 and 2010 and has since been relatively stable. Population growth in Woodbury has been consistent with both the region and state. Population research available from the Connecticut Department of Economic and Community Development (CT DECD) projects a population decrease of eight percent in both Woodbury and Litchfield County over the next two decades (*these projections are based upon existing demographic trends and are subject to change*). These population trends and projections are one of the most important factors facing Woodbury as it plans for its future. The potential of a declining population is a call to action for the community to take measures necessary to stabilize population and/or prepare for the implications of a smaller community.

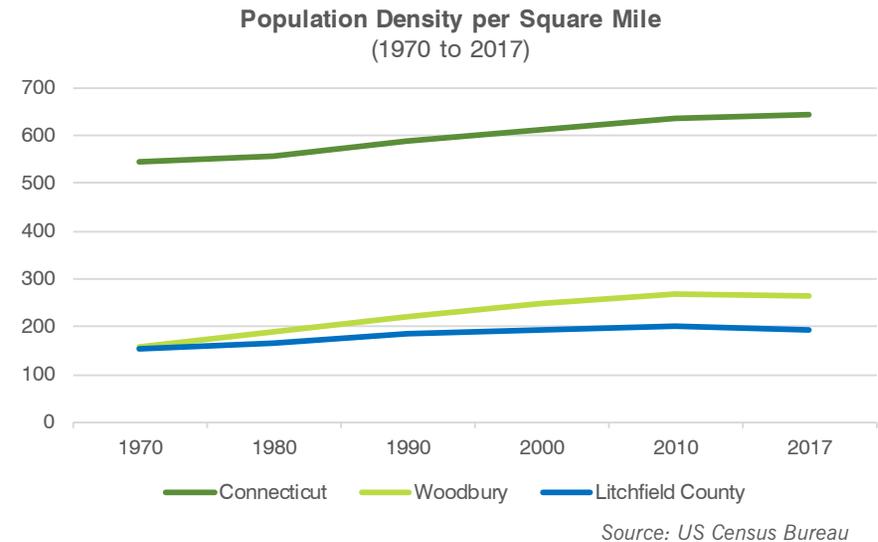


Similar to the population trends, Region 14 school enrollment steadily decreased between 2007 and 2017, mirroring population trends in both Woodbury and Litchfield County. Enrollment peaked in 2007 at 2,209 students but has since contracted to 1,733 students in 2018. Enrollment projections conducted for the Region 14 school district in 2014 suggest that enrollment will continue to decline over the next decade. These trends and projections require immediate action, which has already been initiated by the District, to plan and prepare for reduced enrollment.

Region 14 School Enrollment (2006 to 2018)



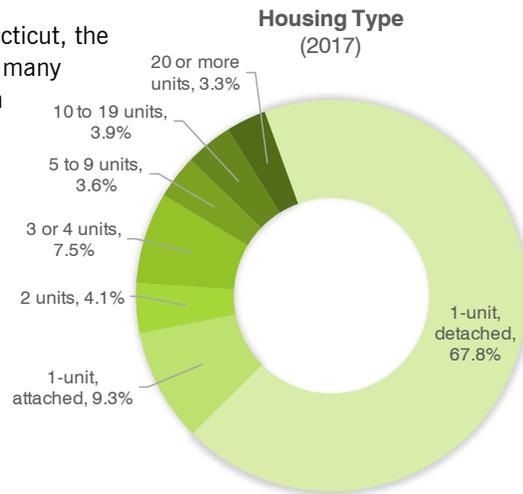
Woodbury's population density (264 people per square mile) is slightly higher than Litchfield County's but is less than half that of the state (646 people per square mile). Population density slowly and steadily increased in Woodbury between 1970 and 2010, but has since decreased as a result of population decline. Woodbury's growth over that period was consistent with the state's growth rate, but exceeded Litchfield County's growth which has been nearly flat over the past four decades.



**Housing**

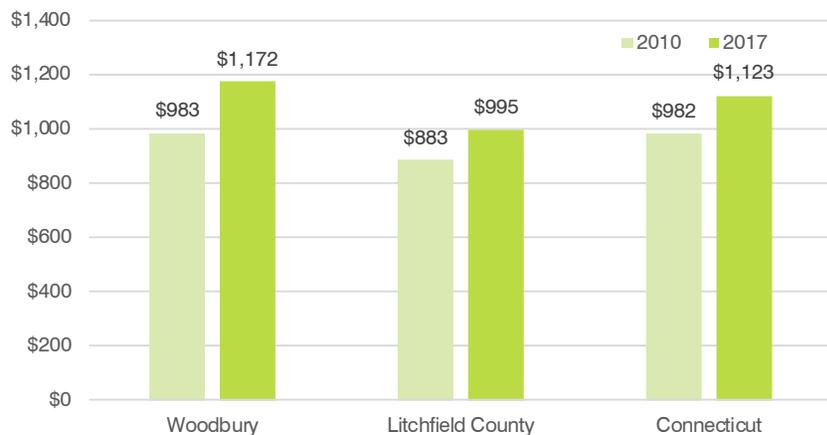
Woodbury has a range of housing types, although a majority (two-thirds) of housing is single family (1-unit detached). The town's multifamily housing is well distributed in buildings and developments ranging from two units to twenty or more units. Only 3.3% of the town's housing is found in buildings with twenty or more units.

Like many communities in Connecticut, the cost of housing is a challenge for many of Woodbury's residents. Median gross rent in Woodbury rose 19% between 2010 and 2017 to \$1,172. This exceeds both county and statewide median rents. Woodbury saw greater rent increases than both the region and state over the 2010 to 2017 period. A significant share of rental households (29.7%) spent more than 35% of their household income on rent.



Source: American Community Survey 2013-17

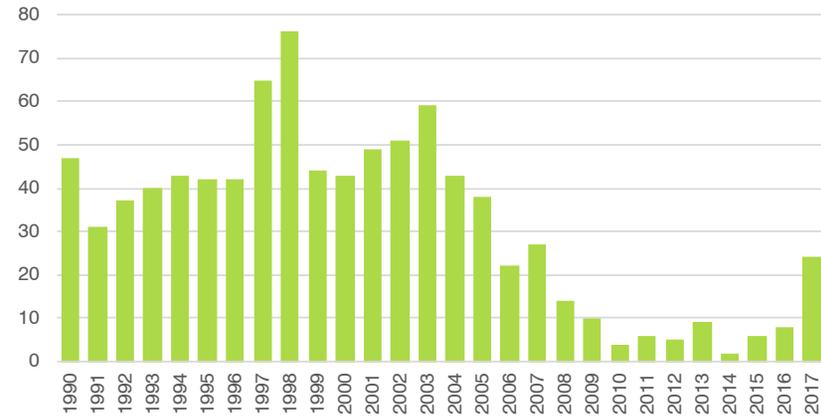
**Median Gross Rent Woodbury vs Region**



Source: American Community Survey 2013-2017

Residential construction permit activity has fluctuated in Woodbury over the past three decades, but decreased steadily since a high of 76 issued permits in 1998. Permit activity has been at historical lows since 2010; although there was an uptick in 2017.

**Housing Permit Activity**

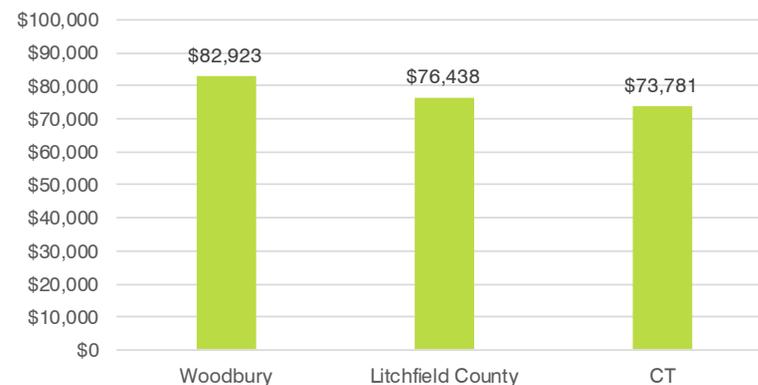


Source: CT DECD

**Income**

In comparison to both the state and county, Woodbury has a high median household income. Over the 2013-17 census period, Woodbury had a median household income of \$82,923 versus \$76,438 in Litchfield County and \$73,781 in Connecticut. Between 2010 and 2017, Woodbury saw more growth in households with a median income below \$100,000 than households above, although the town experienced 34% growth in households with median income of \$200,000.

**Median Household Income Woodbury vs Region (2017)**



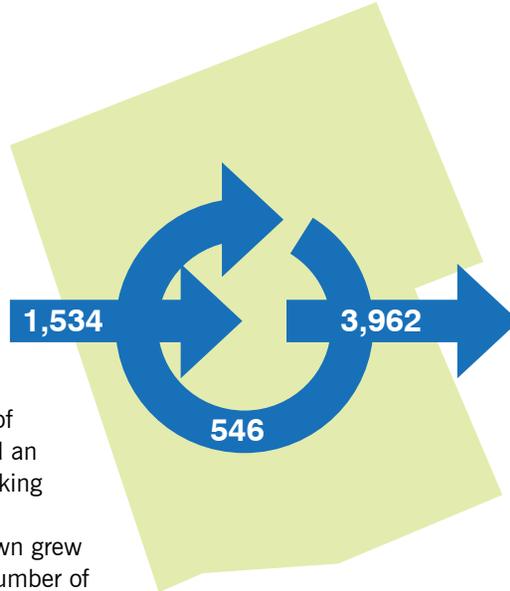
Source: American Community Survey 2013-17

**Employment**

Woodbury has a total of 2,066 full and part-time jobs. Of those jobs, 542 (26%) are held by town residents. Woodbury is the most common work destination of workers that reside in town. A total of 3,997 workers who reside in Woodbury commute to other communities for work; Waterbury and Danbury being the most common locations.

Between 2008 and 2017, Woodbury saw a 5.5% decrease of workers commuting into town and an increase of 5.5% in residents working outside of town. The number of residents living and working in town grew by 6% over that period and the number of jobs in town contracted by 5.5%.

**Woodbury 2017 Employment Inflow/Outflow**



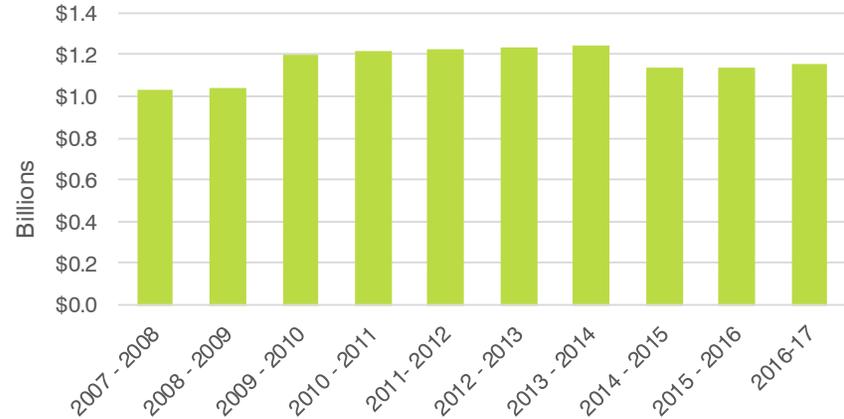
Source: US Census Bureau Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics

**Fiscal Trends**

The Town's grand list has been relatively stable since 2007, growing twelve percent over the ten-year period from 2007 to 2017. The grand list reached a high of \$1.24 billion in the 2013-14 fiscal year, but has since eroded to \$1.15 billion in the 2016-17 fiscal year. Properties owners that hold the greatest grand list value include CL&P (Eversource) and O&G Industries which hold property valued at nearly \$30 million.

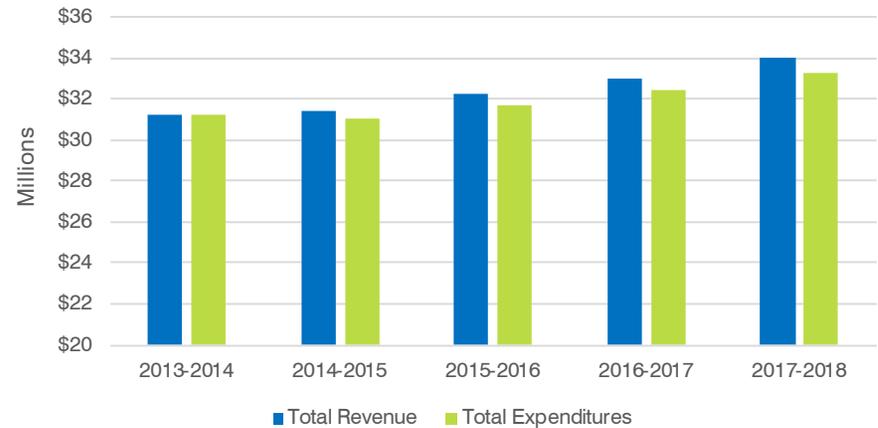
The Town's revenues and expenditures rose consistently between 2013 and 2018. The Town's 2013-14 expenditures were \$31.2 million while revenue was slightly higher at \$31.3 million. Total annual revenue grew by 8% between the 2013-14 and 2017-18 fiscal years; inflation was 6.1% over that period.

**Woodbury Net Grand List (2007 to 2017)**



Source: CT Data Collaborative CERC 2018 Town Profile

**Woodbury Revenues vs Expenditures (2013 to 2018)**



Source: CT Data Collaborative CERC 2018 Town Profile

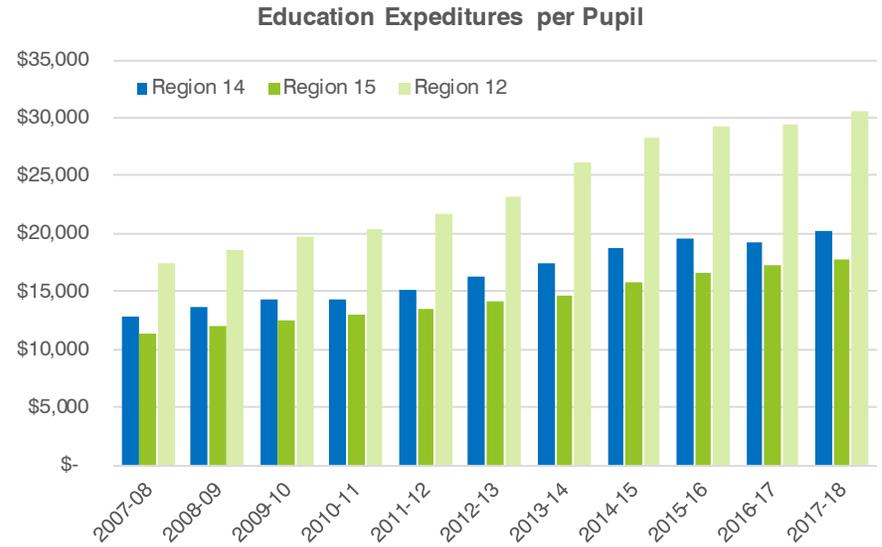
**Education Cost Trends**

More than two-thirds (70%) of the Town’s budget is dedicated to education expenditures. While the Region 14 District is funded by both the Town of Woodbury and Town of Bethlehem, Woodbury’s share of costs are higher, proportionate with a higher enrollment of Woodbury residents.

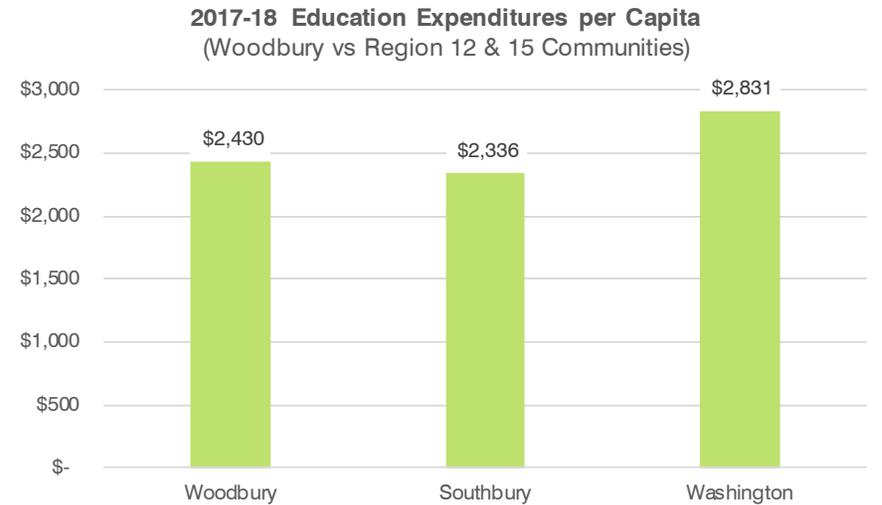
Current spending by the Town on education is approximately \$23.5 million per year. Expenditures grew 4.7% between the 2015-16 and 2017-18 fiscal years; the inflation rate over the same period was 5.9%. While education expenditure grew at a steady rate below inflation, educational expenditures per pupil grew by 57.3% since the 2007-08 fiscal year – inflation over the same period was 21.1%.

Per pupil spending is a function of school enrollment. As Region 14’s enrollment shrank over the past decade, per pupil expenditure increased. In general, districts with higher enrollment have lower per pupil costs. By example, Region 15 has a current enrollment of 3,628 students compared to 1,656 in Region 14. Region 12 has an enrollment of 685 students, hence significantly higher costs per pupil. If Woodbury’s school enrollment continues to shrink, per pupil expenditures will likely increase year over year at a rate greater than inflation unless the District significantly reduces operating costs.

Education costs also vary per capita. Generally, larger communities and school districts have lower education expenses per capita. Woodbury’s education expenses per capita are higher than Southbury (a larger community) and lower than Washington (a smaller community). These statistics suggest that if Woodbury’s population continues to decrease, its education cost per resident will increase, even if school enrollment decreases.



Source: CT Department of Education



Source: Town Budgets

## Plan Priorities

Multiple goals, strategies, and actions are identified within this plan. While these items are all relevant to Woodbury's needs and the purpose of a plan of conservation and development, implementation of the Plan's strategies varies by urgency and importance. The priority that the Town should place on implementing strategies is informed by the importance of those strategies towards achieving the Plan's goals and the urgency of taking action.

The primary issue that Woodbury faces is population loss. Since 2010 both Woodbury and Litchfield County have lost population and research conducted by the Connecticut Department of Economic and Community Development projects population losses of eight percent in both the town and county over the next two decades. Continued loss of population threatens the viability of the town's business establishments and could diminish property values, both of which have negative implications for the Town's grand list and tax revenues. Population loss correlates with a decrease in school enrollment which may require restructuring, reduction of resources, or reallocation of facilities in order to manage costs.

Stabilizing the town's population is critical to protecting property values, maintaining town services, and achieving the other aims of this plan. This plan therefore prioritizes strategies that might be effective in stabilizing population in the town and addressing the impacts of population loss in the town and region. By example, **the Town should revise its land use regulations to ensure that the regulations do not present a barrier to the development of housing that is attractive to new residents and the town's seniors and young adults** who might otherwise relocate for lack of housing options in town. **The Town should also seek to improve its facilities, services, and schools to make Woodbury more attractive to new residents and to retain residents** who might otherwise move for better schools or services. **The Town should also play an active role in supporting economic development, arts, and culture** as a means of retaining businesses and institutions and attracting visitors and potential residents to Woodbury.

As the Town makes the investments necessary to stabilize population and improve its schools, facilities, and services, it will be challenged to control costs and manage tax rates. An escalation in the Town's property tax rate may have the counterproductive effect of making Woodbury less attractive to new residents and businesses and could result in a loss of residents and businesses. The Town's challenge will be to **improve its effectiveness in acquiring state and federal funding via grant programs and reduce operating costs without adversely impacting services and while improving facilities**. By example, one measure by which the Town can reduce costs without adversely impacting services is to improve the energy efficiency of its facilities. This can be accomplished by changes to practices and investment in energy saving technologies.

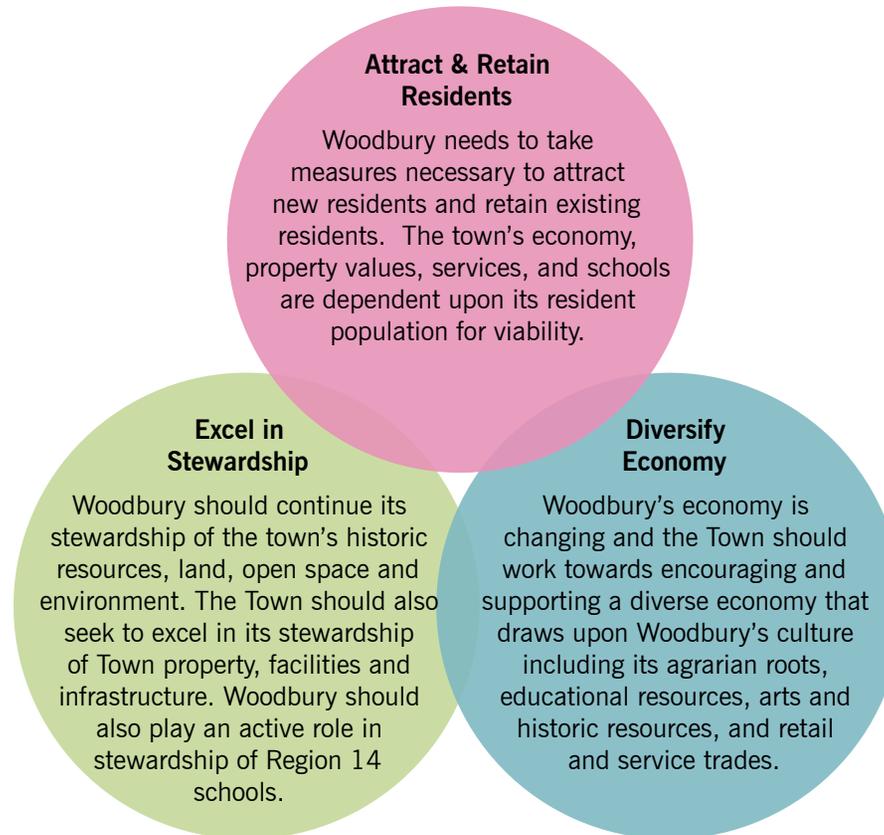
While stabilizing the town's population is an urgent priority, the protection of Woodbury's environmental and cultural resources is a perennial concern for the Town as these resources are central to the identity of the community. Woodbury has benefited from responsible stewardship of its cultural and environmental resources; **expanding and strengthening stewardship over all of the Town's and School District's facilities and services will be a priority for the Town**. Improved facilities and services that are efficiently and effectively managed and maintained will assist the Town in retaining and attracting residents.

The Town also needs to **remain engaged in encouraging and supporting a diverse economy in Woodbury**. Like many communities, Woodbury has seen changes to its retail landscape, manufacturing base, and farm enterprises. While the town has built a strong reputation in its antiques trade, the contraction of brick and mortar retail has already diminished this industry in Woodbury. The closure of O&G's quarries, when that occurs, will also impact the Town's commercial tax base. The Town should be proactive in responding to these changes by taking measures necessary to **support a more diverse economy that looks towards tourism, the arts, farms, restaurants and retailers, home-based businesses, entrepreneurs, health care providers, educational institutions, and industry for its economic base**.

Woodbury's residents have a strong connection to the community; many trace their residency through multiple generations. The town's residents and its leadership are strong advocates for protecting the unique qualities of the community and are unwilling to sacrifice the town's rural landscape and historic charm for expansion of its tax base. The town must also recognize that the preservation of Woodbury's identity, culture, and community requires action on the part of its leadership and residents. The Town's policies and practices should continue to evolve in response to changing conditions such as a population loss, changes in housing preference, and an evolving economic landscape; recognizing that policies and practices serve the larger goals and vision of the community.

## Priority Themes

This Plan's priorities are directly aimed at supporting the vision and goals identified in this Plan. These priorities are described on the preceding page and are summarized in the themes below.



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*Image Credit: Andrew Chapman*

# 2.0 Environmental Resources



Woodbury's environmental resources are diverse and strongly contribute to the town's identity. They include ridgelines; forest areas; farms and pastures; municipal parks; water resources such as aquifers, rivers, streams, lakes, ponds, wetlands, and riparian areas; and the soil, water, flora, and fauna that comprise these areas. These resources contribute to a landscape and ecological system that provides Woodbury with high quality drinking water found in the Pomperaug Aquifer.

Through the Plan's community engagement process residents expressed strong interest in the Town playing an active role in protecting natural resources and preserving open space. Residents identified the town's environmental resources as one of its greatest assets. Woodbury's landscape and rural environment are strong factors in many residents' decision to live in Woodbury. Residents also feel that the Town has been a good steward of Woodbury's environmental resources and that it should continue this vigilance.

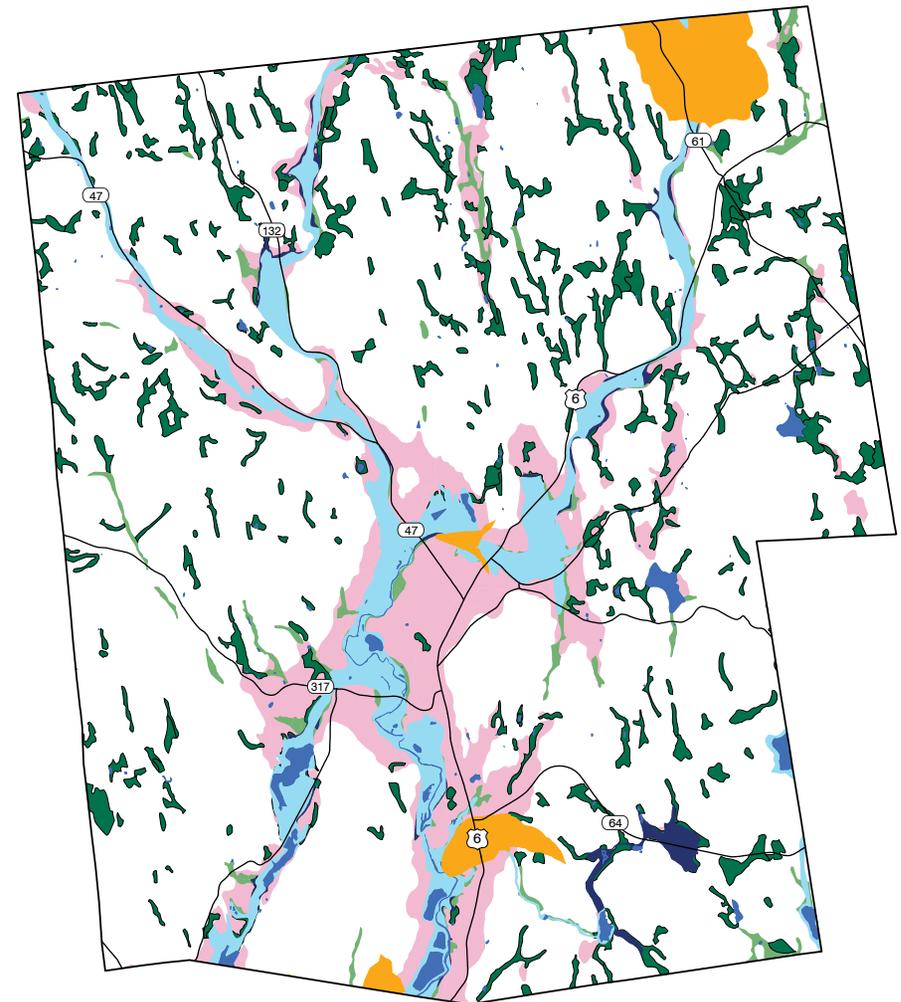
### Water Resources

The Pomperaug Aquifer is composed of sand and gravel deposits made during the last glacial period and is the source water for wells in Woodbury that provide public water supply to parts of Woodbury and Southbury, private wells, and for the Watertown Fire District. The underlying bedrock aquifers also supply water to thousands of homes via individual groundwater wells. As such, protection of these groundwater resources is a priority for Woodbury and the region.

Protecting Woodbury's water supply requires the preservation of forest and wetland habitats that play critical roles in recharging the aquifer and protecting water quality. Development, particularly in the form of impervious surface, challenges this ecological system and should be carefully considered with respect to its impact on surface and groundwaters. Similarly, agriculture requires environmentally responsible and sustainable practices to protect water quality.

Woodbury's major rivers and brooks include the Pomperaug River, Weekepeemee River, Nonnewaug River, Hesseky Brook, Sprain Brook, and Transylvania Brook. Each of these waterways is fully supportive of aquatic life. The Weekepeemee does not currently support recreational use due to bacteria counts that have exceeded levels safe for swimming.

There are three primary land uses/factors that adversely affect the quality of Woodbury's surface waters and the Pomperaug aquifer. They are: agricultural practices, impervious surfaces, and subsurface wastewater discharge from septic systems. Woodbury's challenge is to mitigate the effects of its current practices and future development so as to protect and enhance its water supply.



### Water Resources

#### Legend

- Watercourses
- State Wetlands
- Federal Wetlands
- Level A Aquifer Protection Area
- Pomperaug Aquifer
- 100-year Floodplain
- 500-year Floodplain

Data Source: CT DEEP and UCONN MAGIC

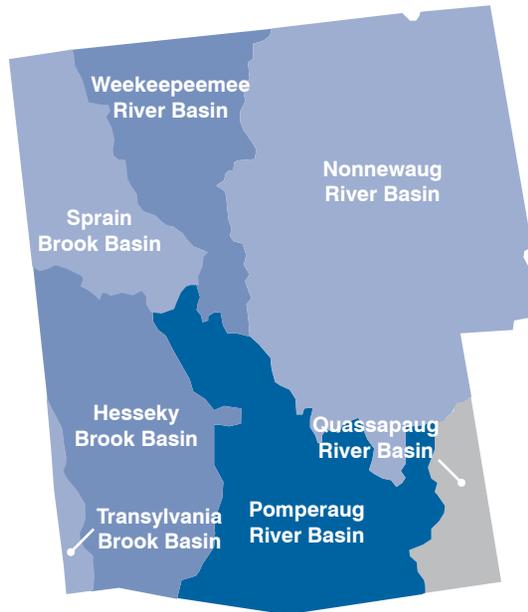
Almost all of Woodbury (95.9%) lies within the Pomperaug River Watershed, comprising 39.6% of the watershed. A sizable share of the watershed is downstream from Woodbury, such that activity in Woodbury can have a significant impact on water quality for residents in downstream communities. Woodbury has several drainage basins within the watershed, the largest of which is the Nonnewaug River Basin. All but one of Woodbury's drainage basins are within the Pomperaug Watershed.

The watershed is stewarded by the Pomperaug River Watershed Coalition, a non-profit organization with a mission to ensure plentiful high quality water in the Pomperaug Watershed communities through the use of science and education. In 2018 the Coalition collaborated with the Connecticut Department of Energy and Environmental Protection to produce a Watershed Based Plan for the Pomperaug River Watershed. The watershed plan identifies multiple measures that can be taken by towns and property owners within the watershed to protect the watershed and improve water quality.

The Pomperaug River receives water from the watershed's basins. As such, the river has been impacted by development and land use activities throughout the watershed. Segments of the river have bacterial levels that are in excess of the State water quality standard for recreation.

There is an especially strong connection between ground and surface waters in the Pomperaug River Watershed given its high percentage of sandy soils and the sand and gravel composition of the underlying aquifer, which provides rapid infiltration. These characteristics make the Pomperaug Aquifer highly vulnerable to contamination.

The usability and quality of the Aquifer's water is impacted by all of the communities within the watershed. The size of the watershed and the numerous communities within the recharge area makes stewardship of the watershed a regional responsibility.

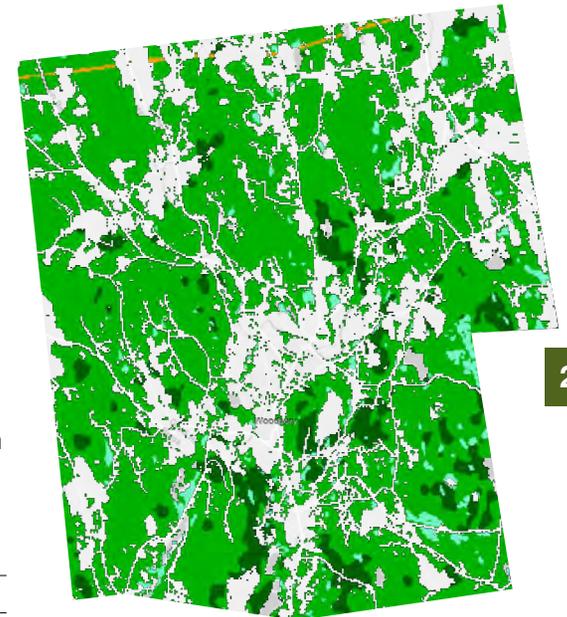


Data Source: CT DEEP and UCONN MAGIC

### Forest Cover

Approximately two-thirds (67%) of Woodbury is forested. Most of that forest area is deciduous forest with a small amount of area that is coniferous or wetland forest. Woodbury's forest areas play a significant role in providing habitat, moderating surface water temperatures, and reducing stormwater runoff. The town's forest cover is likely to change in composition over the next decade due to threats such as emerald ash borer, woolly adelgid, and rising average temperatures.

Land Cover (2015)	Acres	Share
Forest	15,759	67.0%
Agricultural Field	3,233	13.8%
Turf & Grass	1,314	5.6%
Developed	2,477	10.5%



### Forest Cover

- Legend
- Deciduous Forest
  - Coniferous Forest
  - Forested Wetland

Data Source: UCONN CLEAR

### Terrain

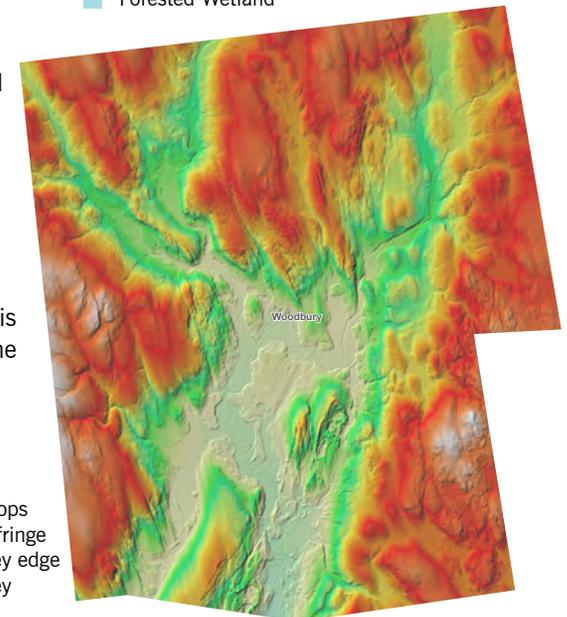
Woodbury's terrain is characterized by prominent river valleys along the Pomperaug, Nonnewaug, and Weekepeemee Rivers, and the Sprain and Hesseky Brooks. The terrain is comprised of rolling hills outside of those areas.

Much of Woodbury's development is concentrated in its valleys where the topography is more supportive of development and where access to groundwater is most readily available.

### Terrain

- Legend
- Hilltops
  - Hill fringe
  - Valley edge
  - Valley

Data Source: UCONN CLEAR



**Farmland Soils**

Agricultural fields occupy 13.8% of Woodbury's land area. Most of the existing farmland is located on soils classified as "prime farmland soil" or "statewide important farmland soils". Woodbury's farmland soils are primarily associated with its brook and river valleys and adjoining floodplains.

Prime farmland soils are soils that have the best combination of physical and chemical characteristics for agricultural and forestry uses. These lands have soil quality, growing season, and moisture supply needed to economically produce sustained high yields or crops when treated and managed, including water management, according to acceptable farming practices. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture (USDA) encourages local governments to protect this land for agricultural use. Prime farmland soils are potentially eligible for conservation easement funds administered by the Natural Resource Conservation Service of the USDA.

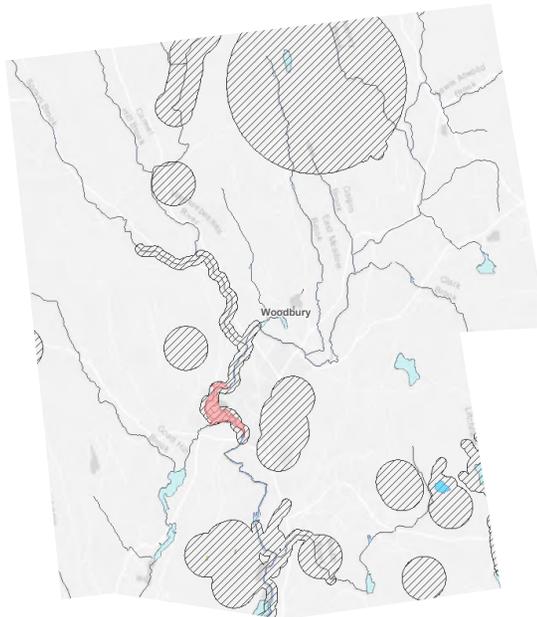
Statewide important farmland soils are soils that fail to meet one or more of the requirements of prime farmland, but are important for the production of food, feed, fiber, or forage crops. They include those soils that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods.

**Habitat**

Woodbury has a diversity of habitats associated with its forests, wetlands, and surface waters. The town's habitat is critical to supporting biodiversity, with greater biodiversity having a positive correlation with ecological health.

Of the town's habitats, one area is designated as critical habitat by the Connecticut Department of Energy and Environmental Protection. That area, located along the Pomperaug River, is classified as a floodplain forest which is a forest and alluvial wetlands influenced by seasonal inundation, with flood deposited sandy or nutrient-rich silty soils.

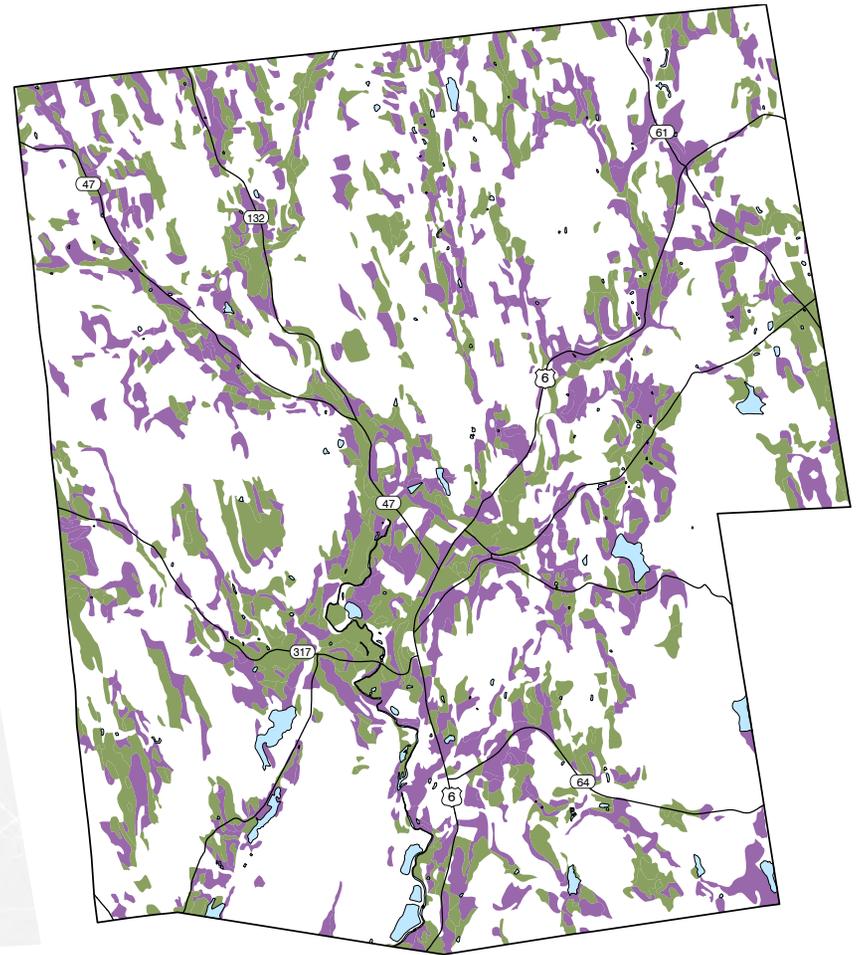
Woodbury also has several areas that are designated as Natural Diversity Database Areas. Those areas represent approximate locations of endangered, threatened and special concern species and significant natural communities in Connecticut.



**Habitat**

- Legend
- Floodplain Forest Critical Habitat
  - Natural Diversity Database Area

Data Source: CT DEEP and UCONN MAGIC



**Farmland Soils**

- Legend
- Prime Farmland Soils
  - Statewide Important Farmland Soils

Data Source: CT DEEP and UCONN MAGIC

### Protected Open Space

For the purposes of this plan, the Connecticut's Department of Energy and Environmental Protection's (CTDEEP) definition of protected open space, as established by CTDEEP's Open Space Mapping Project, was used to map and inventory open space in Woodbury. The Open Space Mapping Project defines protected open space as land or interest in land that has been acquired for the protection of natural features, habitat, or non-facility based outdoor recreation, forestry, fishing, or conservation and preservation.

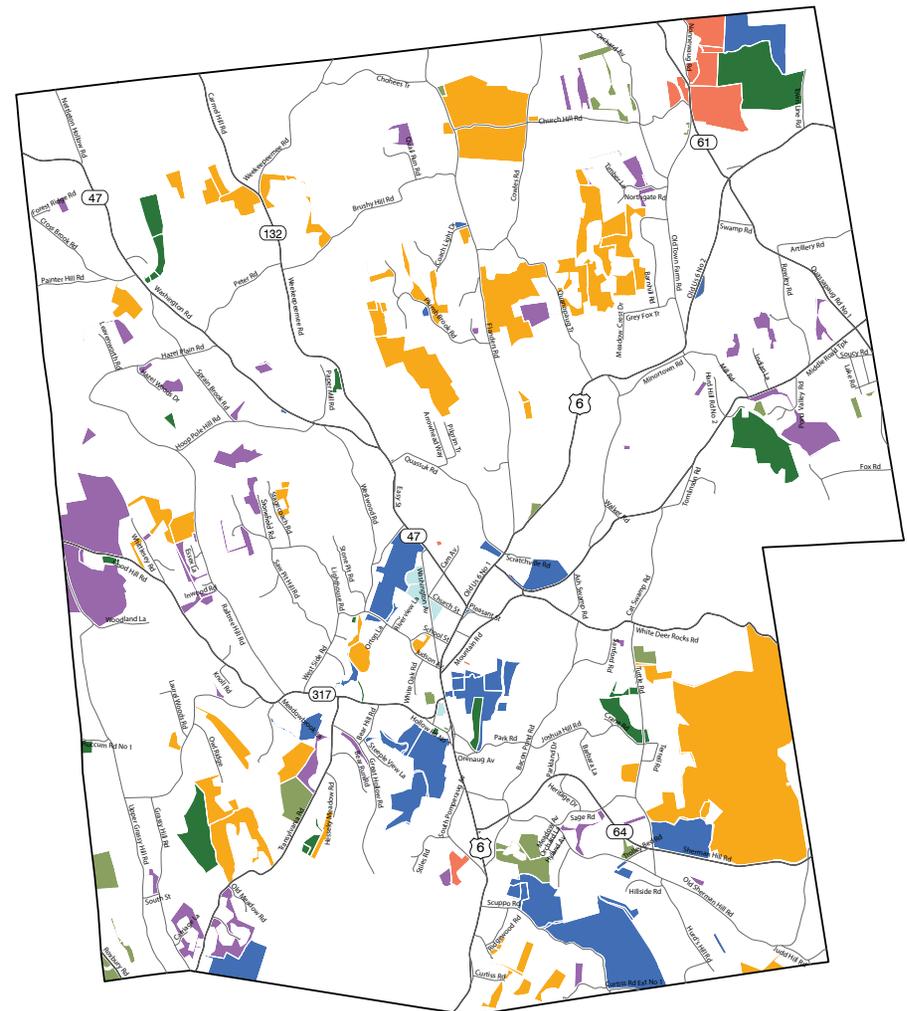
Based upon this definition and CTDEEP's mapping, Woodbury has over 4,600 acres of protected open space comprising 19% of the town's land area. This open space coverage is slightly below Connecticut's statewide goal of 21% protected open space. Protected open space in Woodbury includes land owned by the Town of Woodbury, land trusts, and the Town of Southbury, as well as private land (open space area of open space subdivisions and Public Act 490 lands), properties with conservation easements, and water company land. There are no protected State or Federal properties in Woodbury.

Land trusts such as the Flanders Nature Center and Land Trust (Flanders) play an active role in protecting open space in Woodbury. Flanders owns, or has conservation easements on, over fifty properties in Woodbury including the Van Vleck Farm and Nature Sanctuary, Whittemore Sanctuary, Manville Kettle, Frederick W. Marzahl Memorial Refuge, Leavenworth Preserve, and Fleming Preserve. In total, Flanders holds in trust 2,261 acres in Woodbury.

In addition to the protection of open space by land trusts, the Town protects open space by acquisition and ownership and through use of [Connecticut Public Act 490](#). Public Act 490 (Connecticut General Statutes Sections 12-107a through 107-f) allows a farm, forest, or open space land to be assessed at its use value rather than its fair market or highest and best use value (as determined by the property's most recent "fair market value" revaluation) for purposes of local property taxation. Woodbury's Planning Commission adopted amendments to the Town's POCD in 1973 and 1978 that designated the following lands as eligible for open space designation pursuant to the Act:

- Watershed areas for any water company or district
- Conservation, park or recreation areas owned by a non-profit entity
- All privately owned parcels having an area of not less than twice the minimum lot area required for the zoning district in which the parcel is located
- All land in subdivisions and resubdivisions reserved or set aside as open space pursuant to the Town's subdivision regulations
- All land subject to a conservation restriction

Protected Open Space	Acres
Land Trust	2,261
Town of Southbury	45
Private	1,308
Town of Woodbury	837
Water Company	165
Total	4,616



### Open Space Legend

- Cemetery
- Conservation Restriction
- Easement
- Land Trust
- Municipal
- Private
- Water Company

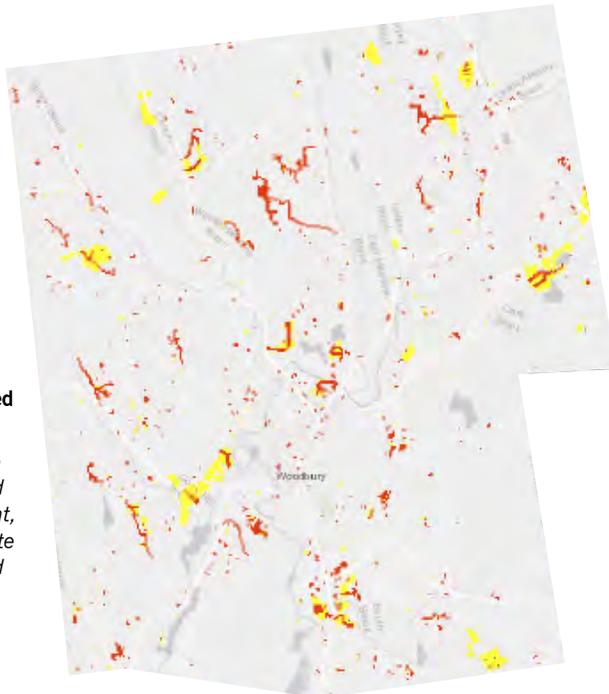
Data Source: CT DEEP Open Space Mapping Project

Excluded from obtaining preferential assessment are properties in the Garden Apartment, Middle Quarter, Main Street Design, Planned Industrial and Earth Excavation Districts as well as non-conforming commercial uses in residential districts.

### **Landscape Change**

The town's undeveloped land cover, such as forest cover and agricultural land, currently comprises over 80% of Woodbury's land area. These resources contracted slightly over a thirty-year period between 1985 and 2015. According to a study by UCONN's Center of Land Use Education and Research, the town lost 3.4% of its forest cover and 12% of its agricultural fields, primarily to development, over the thirty-year period. By comparison, Connecticut lost 6% of its forest cover and 16% of its agricultural fields over the same period. Development between 1985 and 2015 was spread evenly across the town (as shown in the map below).

Although undeveloped land was lost over the thirty-year period, the impervious surface (buildings or pavement) coverage in 95% of the town is eleven percent or less. Only 1% of the town has impervious surface coverage of over fifty percent. This coverage is relatively low when compared to surrounding communities such as Middlebury and Southbury but is slightly higher than the coverage in Roxbury or Bethlehem.



#### **Loss of Undeveloped Land 1985-2015**

*(Red areas indicate loss of undeveloped area to development, yellow areas indicate loss of undeveloped area to lawns)*

*Source: UCONN CLEAR Center*

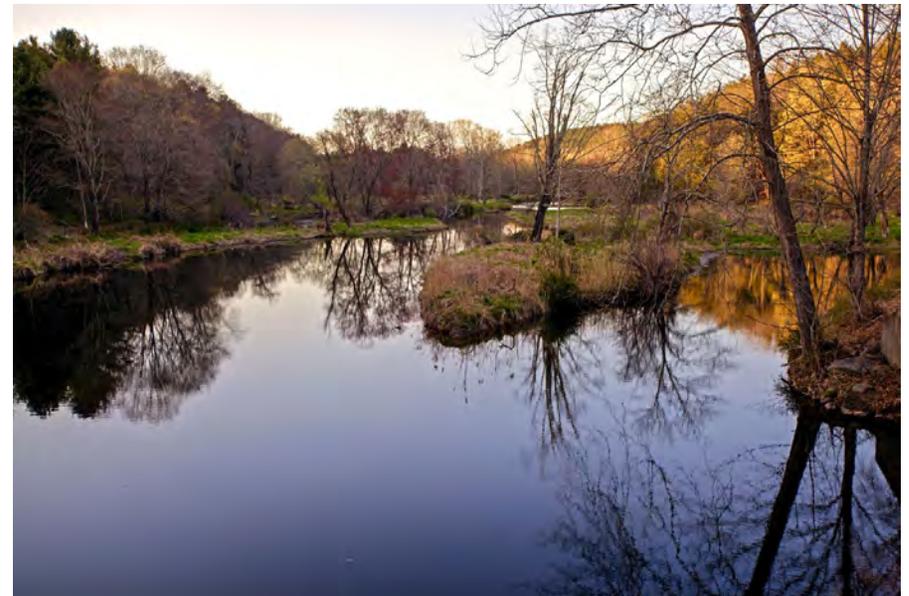
### **Stormwater Management**

Woodbury has a State issued permit ([MS4 permit](#)) for the discharge of stormwater from its stormwater system into the town's surface waters. The permit requires a stormwater management plan (produced in 2017) to reduce the discharge of pollutants in stormwater. The permit program prioritizes stormwater improvements in areas with impervious coverage greater than 12% in an effort to reduce the amount of stormwater pollution reaching surface waters. Only five percent of Woodbury has impervious coverage of 12% or more.

The stormwater management plan addresses the following stormwater control measures with best management practices identified for these measures:

- Public education and outreach
- Public involvement and participation
- Illicit discharge detection and elimination
- Construction site stormwater runoff control
- Post-construction stormwater management in new development and redevelopment.
- Pollution prevention/good housekeeping for municipal operations.

The Town is required to submit an annual report outlining the steps being taken towards these measures.



*Image Credit: Jay Kaplan*

## Environmental Resources Goal

Protect and foster stewardship of the town's environmental resources.

### Strategies and Supporting Actions

1. **Effectively manage and maintain Town-owned open space.** The Town should adequately maintain its open space and environmental resources by identifying and conducting critical improvements or maintenance that may be needed. The Town should also work with local, regional, and state entities and organizations to manage, and obtain support and resources for, its open space and environmental resources.

**Action 1:** The Conservation Commission should recommend to the Department of Public Works and the Parks and Recreation Department to identify critical improvements and maintenance needed at town-owned open space properties; produce a summary and list of needs and submit to Boards of Selectmen and Finance.

**Action 2:** The Conservation Commission should work with the Naugatuck Valley Council of Governments to identify and procure resources that can be used to meet open space improvement and maintenance needs.

**Action 3:** The Town's Land Use Office, with assistance from Naugatuck Valley Council of Governments, the Conservation Commission, and the Board of Selectmen should pursue grant funding for improvements and maintenance.

**Action 4:** The Boards of Selectmen and Finance should develop a budget for improving and maintaining town-owned open space based upon the improvement and maintenance needs identified by the Conservation Commission. The Boards should commit financial resources within the Town's capital plan and departmental operating budgets.

2. **Implement sustainable practices.** The US Environmental Protection Agency defines sustainable practices as creating and maintaining conditions under which humans and nature can exist in productive harmony to support present and future generations. The Town should implement sustainable practices at Town properties, facilities, and rights-of-way. The Town should also require, support, and encourage sustainable practices and low impact development (LID) techniques, as feasible, on privately owned land and within privately held enterprises in Woodbury. Consideration should be given to local, regional, and global environmental impacts in identifying and selecting sustainable practices.

**Action 1:** The Zoning Commission and Planning Commission should review and amend the Town's zoning regulations to ensure that the regulations encourage or require sustainable practices in new developments.

**Action 2:** The Planning Commission should review and amend the Town's subdivision regulations to ensure that the regulations encourage or require sustainable practices in new developments.

**Action 3:** The Board of Education should work with the Region 14 School District to encourage the adoption of sustainable practices at the Region's schools such as reducing stormwater runoff, capturing rainwater for irrigation use, reducing water usage, deploying renewable energy sources such as solar power, improving energy efficiency and management, improving recycling and reducing solid waste.

**Action 4:** The Board of Selectmen should include energy efficiency and renewable energy projects in the Town's capital improvement plan and oversee the implementation of energy efficiency and renewable energy improvements in accordance with the a Town facilities plan.

2.0

*Continued on next page*

3. **Continue the protection of environmentally sensitive areas.** The Town should continue to protect environmentally sensitive areas such as wetlands, waterbodies, riparian areas, forests, ridgelines, aquifer protection areas, and critical habitats. The Town should continue its involvement with the Pomperaug River Watershed Coalition in achieving the aims of the Watershed Based Plan which are aligned with the protection of environmentally sensitive areas. This strategy is aimed at protecting the town's drinking water quality, protecting biodiversity, and preserving the town's landscape.

**Action 1:** The Board of Selectman should continue to ensure that Town departments, boards, and commissions with purview over land use and environmental issues are adequately staffed and have sufficient resources to carry out their duties.

**Action 2:** The Zoning Commission, with assistance of the Conservation Commission and Inland Wetlands Commission, should review the Town's land use regulations to ensure that the regulations adequately protect environmental resources and encourage sustainable development. The Zoning Commission should amend the zoning regulations as necessary, and expand protections as needed, in favor of environmental protection that is fully supportive of the goals of this plan.

**Action 3:** The Inland Wetlands Commission should review the inland wetlands regulations and amend as needed.

**Action 4:** The Conservation and Planning Commissions should work with the Pomperaug River Watershed Coalition to determine how best to address and pursue implementation of the recommendations of the Watershed Plan.

**Action 5:** The Department of Public Works and Region 14 Schools should work towards mitigating stormwater runoff from Town properties and reduce the amount of Town properties with directly connected impervious areas.

4. **Strengthen the community's relationship with the town's open space and environmental resources.** The Town should provide greater access to, and education about, open space and environmental resources. This strategy is aimed at fostering local environmental stewardship.

**Action 1:** The Conservation Commission should prepare a brochure that promotes the value of open space in town and environmental resources and dedicate a webpage on the Town's website with content similar to the brochure.

**Action 2:** The Board of Education should work with Region 14, the Conservation Commission, and other local organizations to assess and, if appropriate, implement changes to curriculum to enhance appreciation and stewardship of the region's environmental resources.

5. **Strategically protect open space.** The Town should develop a strategic plan for open space that establishes a protected open space (as defined by the State) target and places the highest value on properties that would contribute to contiguous open space, have the greatest impact on water quality, have unique environmental resources, and provide links in a greenway network or complete gaps in wildlife habitat and corridors. The plan should also identify goals for the protection of specific types of open space and assess the value and benefit of protecting various types of open space.

**Action 1:** The Conservation Commission should develop a plan and map that identifies open space land that is a priority for protection and/or acquisition based upon areas that provide the greatest value in protecting environmental, ecological and cultural resources. Identify how town-owned properties strategically contribute to the Plan.

**Action 2:** The Conservation Commission, Planning Commission, Inland Wetlands, Parks and Recreation Department, and organizations such as the Pomperaug River Watershed Coalition and Flanders Nature Center and Land Trust should develop an up-to-date strategic open space protection and acquisition plan. Once finalized, this Plan should be amended to include that Plan.



*Image Source: Glebe House Museum*

# 3.0 Cultural & Educational Resources



Woodbury enjoys considerable cultural and educational resources that contribute to its quality of life and sense of place. The town's cultural resources are diverse and include a range of Town and private organizations, facilities, venues, landscapes and places. Woodbury's historic resources significantly contribute to the town's cultural resources and are integral to the town's identity.

Education is also an important resource in Woodbury. Both the educational level of Woodbury's residents and educational opportunities in town are important facets of the community's identity. Woodbury is home to three of the four Region 14 schools, Mitchell Elementary, Woodbury Middle, and Nonnewaug High School. The town also has a popular library, Woodbury Public Library, which is an educational and cultural resource to the community as a whole.

Through the Plan's community engagement process, the community strongly communicated the importance of the town's cultural and historic resources to Woodbury's identity. Residents deeply value the town's historic assets and its many cultural institutions, events, and venues. Residents also feel that the quality of Region 14 schools is a significant factor in the decision to move to and live in Woodbury and that the District's schools should be improved so as to be on par with the best school districts in the greater region.



Image Credit: M. Douglas Bibbey

## Cultural Resources

Woodbury's cultural resources include organizations that promote innovation, creativity, participation and support of the arts, support and help fund the Region 14 Strings Program and the Senior Community Center Music Free Series, operate community theaters, provide training in all levels of ballet, character, modern dance, jazz/fusion, tap and musical theater, and offer classes in drawing, painting and other visual arts, provide space for showing artworks, and otherwise support the arts community in the area.

Woodbury also hosts events such as Woodbury Earth Day (the largest Earth Day celebration in Connecticut) which is organized by the Pomperaug River Watershed Coalition; the Woodbury Arts Gala; the Lions Club Antique Car Show; and Picnic & Pops Hollow Park featuring members of the Waterbury Symphony.



Image Credit: Michael Audette

## Historic Resources

Woodbury has a number of historic properties both within and outside of its Local Historic Districts. Four properties (the David Sherman House, Glebe House, Jabez Bacon House and Leroy Anderson House) and three districts (Woodbury Historic Districts #1 and #2 and the Hotchissville historic district) are listed on the National Register of Historic Places administered by the National Park Service. The Minortown Road bridge also is listed on the National Register. Buildings listed on the National Register may qualify for a 20% tax credit that is available for the rehabilitation of historic, income-producing buildings and may also be eligible for grants offered by the National Trust for Historic Preservation and other organizations that support the preservation of historic structures.

Historic District #1 functions as a commercial area with a unique concentration of antique dealers that attracts visitors to Woodbury and is part of the “Antiques Trail” promoted on ctvisit.com. Individuals skilled in related crafts and professions such as the restoration of furniture and paintings have been drawn to this area. Historic District #2, at the south end of Main Street, is primarily residential, but also hosts some antique shops and art galleries.

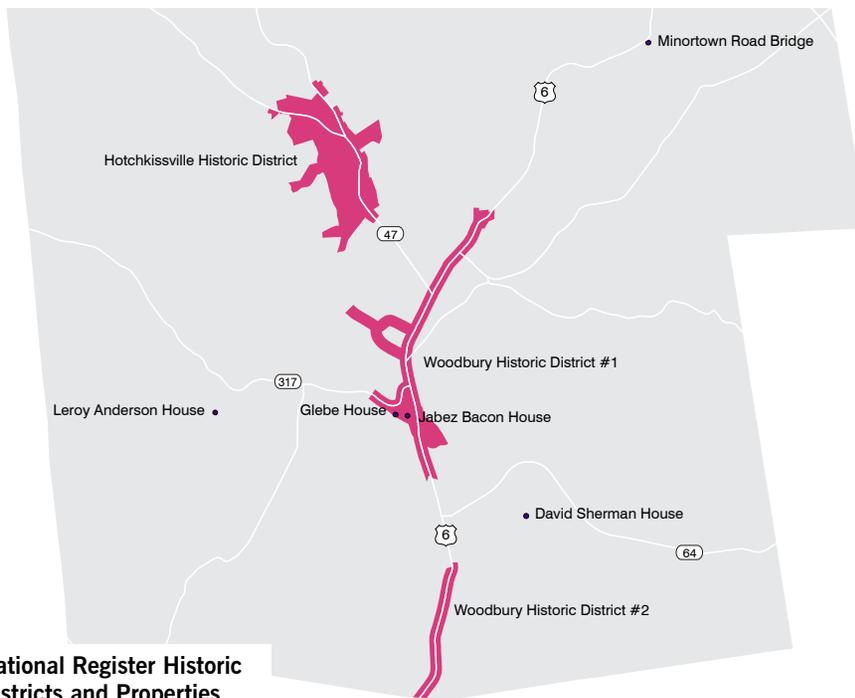
The Hotchkissville Historic District is located in the Weekepeemee River Valley and encompasses what was a nineteenth century agrarian-industrial village. The historic appearance of the village has changed little over time, with most of the historic residences having survived, although the mills and factories are no longer present. Like Historic District #2, the Hotchkissville Historic District is primarily residential, but also is home to some antique shops and galleries.

Many of the town’s historic assets such as the Hurd House, the Old Town Hall, and King Solomon’s Lodge are not listed on the National Register but are significant to the town’s history, culture, and landscape. The Hurd House is open to the public and is managed by the Old Woodbury Historical Society. The Glebe House (which is on the National Register) is home to the The Glebe House Museum & Gertrude Jekyll Garden; it hosts year-round events and provides educational programming for children and adults.



Glebe House: A National Register property. Image Credit: Maryellen Edwards

3.0



National Register Historic Districts and Properties

District	National Register	Local Historic District
Woodbury Historic District 1	✓	✓
Woodbury Historic District 2	✓	✓
Hotchkissville Historic District	✓	

**Historic Districts in Woodbury**

Source: National Park Service, CT Trust for Historic Preservation

Property	National Register	Local Historic Property
David Sherman House	✓	
Glebe House	✓	
Jabez Bacon House	✓	
Leroy Anderson House	✓	
Minortown Road Bridge	✓	

**Listed Historic Properties in Woodbury**

Source: National Park Service

## Educational Resources

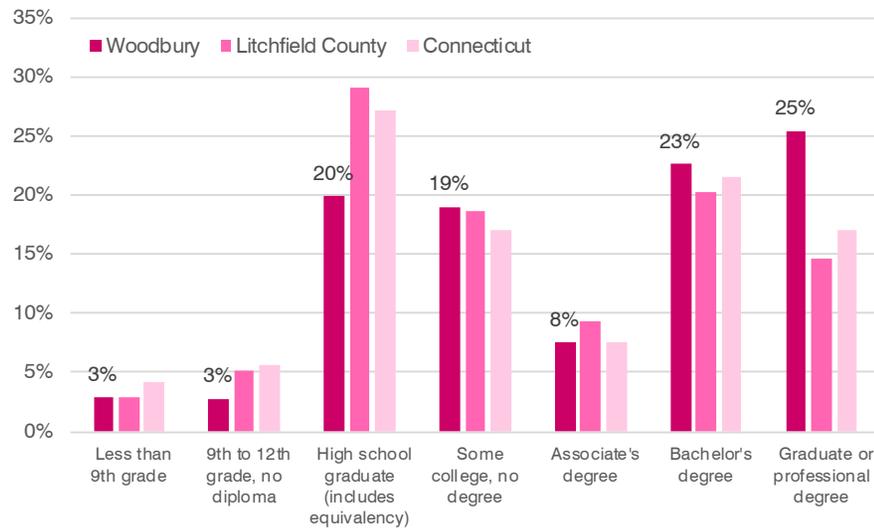
Woodbury's educational resources extend past its schools to include its residents, who have diverse educational backgrounds. Other educational resources include the Woodbury Public Library, the Town's Park & Recreation Department, and private institutions such as the Glebe House Museum & Gertrude Jekyll Garden and Flanders Nature Center and Land Trust.

### Woodbury's Residents

Woodbury's residents are well educated, particularly when compared to residents of Litchfield County and the state: 25% of Woodbury's residents have a graduate or professional degree compared to 15% of Litchfield County residents and 17% of Connecticut residents. Woodbury also has a higher share of residents with Bachelor's degrees than both the county and state. Woodbury has a lower share of residents with only a high school diploma or have not finished high school when compared to both the county and state. The educational attainment of Woodbury's residents suggests that the town's residents value higher education and that the town is attractive to new residents who have high levels of educational attainment.

3.0

**Educational Attainment (2013-17)**



Source: US Census Bureau 2013-17 ACS

### Region 14 Schools

Woodbury and Bethlehem together comprise the Region 14 School District. Region 14 has four schools, including Bethlehem Elementary School in Bethlehem and Mitchell Elementary, Woodbury Middle, and Nonnewaug High School in Woodbury. The three Woodbury schools are located close to Main Street near the center of Woodbury. Mitchell Elementary and Woodbury Middle School are across the street from one another, Nonnewaug High School is about 1.5 miles from those schools. Approximately two thirds (64%) of District 14 students are Woodbury residents and Bethlehem Elementary has a sizable share of students from Woodbury.



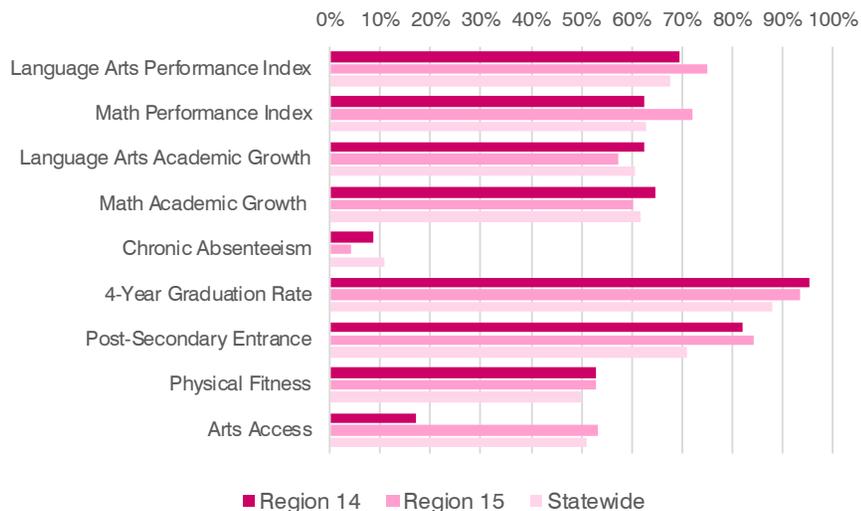
**Region 14 Schools in Woodbury**

Region 14 Schools perform near or above statewide averages across a range of metrics. Educational accountability performance indicators recorded by the Connecticut Department of Education under the Next Generation Accountability System indicate that Region 14 Schools have significantly higher 4-year graduation rates and post secondary entrance of its high school graduates than the statewide average. However, the Region 14 District has a lower rating for arts access (fine arts, music, performance) than districts statewide.

When compared to Region 15 Schools (Middlebury & Southbury), Region 14 Schools have a lower rating in many areas including language arts and math performance, chronic absenteeism, post-secondary entrance, and arts access. Region 14 Schools outperform Region 15 in two areas: math and language arts academic growth (which tracks improvement over time) and the 4-year graduation rate.

Online school ranking sites (such as GreatSchools) rank Region 14 Schools at 5 or 6 (average) on a ten point scale, compared to Region 15 Schools which are ranked at 8 or 9 (above average). The ranking system is based upon test scores, how much a school helps students improve academically, how well a school supports students from different socioeconomic, racial, and ethnic groups, and whether or not some groups of students are disproportionately affected by the school's discipline and attendance policies. While these rankings are for consumer purposes, they are marketed on real estate sites and are used by prospective home buyers in making decisions about where to buy a home.

**Education Accountability Performance Indicators 2017-18**  
(CT Department of Education)



Source: CT Department of Education

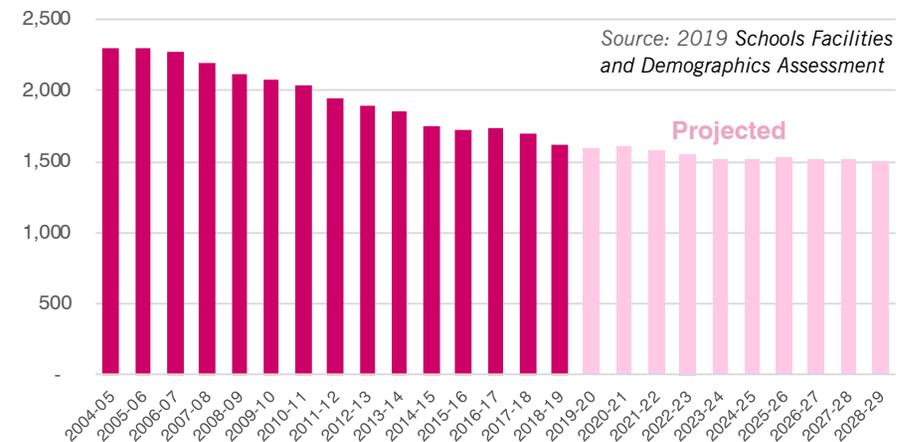


Woodbury Middle School Image Credit: Kathryn Sherer

School enrollment in Region 14 Schools contracted by 42% between the 2005-06 and 2018-19 academic years. Enrollment contraction is projected to level off over the next decade, with enrollment continuing to contract, but only shrinking by 8% from a current enrollment of 1,624 students to approximately 1,500 students in the 2028-29 academic year.

A facilities study was completed in 2019 for Region 14 for the purpose of identifying future needs, identifying and prioritizing improvements, reducing operating costs, and reducing excessive capacity. The study explored multiple scenarios for the District's schools given declining enrollment and excess capacity at the schools. These scenarios included the closure of one of the District's elementary schools or the middle school and potential restructuring of grade levels at the schools. Decisions about how to proceed have not yet been made by the District.

**Region 14 School Enrollment (2004-05 to 2028-29)**



Source: 2019 Schools Facilities and Demographics Assessment



*New athletic field at Nonnewaug High School, Image Credit: David Schultz*



*Nonnewaug High School, Image Credit: David Schultz*



*Nonnewaug High School, Image Credit: David Schultz*



*Nonnewaug High School, Image Credit: David Schultz*

## Cultural & Educational Resources Goal

Protect, promote, improve, and expand the town's cultural and educational resources.

### Strategies and Supporting Actions

1. **Support Region 14 Schools in improving quality of education, academic performance, and reputation.** Region 14 Schools should provide Woodbury's residents with a high quality education that is on par with the best districts in the greater region. High quality schools help to retain and attract families with school-aged children. This can play a crucial role in stabilizing population in Woodbury.

**Action 1:** The Board of Education should work with the Region 14 School District to develop and implement a strategic plan for improving education, academic performance, and reputation.

**Action 2:** The Board of Education should work with the Region 14 School District to identify measures and take action to reduce operating costs of schools so as to repurpose those resources towards improving education, academic performance, and reputation.

2. **Support educational opportunities for all age levels.** Most of Woodbury's residents are not school-aged, but learning and education is needed and can continue through life. By playing an active role in supporting and/or providing educational opportunities, the Town can position Woodbury as a unique community in the region.

**Action 1:** The Zoning Commission and Planning Commission should review the Town's zoning regulations and make changes necessary to ensure that the regulations are supportive of the development of educational and recreational institutions and businesses.

**Action 2:** The Board of Education should identify the educational and recreational needs of Woodbury's pre-Kindergarten and youth population by conducting outreach to the community and consulting with the Region 14 District, Parks & Recreation Department, Woodbury Public Library, and other communities in the region.

**Action 3:** The Board of Education should work with the Region 14 District, the Parks & Recreation Department, and the Woodbury Public Library to develop and institute programming that meets the needs of the Town's pre-Kindergarten and youth population.

**Action 4:** Senior Services, Woodbury Public Library, Planning Commission, and Parks & Recreation should collaborate to identify the educational and recreational needs of Woodbury's adult population by conducting outreach to the community and consulting with the Region 14 District, Parks & Recreation Department, Woodbury Public Library, and other communities in the region.

**Action 5:** Woodbury Public Library should work with the Region 14 District, Senior Services, and the Parks & Recreation Department to develop and institute programming that meets the needs of the Town's adult population

3. **Expand the community's focus on the arts and culture.** The Town should support and encourage development of the arts in Woodbury, to include but not limited to fine arts, artisanal crafts, performing arts, and media and digital arts. The Town should also encourage arts/cultural activities that attract both in and out-of-town participation. A strong arts presence can boost the local economy and make Woodbury uniquely attractive within the region.

**Action 1:** The Zoning Commission and Planning Commission, should review the Town's zoning regulations and make changes necessary to ensure that the regulations are supportive of the development of arts organizations, activities, and businesses.

**Action 2:** A newly formed Arts & Culture Committee should conduct outreach to local arts institutions to identify needs and explore sources of funding for those institutions. The Committee, in consultation with the Board of Selectmen, should also consider establishment of a Cultural District in accordance with Connecticut Public Act 19-143 for which the Committee could serve as the Town's Cultural District Commission.

**Action 3:** The Town should continue to support the use of Town facilities for arts activities, and should work with Region 14 to explore the feasibility of use of Region 14 facilities for community arts events. Support for the arts should include provision of an online calendar for use of facilities and a simpler process for facility rental.

3.0

4. **Continue protection of historic resources.** The Town should remain engaged in the protection of its historic resources and should support the efforts of private organizations to protect, preserve, and enhance historic properties.

**Action 1:** The Zoning Commission and Historic District Commission should review the Town's zoning regulations and make changes necessary to ensure that the regulations adequately protect historical resources and expand protections as needed.

**Action 2:** The Zoning Commission, Historic District Commission, and Planning Commission should consider the adoption of a village district(s) on Main Street.

**Action 3:** The Historic District Commission should work with local historic institutions such as the Old Woodbury Historical Society (OWHS) and historic resource property owners to identify needs and establish means by which the Town can support those property owners and institutions.

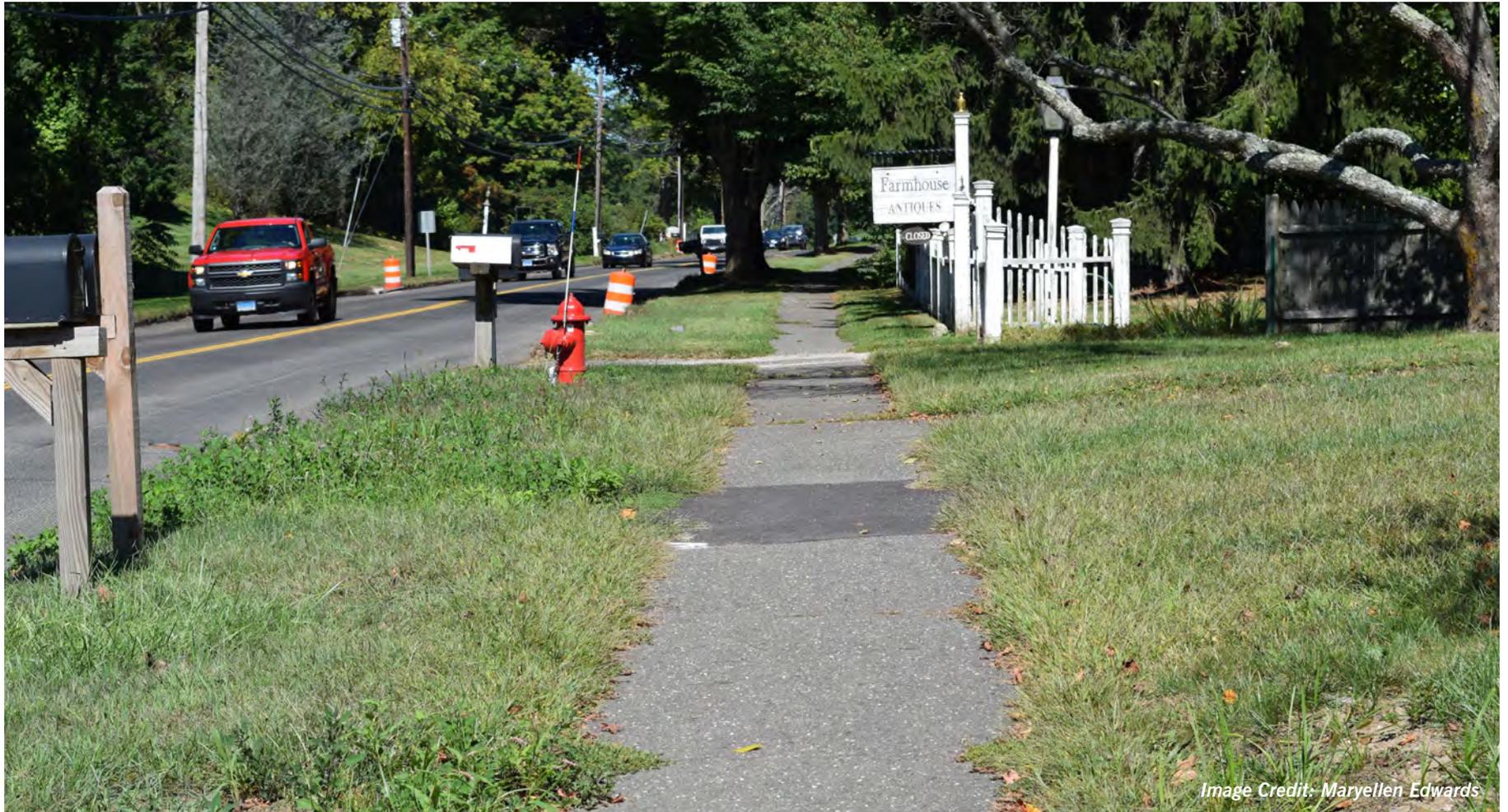
5. **Promote Woodbury as a cultural destination.** The Town should actively market Woodbury as a cultural destination. The Town should promote cultural assets such as the Antiques Trail, historic resources, farms, restaurants & retail districts, and arts and culture.

**Action 1:** Arts and cultural organizations are encouraged to establish a representative committee (the Arts and Culture Committee, or ACC) to advocate for actions to support arts and culture in Town.

**Action 2:** The Board of Selectman should work with the Arts & Culture Committee to identify actions the Town can take to better promote the town's arts and cultural resources. This should include a user friendly digital presence that will facilitate "one click" instant access to the robust arts and culture opportunities in Woodbury.

**Action 3:** The Arts & Culture Committee should work with business organizations such as the Woodbury Chamber of Commerce (WCOC) to promote the town's cultural resources and expand the WCOC's capabilities in that area.

**Action 4:** The Arts & Culture Committee should work with organizations such as the Western CT Tourism Council (WCTTC), Connecticut Office of the Arts Arts & Culture Collaborative (CTACC) to increase the exposure of Woodbury's arts and culture offerings.



*Image Credit: Maryellen Edwards*

# 4.0 Transportation & Infrastructure

Woodbury's transportation network is comprised of sidewalks, local roadways, and state roadways. Woodbury is approximately 10 miles west of Waterbury and has connections to Interstate 84 through Middlebury via Route 64 and through Southbury via Route 6. As a rural community, Woodbury's transportation network is auto-centric with approximately 120 miles of roads and 3.5 miles of sidewalks.

Through the Plan's community engagement process, the community expressed a strong desire to have a more robust and higher quality sidewalk network and to have a network of pathways that could accommodate bicycles. Residents generally feel that the Town does a good job of maintaining roadways, but expressed concern about traffic safety of multiple locations along Route 6, which is maintained by the State. Older residents communicated a desire to have more transit options and improved senior shuttle services.

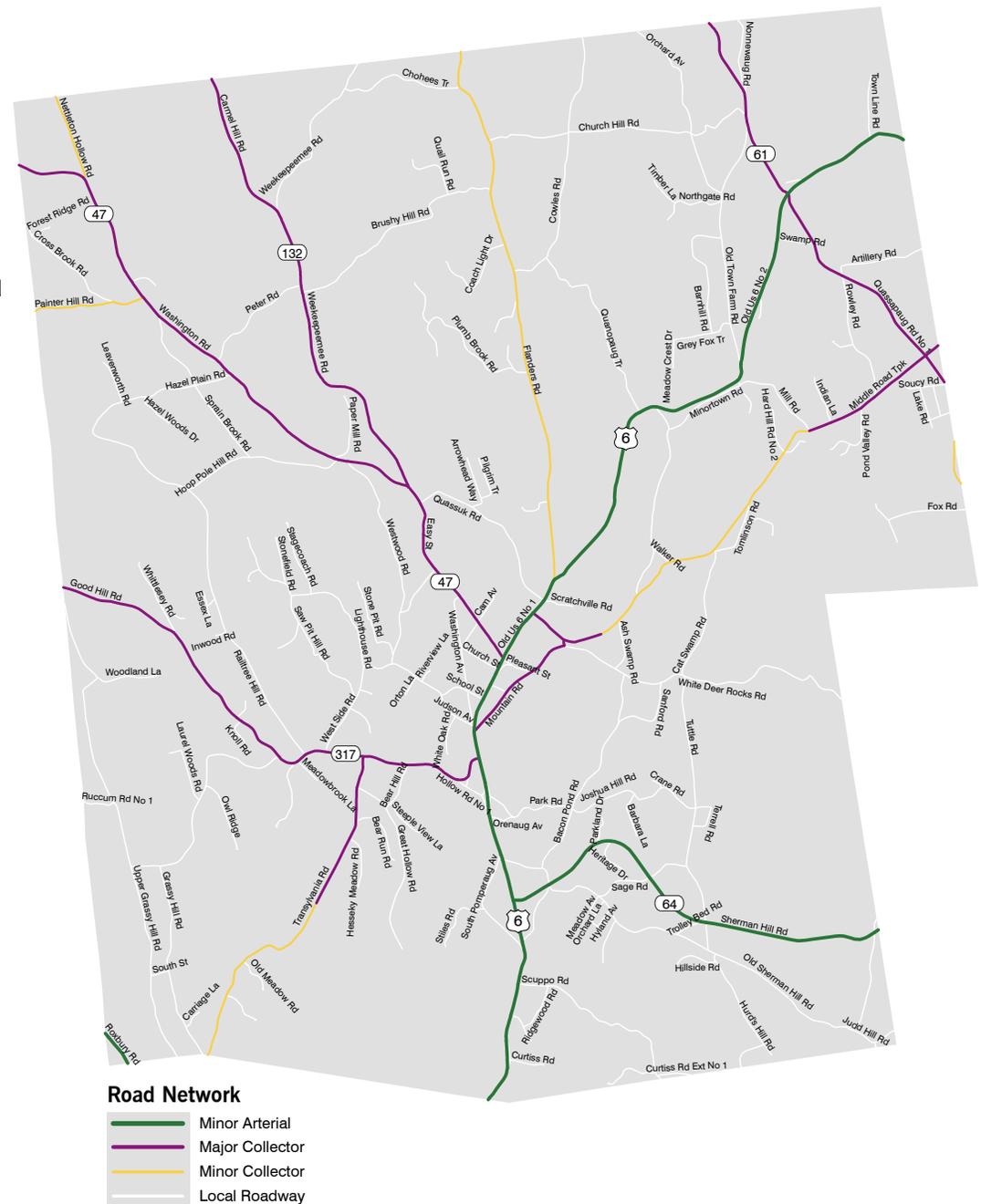
### Roadway Network

Approximately 80% of the Town's roadway network (97 miles) is local roadway that is maintained by the Town; the remaining 23.7 miles are state roadway and are maintained by the Connecticut Department of Transportation (CTDOT). On average, the Town resurfaces 3 to 5 miles of roadway per year which includes crack sealing, chip sealing, and paving programs.

State routes are located on all of the town's arterial corridors and many of its collector roadways. State routes are:

- Route 6 (Main Street)
- Route 47 (Washington Road/Easy Street)
- Route 61 (Quassapaug Road)
- Route 64 (Sherman Hill Road)
- Route 67 (Roxbury Road)
- Route 132 (Carmel Hill Road/Weekeepemee Road)
- Route 317 (Good Hill Road)

With 9,700 residents, Woodbury has 52.8 linear feet of local roadway per resident. This is twice the share of local roadway per resident when compared to the state, but is comparable to the average across Litchfield County. The challenge of rural communities like Woodbury is to maintain a large roadway network with a relatively small tax base.



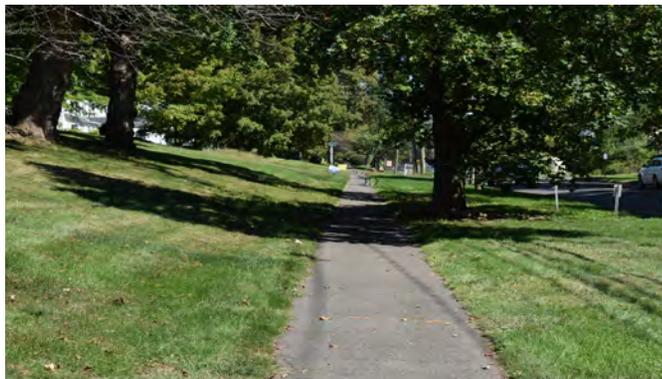
Data Source: CTDOT

## Sidewalk Network

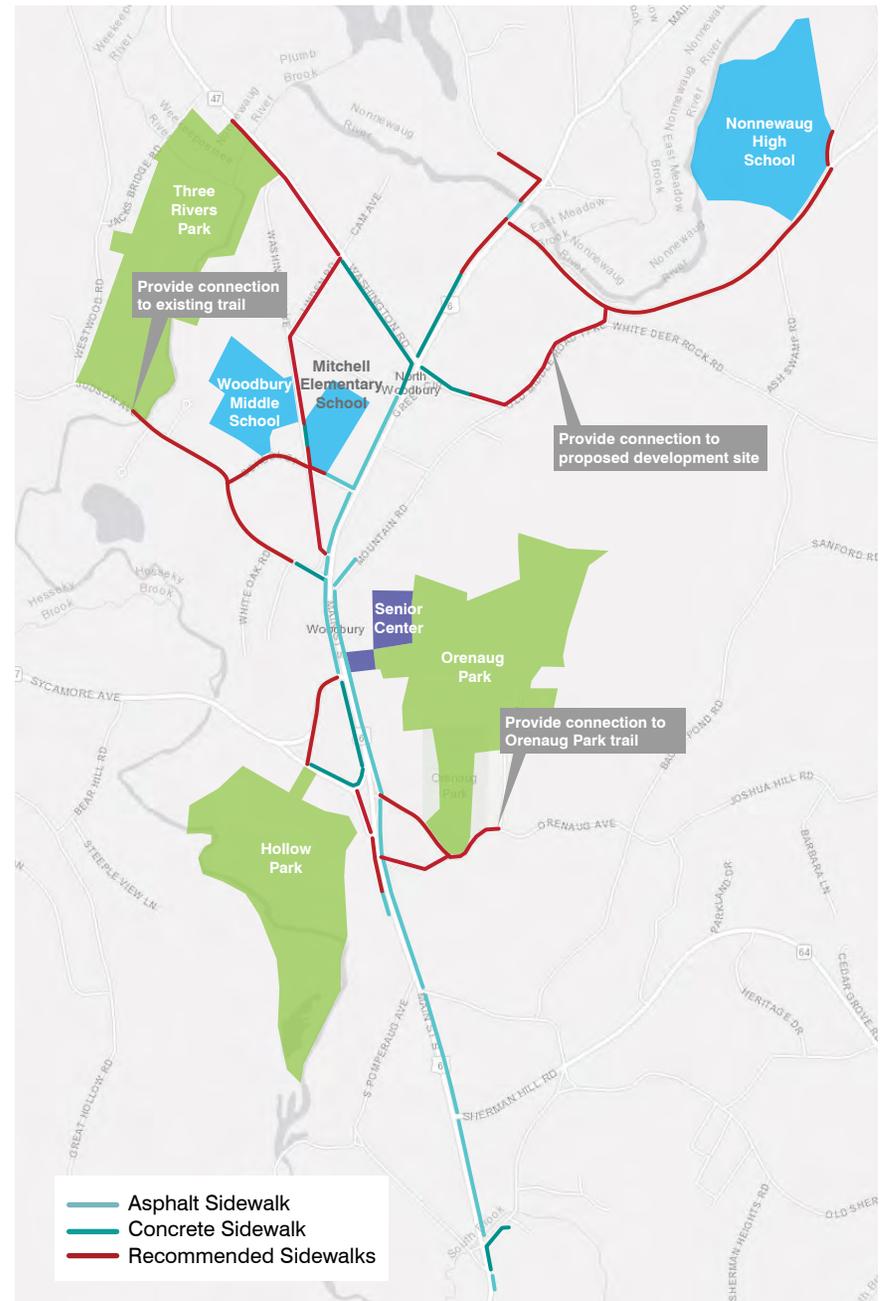
Woodbury has approximately 3.5 miles of public sidewalk; comprised of a combination of asphalt and concrete sidewalks. Its sidewalk network is similar to many rural communities that have a limited sidewalk network in the historic town center. Woodbury's sidewalks are primarily located on Main Street extending from Middle Quarter Road at the southern end past Washington Road at the northern end. Sidewalks connect locations such as Hollow Park, Mitchell Elementary School, and Woodbury Middle School, although there are gaps in that network. Sidewalk connections to Nonnewaug High School are noticeably absent, with no pedestrian connection between Mitchell Elementary, Woodbury Middle, and the High School.

In addition to being limited, the town's sidewalks are in need of repair and replacement. This is mostly true of asphalt sidewalks which suffer from damage associated with tree roots, cracking, heaving, and poor drainage. Sidewalk width varies, with many sidewalks being four feet wide or less. The best practice standard for public sidewalks is a minimum width of five feet, which allows two adults to walk side-by-side.

A 2018 sidewalk report produced by the Town's Shade Tree and Sidewalk Committee documented the condition of the town's sidewalk network and provided recommendations for improving and expanding that network. The goal of the Committee's effort was to advocate for a well maintained and interconnected sidewalk network, recognizing sidewalks as being critical for promoting the business and economic health of the town by encouraging tourism and livability for residents, as well as making the town safer for pedestrians, particularly children and the elderly. The report emphasizes the need for providing sidewalks near the town's schools as a means of providing "Safe Routes to School". The proposed sidewalk network was updated in 2019 by the Committee and is displayed in the map at right. As part of this network, safe marked crosswalks are recommended.



**Main Street Sidewalks** Image Source: Town of Woodbury



**Existing and Recommended Sidewalk Network**

## Woodbury's Bridges

Woodbury has 22 bridges, 15 bridges on state roadways and 7 bridges on local roads. Those bridges date from 1900 to 2007 with conditions that range from poor to fair and good as documented by the 2016 National Bridge Inventory. The only bridge rated as poor, the Hazel Plain Road bridge, is currently being replaced. The Route 6 (Middle Quarter Road) Bridge over South Brook is also currently being replaced.

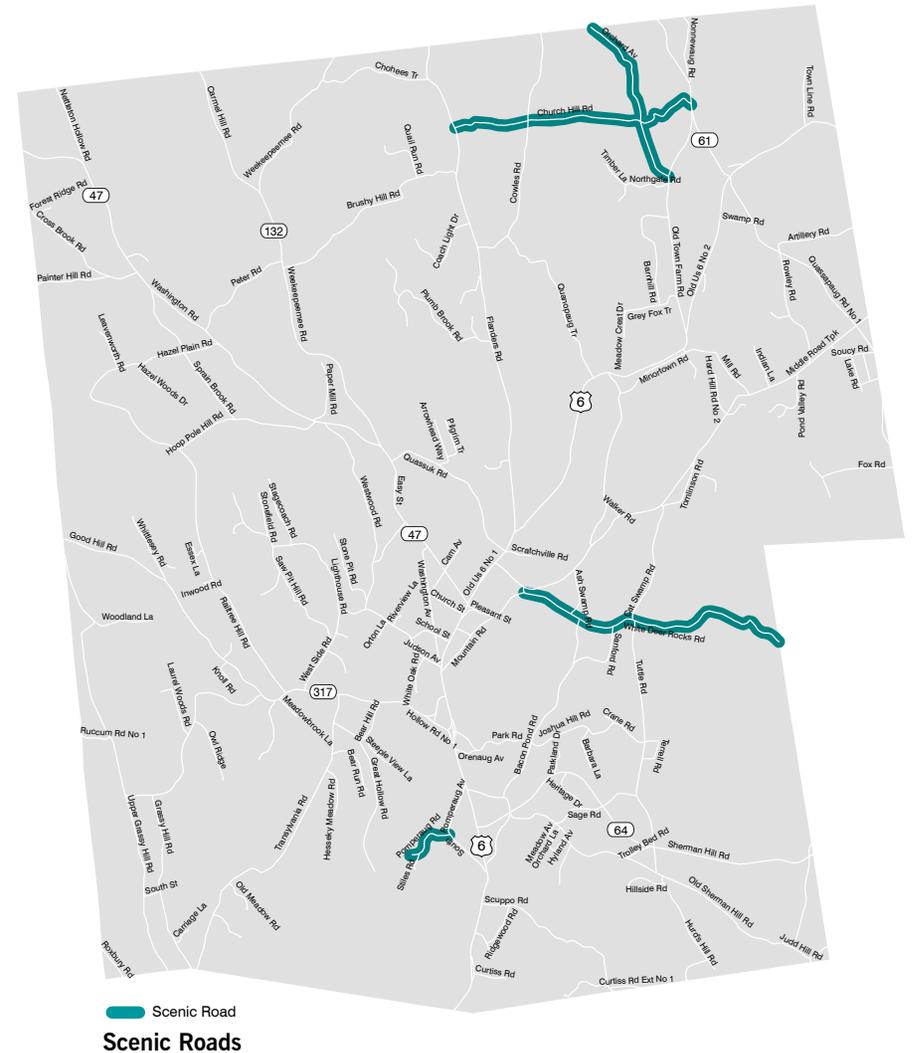
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Bridge #	Year Built	Facility Carried	Feature Spanned	Condition
462	1928	Route 6	Nonnewaug River	Fair
463	1957	Route 6	Nonnewaug River	Good
510	1931	Route 64	Old Sherman Hill Road	Fair
999	1956	Route 47	Nonnewaug River	Fair
1000	1928	Route 47	Weekeepeemee River	Fair
1003	1956	Route 47	Sprain Brook	Fair
1339	1934	Route 132	Weekeepeemee River	Fair
1671	1957	Route 317	Hessey Brook	Fair
1979	2007	Route 6	East Meadow Brook	Good
2350*	1973	Route 6	South Brook	Good
5061	1969	Judson Avenue	Pomperaug River	Fair
5062	1969	Jacks Bridge Road	Weekeepeemee River	Fair
5064	1969	Chohees Trail	Weekeepeemee River	Good
5065	1900	Mill Road	Nonnewaug River	Fair
5066	1969	Minortown Road Conn.	Nonnewaug River	Fair
5067	1956	Pomperaug Road	Pomperaug River	Fair
5570	1988	Route 47	Sprain Brook	Good
5599	1988	Route 47	Sprain Brook	Good
5716	1989	Route 317	Pomperaug River	Good
5761	1989	Route 61	Nonnewaug River	Fair
5766	1989	Route 47	Sprain Brook	Fair
5849*	1920	Hazel Plain Road	Sprain Brook	Poor

\*Bridge is currently being replaced.

## Scenic Roads

Woodbury has a local ordinance that gives the Planning Commission power to designate a Town road that is over one-half mile in length as a scenic road. To be eligible, a roadway must meet a number of criteria including being free of intensive commercial development and providing scenic views, natural terrain, or if it is narrow and unpaved. Once designated, any changes in road width, alignment, grade, road surface, location of stone walls, mature trees, or the installation of guard rail requires approval of the Commission. The Commission has designated four roads in Woodbury as scenic: Pomperaug Road, White Deer Rocks Road, Church Hill Road, and Orchard Avenue.





### Planned and Ongoing Transportation & Infrastructure Projects

The Town and State are active in planning improvements to, and reconstructing, the town's transportation network. These projects include:

- Resurfacing of 2.2 miles of Main Street (Route 6) from Scuppo Road to Rt.47.
- Replacement of Hazel Plain Bridge. This \$2.7 million project is funded through the Federal Local Bridge Program. This is the first bridge replaced in Woodbury since the late 1980s.
- Replacement of the Route 6 Middle Quarter Bridge over the South Brook. Funded with \$300,000 from the State Local Bridge Program.
- Repair of four local bridges at a cost of over \$1 million. The bridges are on the following roadways: Judson Avenue over the Pomperaug River; Jacks Bridge Road over the Weekepeemee River; Minortown Road over the Nonnewaug River; and Pomperaug Road over the Pomperaug River. These improvements will be funded through the Federal Local Bridge Program.
- Drainage improvements on Park Road, Soucy Road, Mill Road, Quanopaug Trail, and South Pomperaug Road.
- Planned intersection improvements by CTDOT to Main Street and Sycamore Avenue intersection including ADA compliance upgrades and new traffic signals (construction anticipated in 2022).
- Planned intersection improvements to reduce turning radius at Old Sherman Hill Road. Pedestrian enhancements to Main Street including additional crosswalks, benches, and other conveniences.\*
- Traffic calming and access management study and improvements to Main Street.\*

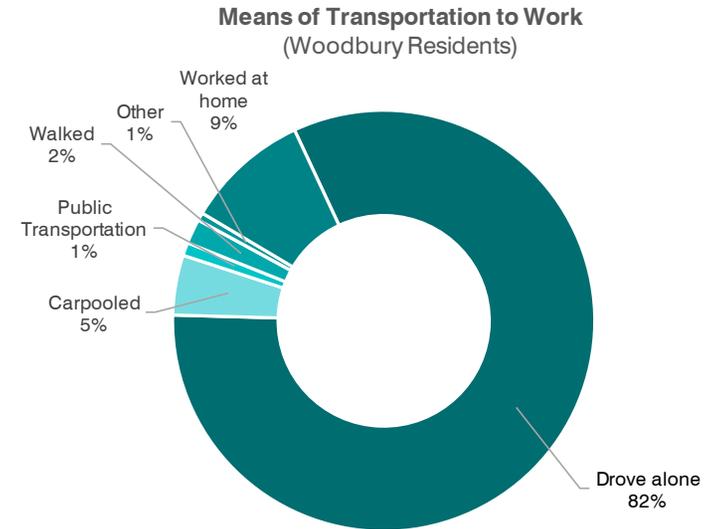
\*Identified in NVCOG's 2019-45 Metropolitan Transportation Plan



**Hazel Plain Bridge Replacement** Image Source: Town of Woodbury

### Commuting Preferences and Patterns

Like most of Connecticut's rural or suburban communities, Woodbury's residents overwhelmingly drive to work alone. Woodbury does, however, have fewer residents (82%) driving to work alone than Litchfield County (84%), but more than the state (78%). Only 18% of Woodbury residents travel to work by other means, this includes 5% of residents who carpool and 9% of residents who work at home. Two percent of the town's residents walk to work.



Source: US Census Bureau 2013-17 ACS

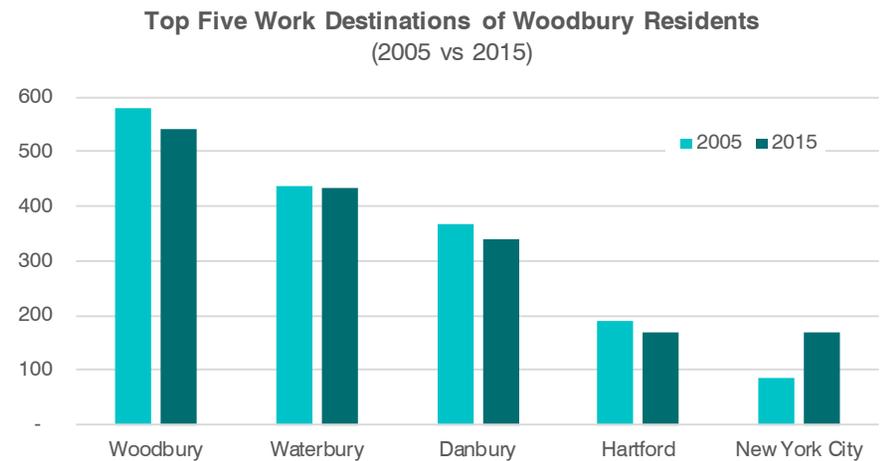
The greatest share of Woodbury residents work within 10 to 24 miles of their homes. Woodbury is relatively comparable to Litchfield County in the distance that its residents travel to work. Compared to the state, Woodbury has a smaller share of residents that travel less than ten miles to work, which is consistent with commuting patterns of rural communities.

The most common work location for Woodbury's residents is within Woodbury (12% of working residents). Waterbury and Danbury are the primary commuting destinations outside of Woodbury. Approximately 10% of Woodbury's working residents work in Waterbury while 7% work in Danbury. Woodbury's residents also commute as far as Hartford (4% of working residents) and New York City (3% of working residents). Commuting patterns shifted over a ten-year period, with fewer Woodbury residents working in Woodbury, Danbury, and Hartford in 2015 when compared to 2005. Commuting to New York City almost doubled over that

period from 86 commuters in 2005 to 186 in 2015. This is attributed to a major loss of employers in Connecticut throughout this time period that has required residents to make longer commutes as well as to seek new and better employment opportunities in New York City.



Source: US Census Bureau Longitudinal Employer-Household Dynamics (2015)



Source: US Census Bureau Longitudinal Employer-Household Dynamics

### Transit

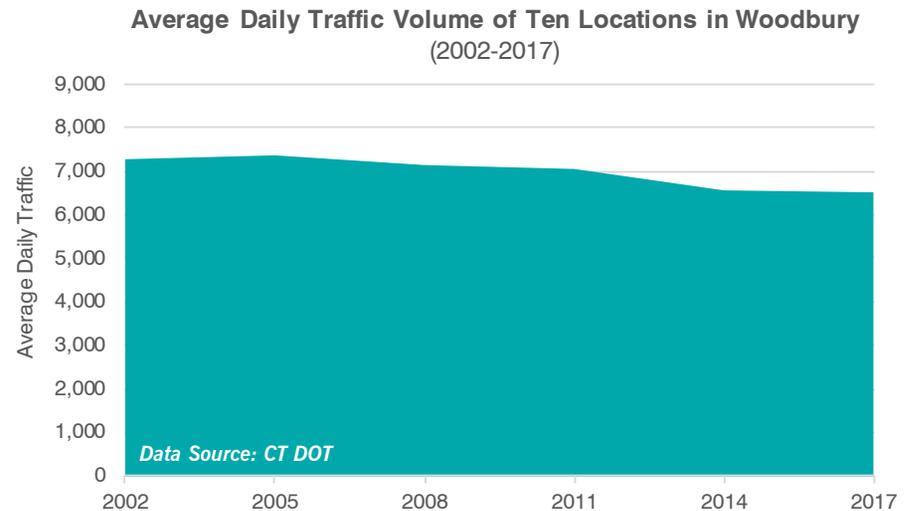
The nearest transit service is operated by CT Transit's Waterbury system which provides service to Middlebury and Watertown, but does not have routes that provide service to Woodbury. CT Transit has no plans to extend service to Woodbury.

Woodbury's Senior Community Center provides a Senior Community Center bus which is available to Woodbury residents age 60 and over, and to disabled adults. The bus provides rides to and from the Senior Community Center and to shopping, errands and appointments. The bus stays in Woodbury on Tuesday, Wednesday, and Thursday, and travels to surrounding towns on Monday and Friday.

### Motor Vehicle Traffic

Woodbury's most heavily traveled corridor is Main Street (Route 6). South of Route 47, the corridor has approximately 15,000 vehicles per day. Traffic dissipates north of this location dropping to fewer than 5,000 vehicles per day at the Watertown line. Generally speaking, State roadways carry the highest volume of traffic in the town, although no other roadway carries as many vehicles per day as Route 6.

An analysis of traffic data available from CTDOT revealed that traffic volume on ten of the busiest roadways in town decreased by 10% between 2005 and 2017, with most of that decrease occurring between 2011 and 2014. Traffic volume is often used as measure of local and regional economic development activity. These trends would suggest a slight decrease in that activity over the past decade; an economic decline in Connecticut may be the major factor contributing to this decline.

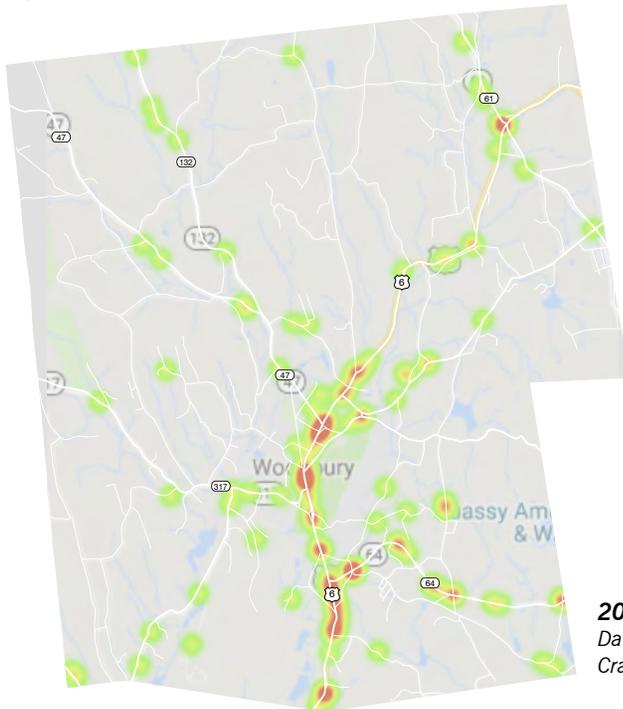


### Transportation Safety

Woodbury's crash volume is one of the lowest in the region, well behind cities such as Waterbury. A major factor in this low crash rate is the absence of an interstate highway, a relatively low traffic volume, a relatively small number of signalized intersections, and relatively passive land uses along the town's roadways. Additionally, the town's per capita crash rate (16.0 per 1,000 people), is slightly below the statewide average for towns with a population of less than ten thousand residents (19.0 per 1,000 people).

Woodbury's crash volume ranged between 147 and 177 crashes per year between 2012 and 2018. The annual crash volume decreased from a recent high of 177 in 2015 to 155 crashes in 2018. Statewide, the crash volume increased over that period of time.

Of the crashes in 2018, there was 1 fatal crash, 33 injury crashes, and 121 property damage only crashes. This ratio of crash severity has been relatively consistent over the past several years. In 2018, 46% of crashes (72) occurred on Route 6, 25% (39) occurred on other state roadways, and 26% of crashes (40) occurred on local roadways. A small number of crashes (4) occurred on private roadways. In 2018, there was one pedestrian involved crash in Woodbury and no bicycle involved crashes.



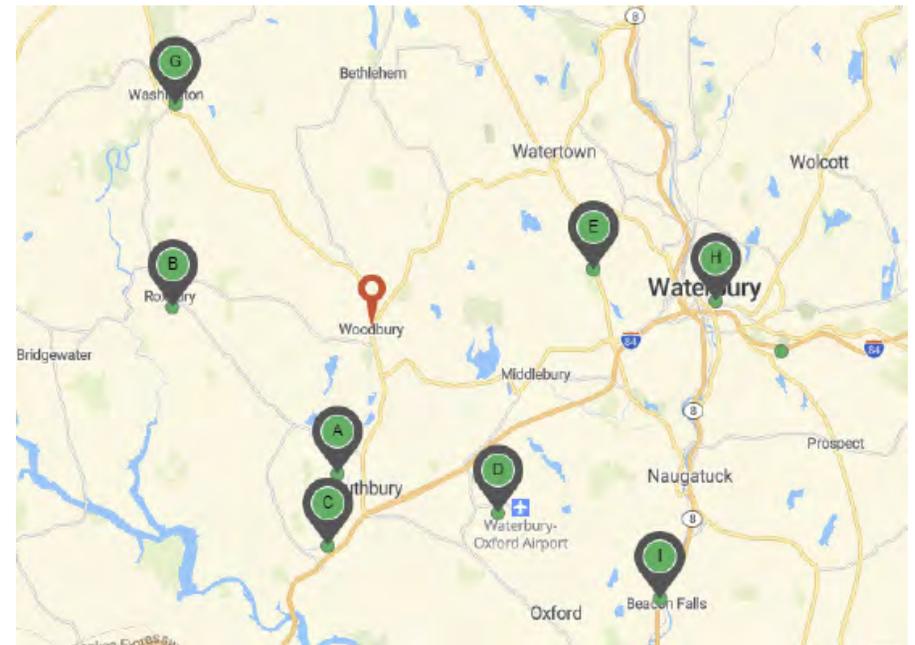
**2018 Crash Heat Map**  
Data Source: Connecticut  
Crash Data Repository

### Electric Vehicle Charging Stations

Electric vehicles (EV) will comprise an increasing share of vehicles over the next decade and will need charging infrastructure to support their adoption. That infrastructure has significantly grown in Connecticut, but Woodbury does not yet have charging stations.

In response to statewide demand, The Connecticut Department of Energy and Environmental Protection (DEEP) recently announced the EV Connecticut Incentives Program, which will assist businesses, institutions, and municipalities with the installation of publicly accessible Level 2 EV charging stations. Level 2 charging stations give EV owners up to 26 miles of range per hour of charging. Selected projects will be funded up to \$2,000 per charger with a maximum of \$4,000 per location, which is approximately one-third to one-half the total cost of installation.

Based upon DEEP's siting criteria, the Naugatuck Valley Council of Governments has identified two locations in Woodbury that would be good candidates for EV charging stations and for a DEEP grant. These locations are the Woodbury Public Library and Woodbury Chevrolet.



**Electric Vehicle Charging Stations near Woodbury**  
Data Source: US Department of Energy

### Stormwater Infrastructure

The Town's stormwater infrastructure is an important component of its transportation system. This infrastructure processes stormwater from Town and State roads in Woodbury, keeping roadways passable during storm events. This system is regulated by the State under the MS4 permit program. A 2019 analysis conducted for the Town as required by the MS4 permit program identified Directly Connected Impervious Areas (DCIA) and a number of "Priority Areas" which consist of "Urbanized Areas" (as defined by the US Census Bureau) and local basins that discharge directly to impaired waters.

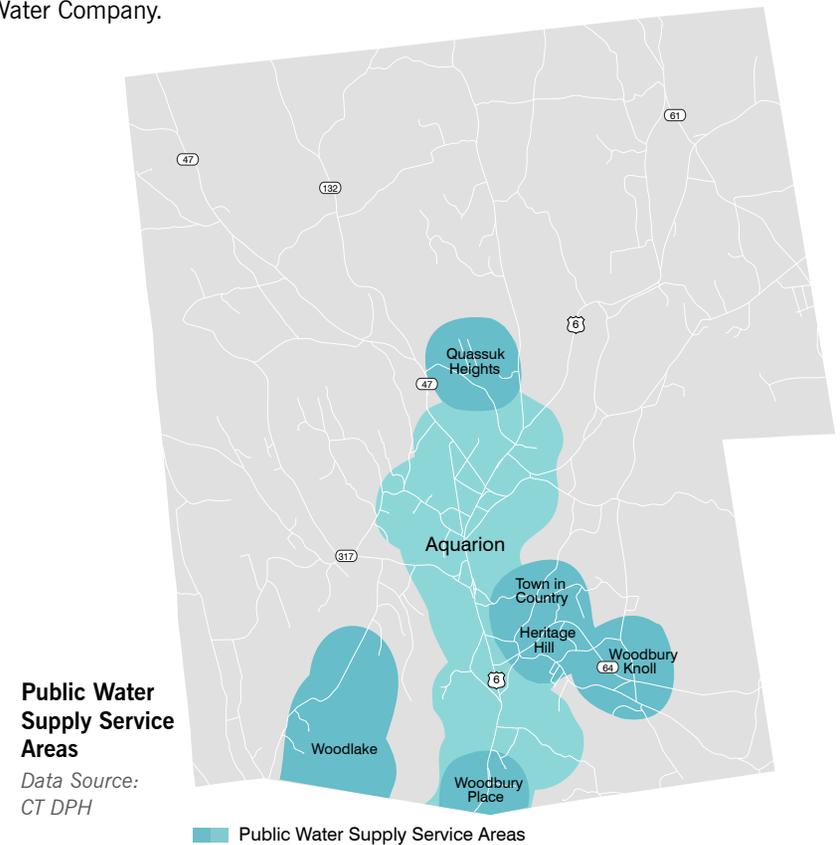
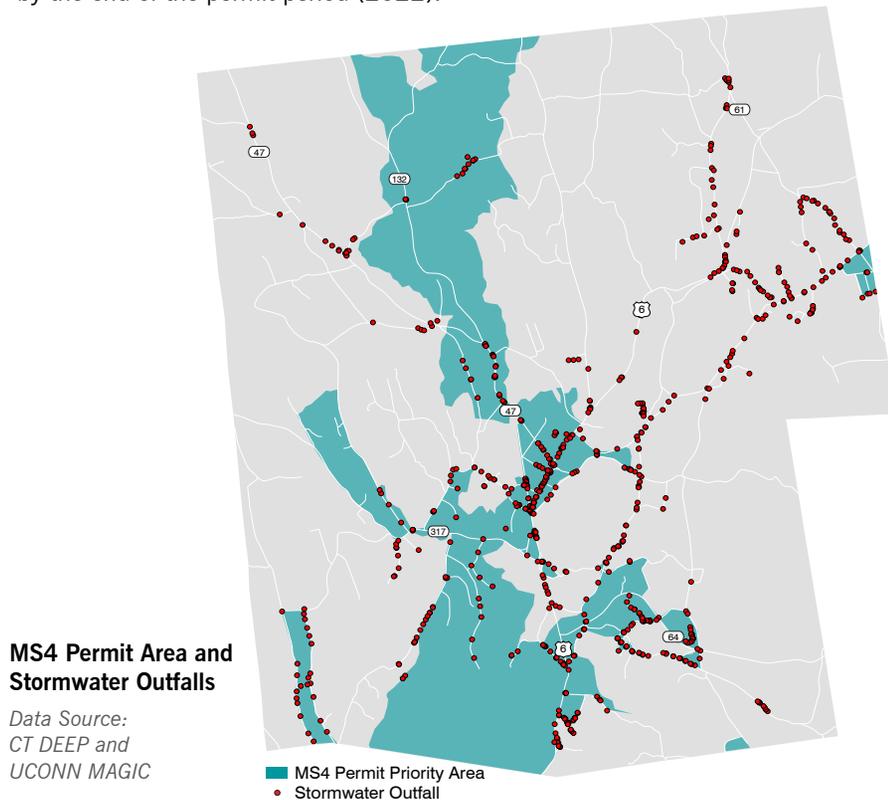
The MS4 permit requires a special focus on improvements to the stormwater system and reduction of stormwater discharge within the Priority Areas. The MS4 permit requires the Town to work towards a goal to disconnect 2% of its DCIA (3.8 acres) by 2022. This may be accomplished by reducing impervious surface on municipal and/or private properties. The Town is required to report on progress towards this goal in its annual stormwater management report and may be required to submit a plan for meeting the disconnect goal if not achieved by the end of the permit period (2022).

### Sewers

Woodbury lacks a municipal sanitary sewer system. Homes, businesses, town and school buildings and other structures are serviced by individual and/or community septic systems. There are multiple private community subsurface wastewater systems in Woodbury that are regulated by the Connecticut Department of Energy and Environmental Protection and the Pomperaug District Department of Health. The continued compliance of these systems is critical to protecting the local watershed and aquifer. Woodbury has no plans for the development of a municipal sanitary sewer system, as such the entire town is designated as a sewer avoidance area.

### Public Water Supply Areas

Woodbury has multiple public water supply systems, the largest of which is the Aquarion Water Company service area that extends along Route 6 in the southern half of the town. The town has six other systems classified as public water supply systems that serve private development complexes. The Town of Woodbury has no plans to expand the public water supply system currently serviced by the Aquarion Water Company.



## Transportation & Infrastructure Goal

Proactively manage, maintain, and expand infrastructure to meet the community's needs while preserving rural character.

4.0

### Strategies and Supporting Actions

#### 1. Improve the Town's digital infrastructure and physical infrastructure to support new technologies.

**Action 1:** The Board of Selectmen should meet with representatives of the Northwest Connect Coalition (NCC) to explore opportunities for promoting the development of high-speed internet connectivity in Woodbury and support new technologies that businesses and residents need.

**Action 2:** The Board of Selectmen should reestablish the Business & Economic Development Committee to work with local businesses to identify digital and physical infrastructure needs and explore ways to address those needs.

**Action 3:** The Town should explore developing electric vehicle charging stations.

#### 2. Conduct a corridor study of Route 6.

The Town should work with NVCOG to secure funding to conduct a corridor study of the entirety of Route 6 in Woodbury. The study should address issues such as traffic safety, traffic speed, on-street parking operations, bicycle and pedestrian needs, access management, and the potential for alternative (by-pass) routing. Planned and scheduled near-term improvements to Route 6 should proceed independent of a potential corridor study.

**Action 1:** The Planning Commission should develop a purpose and need statement for use in requesting state assistance in conducting a corridor study of Route 6.

**Action 2:** The Planning Commission should work with NVCOG to pursue state funding for a corridor study of Route 6.

**Action 3:** Once regional or state funds are acquired, the Planning Commission and Land Use Office should work through NVCOG to conduct a corridor study of Route 6 that addresses traffic safety, traffic speed, on-street parking operations, bicycle and pedestrian needs, access management, and the potential for alternative (by-pass) routing. An ad hoc committee formed by the Commission, including representatives from the Commission and departments such as the Police and Public Works, should steer the planning process.

#### 3. Commit to improvement and expansion of the Town's pedestrian network.

The Town should take measures to improve and expand its sidewalk network as identified by the Town's Shade Tree and Sidewalk Committee 2018. Improvement and expansion of the sidewalk network is needed to meet existing demand for safe pedestrian connections to Town facilities, schools, and businesses. A more robust sidewalk network on Main Street would have the added benefit of supporting local businesses and fostering tourism based business.

**Action 1:** The Department of Public Works (DPW) should identify existing sidewalk network in need of repair or replacement and provide a cost estimate for repair or replacement to the Shade Tree & Sidewalk Committee.

**Action 2:** The Shade Tree & Sidewalk Committee should refine the existing sidewalk plan, factoring in information received from DPW, and provide a sidewalk improvement plan that identifies expansion, replacement, and repair needs, as well as crosswalk needs, on a segment by segment basis including overall priorities.

**Action 3:** The Planning Commission, Shade Tree & Sidewalk Committee, and DPW should supplement the sidewalk plan with recommendations for sidewalk width, material, etc. in different locations taking into account the recommendations of the SDAT report, the desirability of low impact design, and the information provided by DPW regarding costs of construction and maintenance. Once finalized, the Shade Tree & Sidewalk Committee should present the sidewalk plan to the Board of Selectmen.

**Action 4:** The Town, via the Land Use Office and with assistance from NVCOG, should pursue state grant funding for expansion of the sidewalk network. Grant programs to pursue include but are not limited to Community Connectivity and LOTCIP grants.

**Action 5:** The Board of Selectmen and Board of Finance should provide funding in the Town's budget for the repair and replacement of sidewalks.

**Action 6:** The Zoning Commission and Planning Commission should review the Town's zoning regulations and make changes necessary to support the development of sidewalks as appropriate to expand the town's sidewalk network in accordance with the Shade Tree & Sidewalk Committee updated plan.

**Action 7:** The Planning Commission should review the Town's subdivision regulations and make changes necessary to support the development of sidewalks as appropriate to expand the town's sidewalk network in accordance with the Shade Tree & Sidewalk Committee updated plan.

4. **Develop a management and maintenance plan for Town roads, bridges, and sidewalks.** The plan should include an assessment of the condition of all Town's roadways and sidewalks and establish a long term plan and methodologies for managing the Town's roadway, bridge, and sidewalk infrastructure.

**Action 1:** The Department of Public Works should develop and prioritize a roadway and pavement conditions map and table and make that information available to the Land Use Office and Planning Commission.

**Action 2:** The Department of Public Works should identify and document annual maintenance requirements necessary to maintain roads, bridges, and sidewalks in a state of good repair. DPW should make that information available to the Land Use Office, Planning Commission, and Board of Selectmen.

**Action 3:** The Department of Public Works should identify capital improvements that are needed to the Town's transportation infrastructure by urgency and assess the cost of implementing those improvements. DPW should make that information available to the Land Use Office, Planning Commission, and Board of Selectmen.

**Action 4:** The Board of Selectmen and Board of Finance should provide funding in the Town's budget sufficient to maintain the Town's transportation infrastructure in a state of good repair.

5. **Explore options for, and support the development of, a greenway network in Woodbury.** Building upon its work to explore the feasibility of extending the Middlebury Greenway into Woodbury, the Town should identify other corridors that may be suitable for the development of greenways with emphasis on shared-use pathways that would connect strategic locations in town and would be an asset for both transportation and recreational trips.

**Action 1:** The Board of Selectmen should establish an ad hoc Greenway Planning Committee (GPC) tasked with developing a greenway vision and plan that includes shared-use pathways.

**Action 2:** The Greenway Planning Committee, Conservation Commission, Parks and Recreation Department, the Pomperaug River Watershed Coalition, and the Flanders Nature Center and Land Trust should develop a greenway vision and plan for a network of shared-use pathways and identify strategic connections that would support such network. The plan should building upon existing plans and proposals such as the Pomperaug River Watershed Coalition's greenway plan.

**Action 3:** The Greenway Planning Committee should work with NVCOG to include Woodbury's vision of a shared-use pathway network in regional greenway plans and pursue state funding for the planning, design, and construction of pathways.

**Action 4:** The Greenway Planning Committee, with support from the Parks & Recreation Department and Land Use Office, should coordinate with private property owners and land trusts to incorporate private trails into the shared-use pathway network via usage agreements, signage, maps, and promotional materials.

*Continued on next page*

6. **Commit to reducing stormwater impacts particularly within the town's Priority Areas so as to meet MS4 stormwater permit requirements.** The Town is mandated to work towards the goal of disconnecting 2% of its Directly Connected Discharge Areas by 2022. Improvements to Town-owned infrastructure and property, and coordination with private property owners is necessary to meet this goal.

**Action 1:** The Board of Selectmen and Board of Finance should provide funding necessary to support requirements of the Town's stormwater management plan and MS4 permit.

**Action 2:** The Stormwater Management Committee should conduct required measures identified in the Town's stormwater management plan.

**Action 3:** The Stormwater Management Committee should coordinate with the Pomperaug River Watershed Coalition to conduct water quality testing and continuing education and outreach as required by the MS4 permit.

7. **Determine which recommendations of the SDAT report are most supportive of the goals of this plan and feasible to implement; develop an implementation plan for those improvements and commit to implementation.** The SDAT report envisions public space improvements to Main Street that would benefit the Town's residents and local businesses. Most of the reports recommendations are transportation based, but many are also "placemaking" in nature which would make Woodbury a more attractive place for visitors and tourists.

**Action 1:** The Planning Commission should review the SDAT report, identify recommendations that should be implemented, and identify a potential sequence actions, time frame, and responsible organizations for implementing the recommendations.

**Action 2:** The Planning Commission should meet with partner organizations to review the feasibility of implementing the Plan's recommendations and develop a strategy for achieving the recommendations.



*Image Credit: Kathryn Sherer*

# 5.0 Facilities & Services

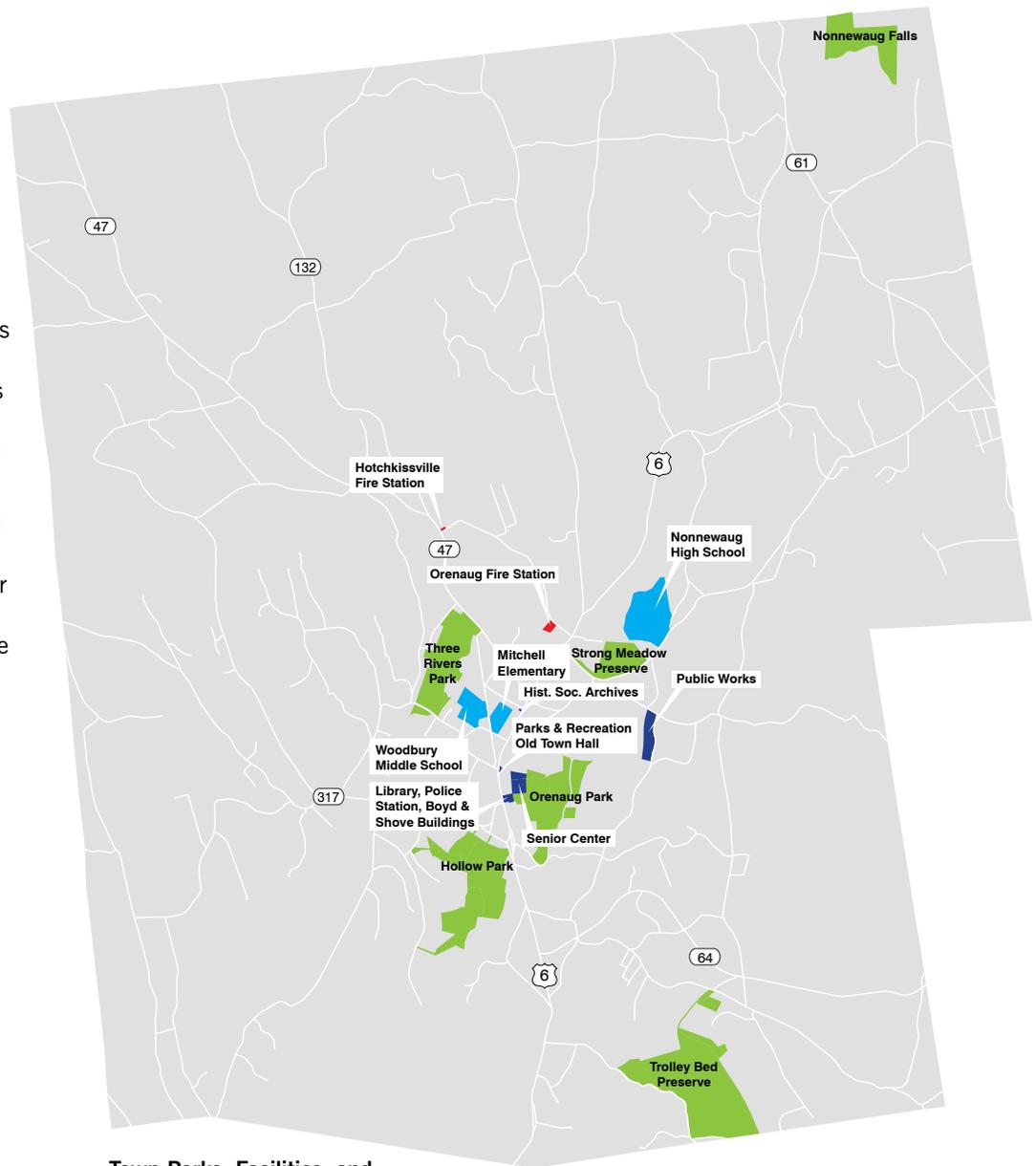
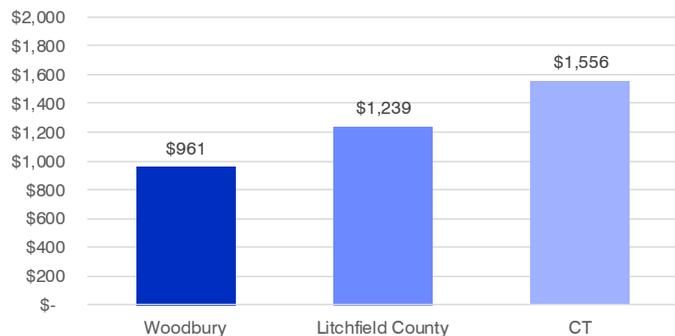
Woodbury has a range of municipal and school facilities. Within town are three of the four Region 14 District schools, two fire stations, a police station, library, multiple municipal office buildings in historic structures, a senior center, and several parks with passive and active open space. With the exception of Nonnewaug Falls and the Trolley Bed Preserve, most of the town and school district's facilities are clustered in the center of town in proximity of Main Street.

From these facilities, the Town provides a range of services to its residents. Services are typical of a small community and include a volunteer fire department; police services provided via the resident state trooper program; animal control; library services and programming; parks and recreation programming; multiple senior services; social services; regional health district services; a public works department that provides street, public facility, and infrastructure maintenance and sanitation services; planning and zoning enforcement; building and permitting; and other town administrative services.

Through the Plan's community engagement process, residents expressed a strong desire for the Town to improve and expand municipal facilities such as the Parks and Recreation Building and the Shove Building. Other needs were also expressed such as the need to have Town facilities that are compliant with the Americans for Disabilities Act, better maintenance of facilities, and better communication between the Town and residents.

Woodbury's 2017-18 municipal expenditures, excluding education expenditures, was \$9.65 million or \$995 per resident. This was up slightly from the 2016-17 fiscal year when expenditures averaged \$961 per resident. Expenditures per resident were 22% lower than the Litchfield County average and 38% lower than the statewide average for the 2016-17 fiscal year.

**2016-17 Municipal Expenditures per Capita**  
(excluding educational expenditures)



**Town Parks, Facilities, and Region 14 Schools in Woodbury**

## Town Facilities

Woodbury owns, maintains, and operates multiple buildings and facilities from which it provides services. These facilities total approximately 66,000 square feet (approximately the same building area as Mitchell Elementary School), the largest of which is the library. With exception of the Senior Community Center which was built in 2007, all other facilities are forty years old or older. Facilities vary considerably in condition, amenities, and accessibility as required by the Americans with Disabilities (ADA) Act.

### Boyd and Shove Buildings

The Boyd and Shove Buildings are located on the Town's municipal complex and are home to most of Town's administrative and governance functions. The Boyd Building was built in 1930 and is 4,652 sf in area, the Shove building was built in 1867 and is 5,361 sf in area. The Boyd Building houses the Town's clerk, assessor, tax collector, and building official offices while the Shove Building houses the Office of the First Selectman and meeting rooms, registrar of voters, land use offices, personnel and fiscal offices. Both buildings lack accessibility per ADA.

### Historic Society Archives

A small brick structure at 6 Main Street South, the Historic Society Archives was built in 1888. The building served as the Town Clerk's office from 1888 until 1952 and was renovated in 1986 by the Old Woodbury Historical Society, which uses it as an archive of old town records.

### Emergency Service Building & Fire Station(s)

The Woodbury Volunteer Fire Department has two fire stations, the Hotchkissville Fire Station and the Orenaug Fire Station, the latter of which also functions as the Town's emergency services building and fire marshal office. The Hotchkissville Fire Station is a small station, built in 1928 and adapted from a school house. The Orenaug Fire Station is one of the Town's youngest facilities having been built in 1978. This fire station is the Town's second largest facility at 11,940 sf.

### Old Town Hall and Parks & Recreation Building

Old Town Hall and the Parks & Recreation Building are adjacent to one another and are located immediately north of the municipal complex. These buildings are amongst the oldest buildings occupied by the Town having been built in 1846 and 1880, respectively. The buildings are relatively small, the Old Town Hall is 2,714 sf and the Parks & Recreation Building is 3,584 sf. The Old Town Hall is home to the Woodbury Community Theater, once a program of the Parks and Recreation Department and now a volunteer based non-profit organization. The Parks and Recreation Building houses the Department's administrative offices and is a converted residential building. The Parks & Recreation building is not ADA compliant.

### Police Station

Woodbury's police station is located on the municipal complex immediately behind the library. The station is relatively small, it was constructed in 1958 and is 3,288 sf in area. The station houses the Town's resident trooper operations and a small jail facility. The station is not compliant with ADA requirements.

### Public Library

The Town's public library building was originally built in 1851 and was home to the Parker Academy before becoming the town library in 1902. A modern library building was later appended and the original structure became the Library's Gallery Annex. The library building most recently underwent renovations in 1997 and is the Town's largest facility at 12,371 sf.

### Public Works Complex

Woodbury's Public Works complex is home to a number of buildings, sheds, and garages that house the Town's Public Works operations and waste transfer station. The primary structures include an eight-bay garage with offices built in 1967 and a barn built in 1970 which total 10,840 sf. Additional structures on the premises include a salt shed and various other smaller sheds and garages.

### Senior Community Center

Built in 2007, the Senior Community Center is the Town's newest facility. The Center is 10,840 sf and houses all of the Town's senior services including programming and activities. The Center is also used for other community functions but its use has been restricted to a primary function as a senior center due to the grant funding used to build the Center. The Center also has large unused basement capable of accommodating offices or other uses.

Town Facilities	Year Built	Recent Rehab	Area (sf)	Site Area (ac)
Boyd Building	1930		4,652	6.8*
Emergency Services Building/ Orenaug Fire Station	1978		11,940	6.0
Historic Society Archives	1888	1986	416	0.1
Hotchkissville Fire Station	1928		1,770	0.4
Old Town Hall	1846	2009	2,714	0.3
Parks & Recreation	1880		3,584	0.1
Police Station	1958		3,288	6.8*
Public Library	1851	1980,'97, 2017	12,371	6.8*
Public Works Garage & Barn	1967, 70		10,840	28.3
Senior Community Center	2007		8,506	2.8
Shove Building	1867		5,361	6.8*

\* Facilities share the same site

## School Facilities

Woodbury, with Bethlehem, is a member of Regional School District 14. The District has four schools in total with three schools located in Woodbury. The facilities vary in age and condition. The total school capacity is 2,425 students, the District's 2018-19 enrollment was approximately 1,600 students (two-thirds of total facility capacity).

The District is in the process of conducting a school facility and demographics assessment. Preliminary findings of the assessment suggest that the District should seek to reduce the facility footprint by consolidating schools, closing a school, or reducing or repurposing school space. The assessment presented twenty scenarios for consideration including closing one of the elementary schools or closing the middle school. None of the scenarios presented within the assessment have been presented as a preferred scenario, nor has the District at the time of this writing, identified a strategy for addressing school overcapacity. The assessment makes it clear that the District is committed to shrinking its physical footprint while addressing facility maintenance and improvement needs at the schools. The assessment identified \$20.5 million of improvements needed over the next ten years to the elementary schools and middle school. Of this, \$14 million of improvements are identified as urgent or high priority improvements which are needed within three years.

### ***Bethlehem Elementary School***

Bethlehem Elementary has grades K through 5 and is attended by both Bethlehem and Woodbury residents. The school was built in 1926 and was last updated in 1992. The school sits on 8.6 acres and has 48,306 square feet. The school has a capacity of 378 students, 2018-19 enrollment was 259 students. The school was identified in the facility and demographic assessment as being in "exceptionally good" condition.

### ***Mitchell Elementary School***

Mitchell Elementary has grades K through 5 and is attended by Woodbury residents. The school was built in 1949 and was last updated in 1964. The school sits on 9.3 acres and has 62,854 square feet. The school has a capacity of 652 students, 2018-19 enrollment was 341 students (roughly half the capacity). The school was identified in the facility and demographic assessment as being in "serviceable" condition.

### ***Woodbury Middle School***

Woodbury Middle has grades 6 through 8 and is attended by both Bethlehem and Woodbury residents. The school was built in 1954 and was last updated in 1996. The school sits on 8.6 acres and has 108,332 square feet. The school has a capacity of 520 students, 2018-19 enrollment was 338 students. The



***Agriculture-Science Center at Nonnewaug HS*** Image Credit: David Schultz

school was identified in the facility and demographic assessment as being in "very good" condition.

### ***Nonnewaug High School***

Nonnewaug High School has grades 9 through 12 and is attended by both Bethlehem and Woodbury residents and students from outside the district that attend the school's Ellis Clark Regional Agriscience & Technology Program. The school was built in 1970 and was last updated in 2019. The campus is comprised of 102 acres and with 180,837 square feet of building space. The school has a capacity of 875 students, 2018-19 enrollment was 688 students. Enrollment in the Agriscience & Technology Program constitutes approximately 30% of the high school's enrollment.

Schools	Year Built	Last Rehab	Area (sf)	Site Area (acres)	Capacity (students)
Bethlehem Elementary School	1926	1992	48,306	8.6	378
Mitchell Elementary School	1949	1964	62,854	9.3	652
Woodbury Middle School	1954	1996	108,332	20	520
Nonnewaug High School	1970	2019	180,837	102	875

Source: 2013 CT DAS School Facilities Survey, Region 14 Schools Facilities and Demographics Assessment

## Parks & Recreational Facilities

Woodbury has several parks that are owned, managed, and maintained by the Town. The parks range from passive open space sites to active parks with ball fields and courts. In total, the parks comprise approximately 550 acres. In addition to the park facilities, Region 14 School athletic and playground facilities are available for use by Woodbury residents. Combined, the park and school facilities have 12 tee ball, softball, and baseball diamonds; 26 acres of athletic field space used for multiple sports; 2 basketball courts; 5 tennis courts; 1 sand volleyball court; 3 playgrounds; 1 football field; and 1 running track.

While there are multiple outdoor facilities for residents to enjoy, indoor recreation space is limited to school facilities. Additionally, the town lacks aquatics based recreation facilities since the closure of the swimming pond at Hollow Park.

### Hollow Park

Hollow Park has softball, baseball, soccer and multi-use fields as well as a river walk along the Pomperaug River. The park also has a covered pavilion, picnic tables, a basketball court, sand volleyball and playgrounds.

### Nonnewaug Falls

Located on the town line of Woodbury and Bethlehem, features a trail along fields that leads to a waterfall.

### Oreanaug Park

The park is comprised of a mountain forest with hiking trails that lead from Park Road and the Town's municipal complex to an observation tower built in 1911 which stands at 520 feet in elevation.

### Strong Meadow Preserve

The preserve is located near Nonnewaug High School and has open farm fields, athletic fields, and a trail with river access.

### Three Rivers Park

The park has a large multi-use athletic field. The park also has open fields and passive areas with trails that provide access to the Pomperaug River. The park is also home to a barn and Town maintenance and storage facilities.

### Trolley Bed Preserve

The preserve is located in the area of a former trolley line and is a passive open space with trails, forested areas, and meadows.

### Town Greens

The Parks Department maintains several Town Greens including North Green, Town Hall Green, Cannon Green, Post Office Green, Bicentennial Green, and Washington Park.



**New playground at Hollow Park** Image Source: Woodbury Parks & Recreation

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Parks	Features	Site Area (acres)
Hollow Park	Athletic fields, courts, playgrounds, pavilion, picnic tables	131.3
Nonnewaug Falls	Trail, river access, passive open space	50.0
Oreanaug Park	Trail, passive open space, disc golf	84.2
Strong Meadow Preserve	Open field, athletic fields, trail, river access	30.7
Three Rivers Park	Athletic fields, open fields, trail, river access, maint. fac.	74.3
Trolley Bed Preserve	Trail, passive open space	183.3

Park and School Athletic Facilities	Quantity	Location
Softball/tee ball diamonds	7	Hollow Park, Mitchell Elementary, Woodbury Middle, Nonnewaug HS
Small baseball diamonds	2	Hollow Park
Full size baseball diamonds	3	Hollow Park, Woodbury Middle, Nonnewaug HS
Athletic fields (soccer, lacrosse, football practice, other)	26 acres	Hollow Park, Three Rivers Park, Mitchell Elementary, Woodbury Middle, Nonnewaug HS
Basketball courts	2	Hollow Park, Woodbury Middle
Tennis courts	5	Woodbury Middle, Nonnewaug HS
Sand volleyball court	1	Hollow Park
Playscapes	3	Hollow Park, Mitchell Elementary
Football field	1	Nonnewaug HS
Running track	1	Nonnewaug HS

## Town and District Services

The Town provides a range of services typical of a small community. These services include a combination of administrative services and direct services to residents. Most services are entirely municipal, but the Town also has regional partnerships and agreements such as the Pomperaug District Department of Health and Resident State Trooper Program.

### **Administrative and Fiscal Services**

The Town's fiscal and administrative services include the Assessor's Department, Registrars of Voters, Fiscal Office, Personnel Administration, Tax Collector, and Town Clerk.

### **Animal Control**

Animal Control is responsible for enforcing state laws and town ordinances pertaining to animals. They handle roaming, barking, animal bites, animal cruelty issues and wildlife complaints and monitor for compliance with dog licensing and rabies vaccination laws.

### **Building Department**

Woodbury's Building Department insures compliance with building codes. This includes the issuance of all necessary building permits, collection of fees and all necessary inspections of work for permits issued.



**Parks & Recreation Yoga Class** Image Source: Waterbury Republican American



**Woodbury Public Library** Image Source: Woodbury Public Library

### **Emergency Management**

The Woodbury Office of Emergency Management is an all volunteer department within the town that holds the responsibility of comprehensive planning for all types of disaster, whether man-made or natural. The Office may also be requested to provide consequence management for large special events such as major gatherings, visiting dignitaries, etc.

### **Land Use**

The Land Use Department provides town planning, development review and permitting associated with various land use projects. The Department also provides information to the public and various Town officials and advises the Zoning Commission, Zoning Board of Appeals, Planning Commission, Inland Wetlands and Watercourses Agency, Historic District Commission and the Conservation Commission.

### **Fire Marshall**

The Fire Marshal's Office works to prevent and/or reduce the incidence of fire by increasing the awareness and knowledge of the residents and businesses respecting fire safety, and by ensuring compliance with the Connecticut Fire Safety Code and other applicable regulations.

### **Parks and Recreation**

The Department offers a variety of cultural and educational programs for community members of all ages. This includes after school programs, summer camps and fitness programs. The Department also manages the Town's park system including property maintenance and scheduling of facilities.

### **The Pomperaug District Department of Health**

The District provides public health services to residents of Southbury, Woodbury, and Oxford, Connecticut. Its health care services include immunization, health screenings, and other health care management programs. The District also regulates and inspects food service establishments, addresses public health complaints, monitors water quality, issues private water well permits, and handles septic approvals and monitoring and holds those records. Their offices are in Southbury.

### **Public Library**

Woodbury's Public Library provides access to media and technologies and provides information, services and programs for users of all ages.

### **Public Works**

The Public Works Department provides a range of services with a focus on the maintenance, repair, and construction of Town infrastructure. The Department also operates a waste transfer and recycling station.



**Senior Transportation Services** Image Source: *The Register Citizen*  
Woodbury Plan of Conservation and Development

### **Resident State Trooper**

Woodbury participates in the Connecticut State Police Resident Trooper Program to provide police services to the town. Patrol officers are full-time officers, certified by the Connecticut Police Academy and have received specialized training in such areas as accident reconstruction, DARE, crime prevention, and criminal investigation.

### **Senior Services**

A range of services are provided out of the Senior Community Center and by the Town's Municipal Agent including nutrition services, educational and recreational programming, transportation services, assistance with state and federal assistance programs, and assistance providing access to support groups, medical care, and housing.

### **Social Services**

The Director of Social Services takes applications for all state, federal and local programs for Woodbury residents, operates the Woodbury Fuel Bank, and provides information and referral assistance to residents in need.

### **Volunteer Fire Department**

Woodbury's Volunteer Fire Department responds to over 300 calls per year. The Department is comprised of two companies with seven pieces of fire-fighting apparatus and is led by a Chief and Deputy Chief who are elected by firefighters. The Department is funded by the Town's municipal budget.



**Woodbury Fire Department** Image Source: *JustWoodbury.com*

## Hazard Mitigation

As a rural New England town, Woodbury is subject to natural hazards such as flooding events, wind damage, winter storms, wildfires, and other hazards. The Town's 2014 Hazard Mitigation Plan profiles these hazards and assesses the risks that they pose to the Town. The primary purpose of the Plan is to identify natural hazards and risks, existing capabilities, and activities that can be undertaken by a community to prevent loss of life and reduce property damages associated with the identified hazards. Public safety and property loss reduction are the driving forces behind the Plan, but careful consideration also must be given to the preservation of history, culture and the natural environment.

The plan recommends about forty measures that should be taken by the Town to reduce hazard risks. These include measures such as providing a generator at the high school, streamlining permitting process for property owners seeking to mitigate exposure to hazards, evaluating whether bridges should be elevated, making improvements to stormwater infrastructure, and improving communications with residents. The plan also identifies responsible parties for improvements, recommends an implementation schedule, and identifies potential funding sources.

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Critical Facilities	Function	Emergency Power	100-year Floodplain
Emergency Services Building / Orenaug Fire Station	Fire Department / Emergency Operations Center / Secondary shelter	Yes	Yes
Hotchkissville Fire Company	Fire Department		
Police Department	Emergency Response		
Police Radio Tower	Communication		
Public Works	Critical records, Heavy equipment for emergency response		
Town Offices	Critical records		
Senior Community Center	Primary shelter	Yes	
Public Water Supply Pump Stations	Public Water Supply		Yes
Convalescent Homes	Managed Care		
Woodlake Condominiums & Community Center	One-third of town Population / Tertiary shelter	Yes	
Nonnewaug High School	School		

**Critical Facilities:** Woodbury 2014 Hazard Mitigation Plan



Image Source: Patch.com

## Energy Efficiency and Renewable Energy Sources

According to the [Connecticut Municipal Solar Scorecards](#) Woodbury is ranked 148 out of 169 Connecticut municipalities with respect to solar adoption and 15th out of the 19 NVCOG communities. The town's overall score is 51 out of 100. The score and ranking are based upon public and private solar adoption and permitting processes.

The 2010 POCD recommended multiple measures that the Town should take to reduce energy cost and improve sustainability. These include the use of energy efficient building systems and renewable energy sources such as solar power. Improvements such as conversion to LED lights have since been implemented.

## Facilities & Services Goal

Provide and support quality municipal and regional facilities and services.

### Strategies and Supporting Actions

1. **Develop a facilities plan that addresses Town requirements for office space as well as goals for interior recreation and community space.** This plan should include an inventory of buildings currently owned by the Town, and should identify other properties, including, but not limited to, properties owned by Region 14, that might be available for purchase or lease to meet Town requirements. The plan should include scenarios for the reallocation of space and for renovation, expansion and/or construction to address accessibility concerns, to better accommodate municipal operations and to address the community's desire for additional meeting space and indoor event/recreation space. In preparing the Plan, the Town should assess the viability of installing energy efficient systems and employing renewable energy as a means to reduce operating costs at each facility and should also assess the feasibility of reducing impermeable surfaces and other methods to promote sustainable practices.

**Action 1:** The Board of Selectman should regularly engage in discussions with the Board of Education to identify measures that the Town can take to support the District's efforts to implement the recommendations of its 2019 facilities plan and reduce operating costs.

**Action 2:** The Public Building Commission should oversee the development of a facilities plan that provides a long range plan of Town facilities and identifies near term capital improvement needs. The plan should also identify ADA compliance needs and energy efficiency improvements and renewable energy sources that could be deployed to reduce operating costs. If the Commission requires the assistance of a consultant to develop the Plan, the Town should providing funding for those services.

**Action 3:** The Boards of Selectman and Finance should commit fiscal resources via the Town's capital improvement plan towards facility modifications and improvements recommended in the facilities plan and initiate those improvements.

**Action 4:** The Public Buildings Committee should oversee facility improvements with priority placed on ADA compliance improvements to facilities that are recommended for continued use.

2. **Develop a parks and recreation master plan.** A parks and recreation master plan would provide a detailed parks facilities inventory, assessment of facility conditions, establish recreation needs based upon national standards and resident preference, and develop a maintenance plan with recommendations for sustainable practices that would reduce the Department's energy requirements and water usage and identify integrated pest management practices. The masterplan would build upon recommendations of the 2010 POCD, which identified multiple recommendations for recreation facility and programming improvements, some of which have been implemented. The Parks and Recreation Department also has a strategic plan that documents maintenance practices and capital improvements needed at the Town's parks. The capital improvement plan identifies approximately \$0.5 million of improvements needed over a five-year period. A masterplan would build upon the current strategic plan by identifying the most fiscally prudent investments that should be made in the parks system.

**Action 1:** The Town's Park and Recreation Commission, with support of the Parks & Recreation Department, should build upon its existing strategic plan to develop a parks & recreation masterplan that identifies recreation facility and programming needs.

**Action 2:** The Boards of Selectmen and Finance should provide the funding necessary to develop a parks & recreation masterplan should outside assistance be needed.

*Continued on next page*

3. **Improve internal and external Town communications.** The Town should research best practices and take steps to better engage residents and provide more information for visitors and potential residents through a variety of communication platforms. The Town also should explore means to improve internal communications, including broader adoption of web-based systems that allow appropriate levels of access.

**Action 1:** The Board of Selectmen should implement necessary communication channels and organizational structure to ensure good communication between Town departments, boards, commissions, and committees.

**Action 2:** The Board of Selectmen should improve communication with the community by improving the Town's website and establishing a stronger social media presence.

4. **Strategically implement approved Hazard Mitigation Plan.** The Town's 2014 Plan recommends multiple actions aimed at improving Woodbury's resiliency and ability to mitigate hazards caused by flooding, wind, storms, wildfire, and other natural hazards. Cumulatively, the recommended actions exceed the resources and capabilities of the Town to implement, but many measures could be advanced in the near term and more resource intensive measures should be explored for future use. The Town should prioritize progress towards implementing the recommendations of the Plan and integrate those recommendations into other efforts such as facilities planning, maintenance plans, and development of capital and operating budgets. NVCOG is also planning to prepare a regional Hazard Mitigation Plan, the recommendations of that plan when complete will provide additional guidance and may supersede the local plan.

**Action 1:** The Boards of Selectmen and Finance should commit funding and resources in the near term to implement high scoring (STAPLEE Criteria) measures identified in the Plan and commit to a timeline for implementing other hazard mitigation measures.

**Action 2:** The Office of Emergency Management should work with the Public Building Commission and the Boards of Selectmen and Finance to integrate the approved Hazard Mitigation Plan's recommendations into other efforts such as facilities planning, maintenance plans, and development of capital and operating budgets.

5. **Support energy efficiency and renewable energy sources.** The Town should review its zoning regulations and local ordinances and make changes necessary to support the deployment of energy efficient systems and renewable energy systems in a manner consistent with the historic and rural character of the Town. For areas within Historic Districts, this review should include engagement with the Historic District Commission to identify practices and technologies that would be permitted within such Historic Districts.

**Action 1:** The Board of Selectmen should include energy efficiency and renewable energy projects in the Town's capital improvement plan.

**Action 2:** The Board of Selectmen should oversee the implementation of energy efficiency and renewable energy improvements in accordance with the Town's facilities plan.

**Action 3:** The Department of Public Works should work towards mitigating stormwater runoff from Town properties and reducing the amount of Town properties with directly connected impervious areas.



*Image Credit: Kathryn Sherer*

# 6.0 Housing

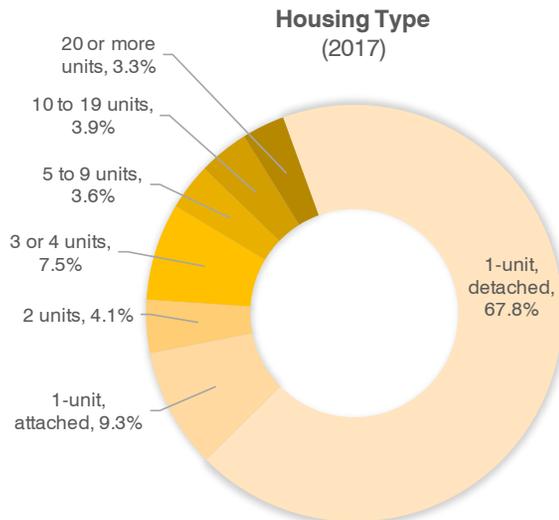


Woodbury is a rural residential community. The town's land use is dominated by residential development, with residential properties occupying almost half of the town's land area. Woodbury is oriented towards home ownership with two-thirds of homes being owner-occupied. The town has approximately 4,500 housing units, more than one-third of those units are sixty years old or older. Woodbury's homes were built over multiple generations although half of the town's housing units were built in a thirty year period between 1960 and 1989.

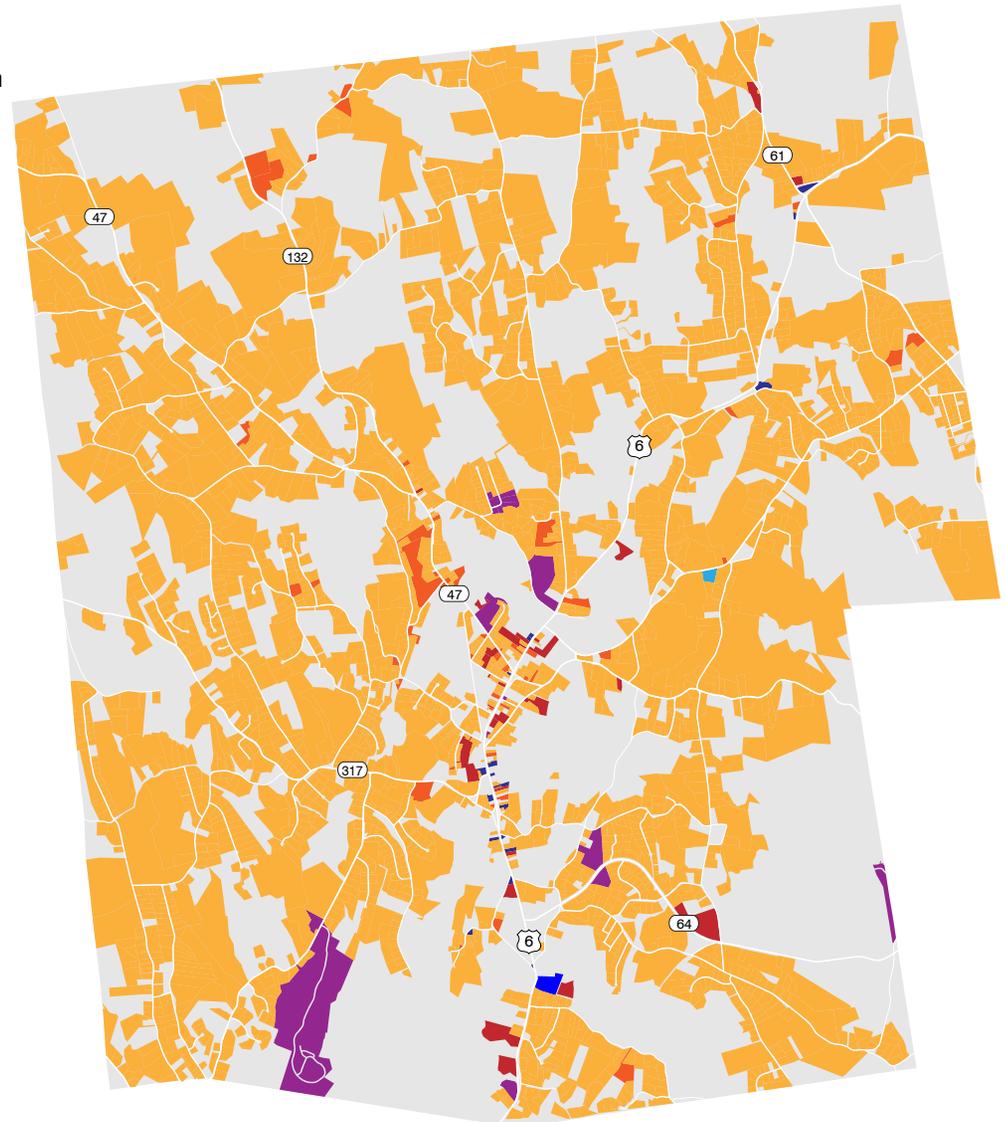
Through the Plan's community engagement process, residents expressed concern about flat or declining housing values. While many residents believe that the town needs more diverse housing options and new housing, other residents are concerned that the development of new housing will devalue existing homes. Many residents are also concerned about the cost of housing, but there is a strong contingency of residents that oppose the development of apartments or affordable housing.

**Housing Type**

Most of Woodbury's land area is occupied by single family residences, but there are clusters of multi-family housing in town. Slightly more than two-thirds (67.8%) of the town's housing stock is single-family detached housing. The balance of the town's housing stock is comprised of one-unit attached housing such as townhouses, 2 to 4 family homes, apartment buildings, an independent living facility, and a nursing home. A relatively sizable share (10.8%) of multifamily units are in buildings or on properties with five or more units. Woodbury has a comparable share (11.6%) of housing in homes with 2 to 4 units.



Source: American Community Survey 2013-17



Data Source: UCONN MAGIC

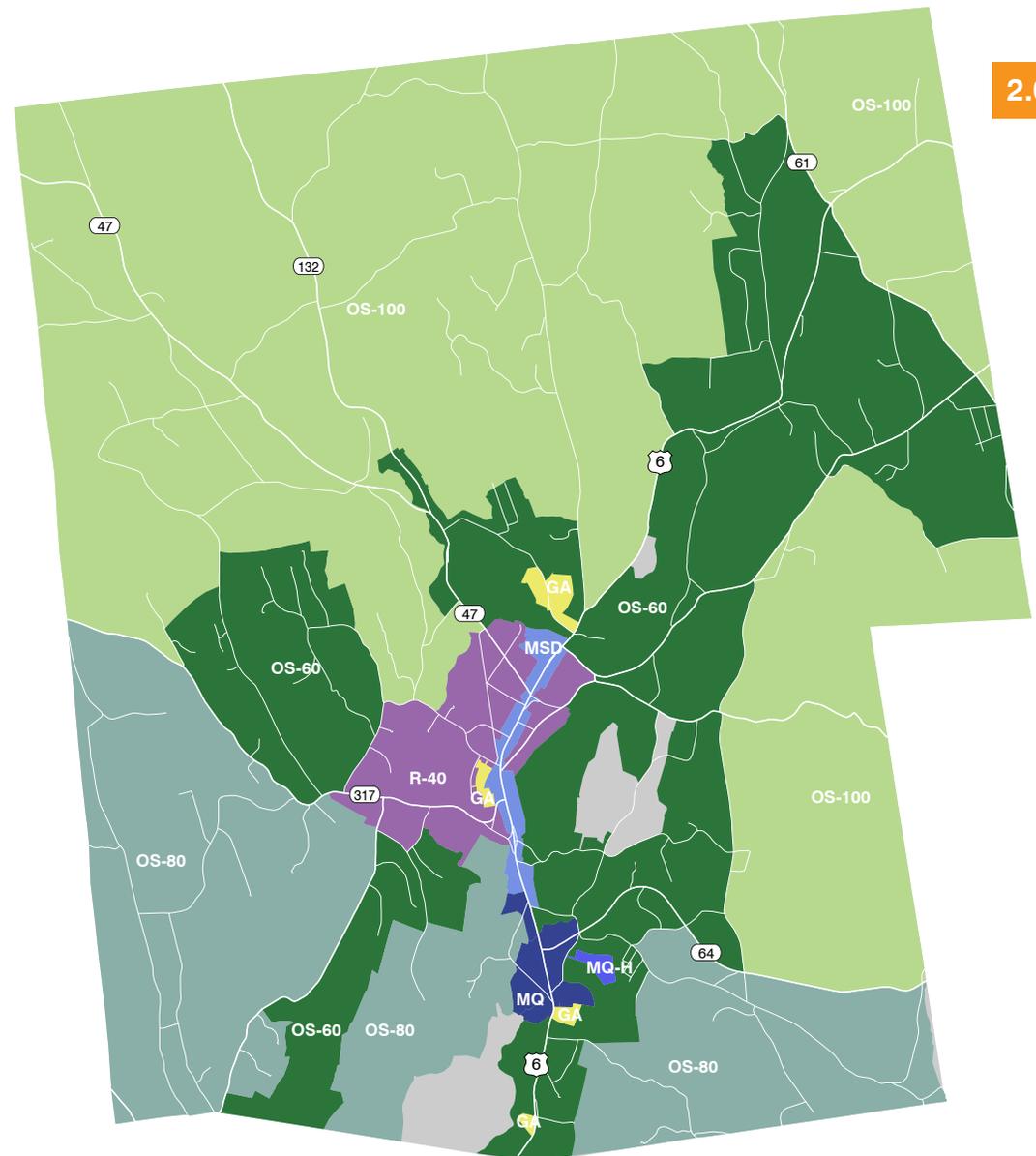
**Population Density and Zoning**

As a rural community, Woodbury has a relatively low population density (264 people per square mile). Population density is higher near the historic town center and along major roadways such as Route 6. Woodbury's current zoning generally reflects the desired population density in different areas of Town. Any future development should be designed to preserve the Town's rural character and incorporate environmentally friendly design. The town's zoning is dominated by single-family residential districts. These districts (R and OS) cover approximately 90% of the Town's geography. Woodbury also has two mixed-use districts (MQ and MSD), and a garden apartment district.

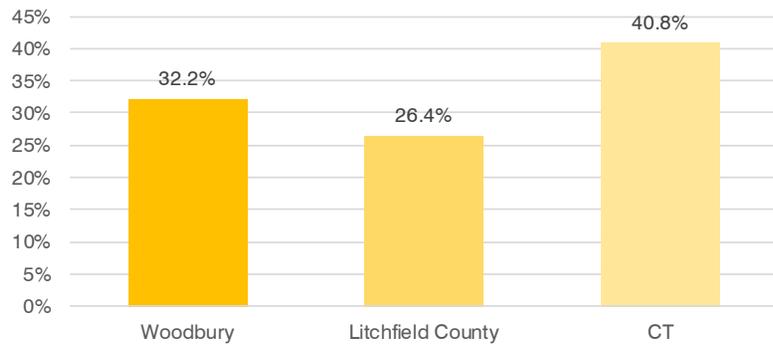
Within the residential districts, single-family units, duplex units, and accessory housing units are permitted by right. Duplex units require twice the minimum lot size than single-family units. Lot size minimums range from 0.9 acres (R-40) to 2.3 acres (OS-100). Accessory units (separate living units within a home) are allowed only in single-family homes under specific conditions.

The Garden Apartment (GA) district permits multi-family units by special permit at a density of four units per acre. Minimum lot size is 10 acres, but may be reduced to 3.5 acres if conditions are met. The MQ and MSD districts along Main Street allow mixed-use residential development; the Main Street Design (MSD) district has a 50% residential component.

Woodbury's mixed-use and garden apartment districts are home to most of the town's supply of multi-family homes. When compared to Litchfield County, Woodbury has a higher share of housing that is not detached single-family, but has a smaller share when compared to the state.



**Non-Single-Family Detached Housing (2017)**

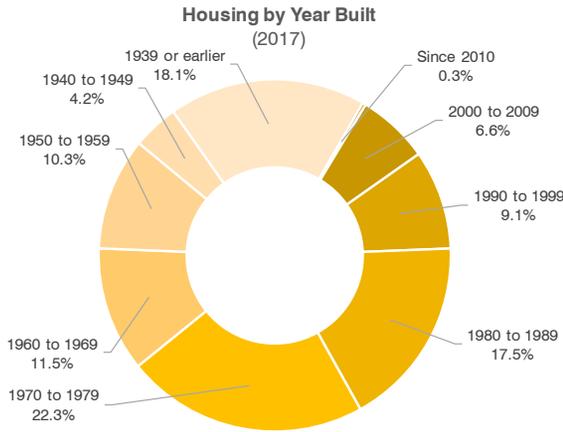


Source: American Community Survey 2013-17

**Zoning Districts Allowing Residential Uses**  
(Zoning standards establish the desired population density in Woodbury)

### Age of Housing

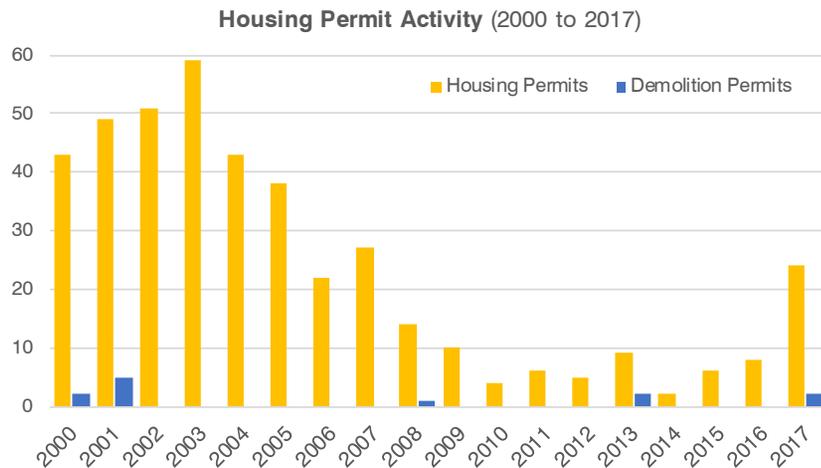
Like most communities in Connecticut, the town's housing stock is relatively old. Forty-four percent of the town's housing stock is fifty years old or older. The 1970s saw the greatest volume of housing production of any decade, but construction has contracted every decade since. Only 0.3% of the town's housing stock has been constructed since 2010.



Source: American Community Survey 2013-17

### Housing Construction

Between 2000 and 2017, 420 housing unit permits were issued with only 12 demolition permits issued over that period of time. This suggests a net gain of 408 housing units since 2000 although most of the activity occurred between 2000 and 2007. Permit activity has been relatively low since 2008, although 2017 saw a spike in permits with 24 housing permits issues. An average of 9 housing permits were issued per year over the ten years between 2008 and 2017; by comparison, an average of 47 housing permits were issued per year in the 1990's.

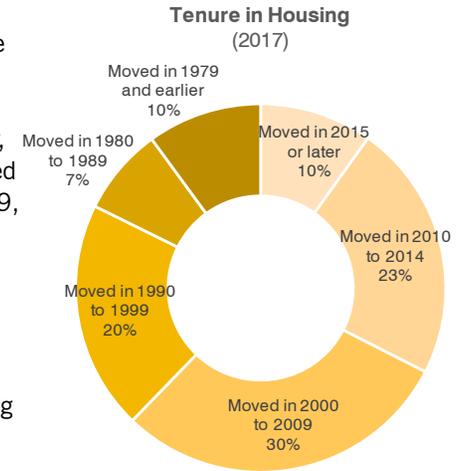


Source: Connecticut Department of Economic & Community Development

### Housing Tenure

Woodbury's housing tenure is comparable to both Litchfield County and the state. Over one-third (37%) of residents have lived in their homes since 1999 or earlier, almost one-third (30%) of residents moved into their homes between 2000 and 2009, and one third (33%) have lived in their current home nine years or less.

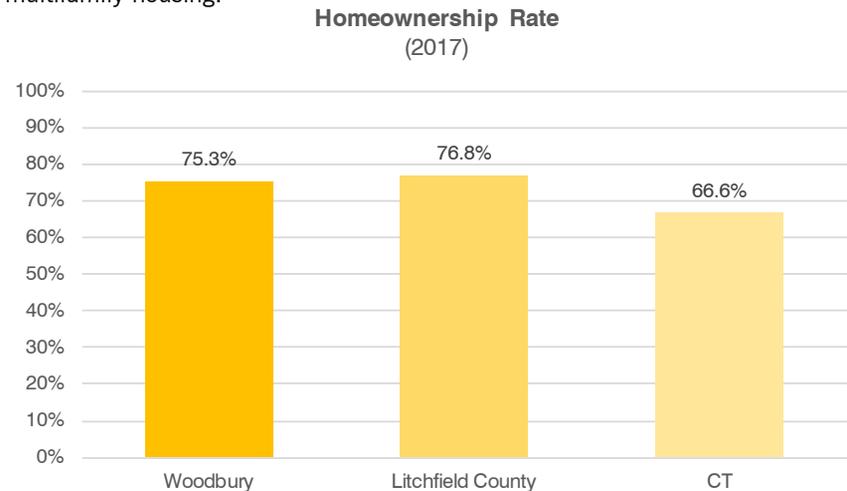
This distribution suggests a healthy turnover in housing which affords home ownership and rental opportunities for existing residents seeking different housing in town and for prospective residents seeking housing in Woodbury.



Source: American Community Survey 2013-17

### Home Ownership

A majority of homes in Woodbury (75.3%) are owned by their occupants. This is higher than the share of single-family detached homes, suggesting a low rental rate of single-family homes and a sizable share of attached and multifamily units that are owned by their occupants. Woodbury's home ownership rate is several percentage points higher than home ownership rate in Connecticut and is near the Litchfield County rate. The high ownership rate is correlated with the town's high share of single-family detached housing which has higher ownership rates than multifamily housing.



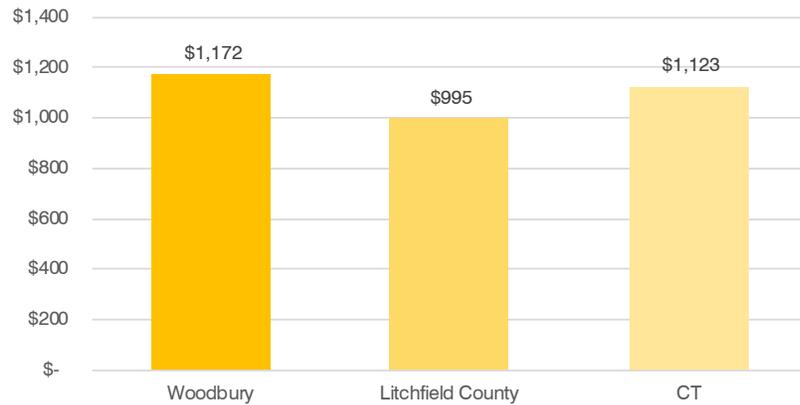
Source: American Community Survey 2013-17

### Housing Cost

The cost of entry to Woodbury’s housing market is higher than both Litchfield County and the state. The town’s median gross rent of \$1,172 is eighteen percent higher than the county and four percent higher than the state. Home sales prices are also higher in Woodbury than the county or state. The median home list price in Woodbury was \$383,000 in May of 2019 compared to \$309,000 in Litchfield County and \$330,000 in the state. Additionally, the town’s median owner-occupied home value of \$350,800 is significantly higher than home values in Litchfield County (40% higher) and the state (30% higher).

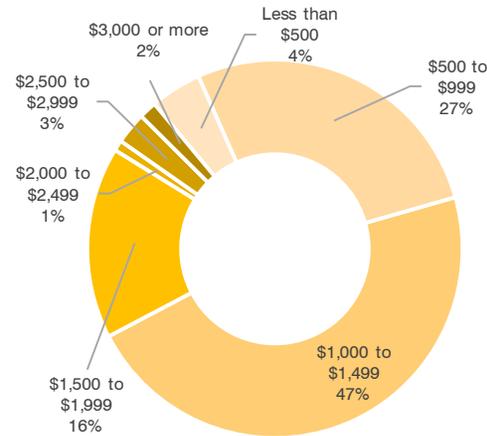
Woodbury’s housing stock varies considerably in cost as measured by both rental cost and housing value. Most of the town’s rental housing (84%) costs less than \$1,500 per month, with 49% of rental housing costing less than \$1,000 per month. Owner-occupied housing values are well distributed with 38% of housing valued at less than \$300,000. Twelve percent of housing is valued at less than \$200,000.

**Median Gross Rent (2017)**



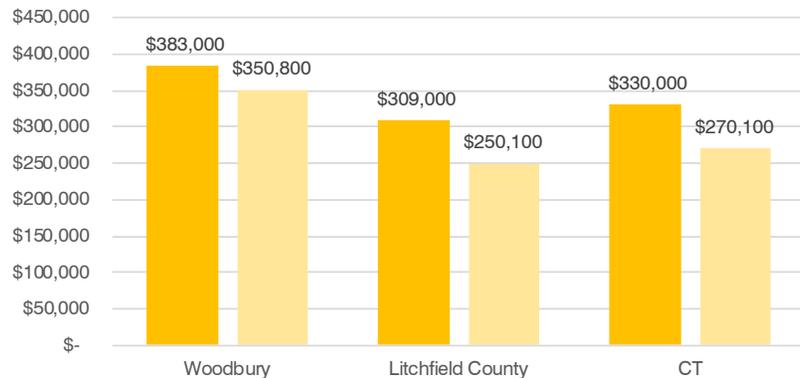
Source: American Community Survey 2013-17

**Gross Rent (2017)**



Source: American Community Survey 2013-17

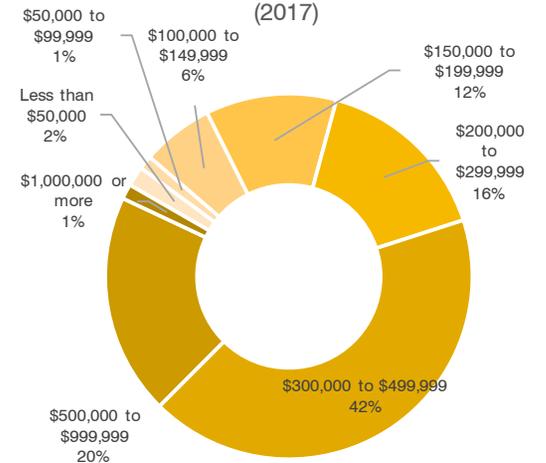
**Median Home List Price and Home Value**



■ Median List Price (2019) ■ Median Owner-occupied Home Value (2017)

Source: American Community Survey 2013-17, Zillow.com

**Owner-Occupied Housing Value (2017)**

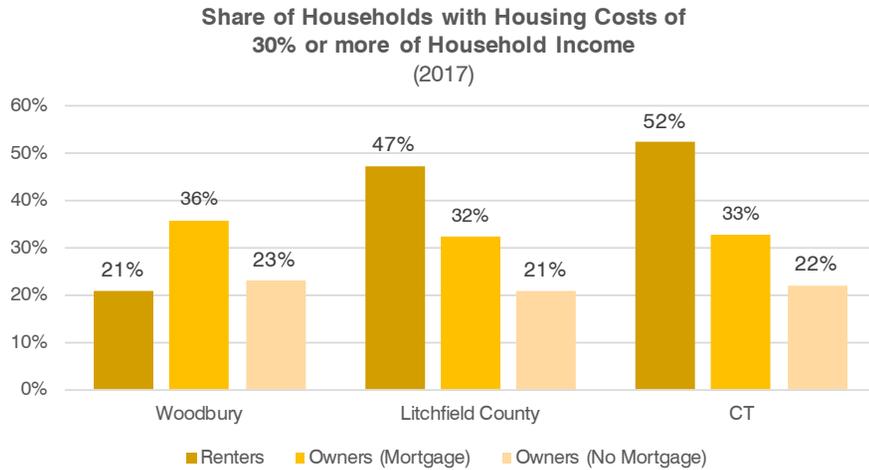


Source: American Community Survey 2013-17

## Housing Affordability

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Woodbury's renters are less housing cost burdened than renters in the region or state. Only 21% of rental households spend thirty percent or more of their income on housing compared to 47% in Litchfield County and 52% in the state. The share of housing cost burdened homeowners in Woodbury is, however, higher than the county and the state. This is true of homeowners with and without a mortgage and is related to higher housing costs in Woodbury when compared to many communities in Litchfield County.

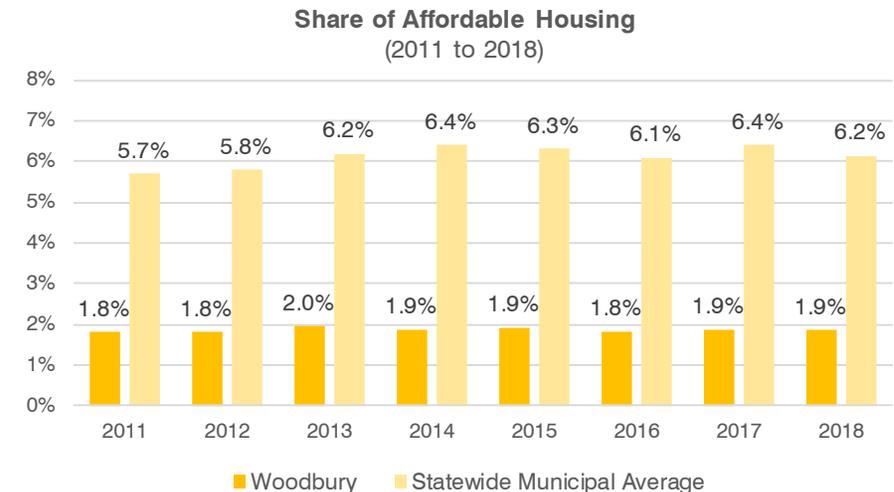


Source: American Community Survey 2013-17



Like all of Connecticut's communities, Woodbury is subject to [Connecticut General Statute Section 8-30g](#) which establishes a goal of ten percent "Affordable Housing" in all of the state's municipalities. For the purposes of this statute, Affordable Housing is defined as governmentally assisted housing units, tenant rental assistance households, CHFA/USDA mortgages, and deed restricted units. Woodbury's share of Affordable Housing comprised 1.9% of its housing stock as of 2018. To provide context, 31 communities in Connecticut have a rate that is below Woodbury's.

Woodbury has a total of 85 Affordable Housing units in town. The share of Affordable Housing in Woodbury has been stable over the past decade, hovering at or just below two percent. Statewide, the average rate of Affordable Housing has also been consistent over the past several years and is currently 6.2%, 4.3 percentage points above Woodbury's share. Because Woodbury is below the State's ten percent Affordable Housing goal, the Town is not exempt from Affordable Housing appeals that allow developers to bypass local zoning codes in the development of Affordable Housing. The Town can qualify for a four year moratorium of the 8-30g applicability by increasing its Affordable Housing stock by two percent over 2010 levels or providing units sufficient to meet the State's scoring criteria. This would require the addition of approximately 90 Affordable Housing units.



Source: Connecticut Department of Housing

*Spruce Bank Farm is a 60-unit community which offers affordable housing to seniors.*  
Image Source: Town of Woodbury

## Housing Goal

Ensure an appropriate mix of housing to meet current and future needs.

### Strategies and Supporting Actions

1. **Review and revise residential and mixed-use zoning, subdivision and historic district regulations to ensure that development is compatible with the character of Woodbury and incorporates environmentally friendly site design.** Revised regulations should include standards and guidelines for historic preservation, building design, site design, and the integration of low impact design and sustainable development techniques.

**Action 1:** The Zoning Commission, Zoning Board of Appeals, Historic District Commission, and Planning Commission should review the Town's zoning regulations and the Zoning Commission should make revisions based upon findings of the review.

**Action 2:** The Planning Commission should review and revise the Town's subdivision regulations.

**Action 3:** The Historic District Commission, Planning Commission, and Zoning Commission should review the historic district regulations and the Historic District Commission should make revisions based upon findings of the review.

2. **Provide more flexibility in the development of open space subdivisions.**

In order to provide housing while preserving open space, the Town should explore permitting higher densities, or clustering, of housing in open space subdivisions and should also allow more flexibility in the location of open space set-asides so as to more strategically support the creation of contiguous natural resource areas.

**Action 1:** The Planning Commission should review the Town's subdivision regulations and make necessary changes to ensure that the regulations provide sufficient flexibility to allow the development of open space subdivisions while meeting the goals of reducing the development footprint and preserving open space.

3. **Develop and Institute a Transfer of Development Rights (TDR) program.**

The goal of a TDR program is to cluster development so as to preserve open space while concentrating development in areas with the capacity to accommodate additional growth. If the Town were to implement such a program, developers would be permitted to exceed density limits in specific districts in return for the preservation of open space in areas that would yield the highest and greatest benefit to the Town's natural resources.

**Action 1:** The Planning Commission, Zoning Commission, and Conservation Commission, should consider revising the Town's zoning regulations to allow for the use of TDR to increase density of development in selective districts providing open space that would be commensurate with the land area requirement of the development under existing density regulations. Properties from which development rights are transferred should be within strategic open space preservation areas as identified by the Conservation Commission.

**Action 2:** The Historic District Commission, Zoning Commission, Planning Commission, and Conservation Commission should consider revising the Town's zoning regulations to allow for the use of TDR to increase density of development in historic districts providing open space that would be commensurate with the land area requirement of the development under existing density regulations. Properties from which development rights are transferred should be within strategic open space preservation areas as identified by the Conservation Commission.

*Continued on next page*

4. **Implement policies and programs designed to facilitate the development of affordable housing.** Housing is likely needed in many forms such as small single family homes on small lots, townhouses, cohousing, group living facilities, assisted living facilities, and nursing homes. The development of a greater range of housing type would have the additional benefit of transitioning seniors from existing large single-family homes, making those homes available to the market and presumably to new residents and young families.

In addition to accommodating seniors, the Town should ensure that there is a sufficient diversity and supply of housing to meet the needs of its workforce and young adults who might be priced out of the local real estate market.

**Action 1:** The Zoning Commission and Planning Commission should review the Town's zoning regulations and make necessary changes to ensure that local regulations fully support and are not a barrier to the development of affordable housing. The Planning Commission should undertake a similar review of the subdivision regulations.

**Action 2:** The Zoning Commission should review the zoning regulations and make necessary changes to ensure that those regulations provide sufficient flexibility and support for the development of mixed-use housing in the Main Street Design and Middle Quarter districts.

**Action 3:** The Zoning Commission should review the Town's garden apartment zoning regulations to ensure that the regulations provide sufficient flexibility and support for the development of apartments in Woodbury that are appropriate to the location they are built.

**Action 4:** The Planning Commission should review the Town's subdivision regulations and make necessary changes to ensure that local regulations fully support and are not a barrier to the development of affordable housing.

**Action 5:** The Planning Commission should produce and adopt an affordable housing plan that specifies how the Town intends to increase its number of Affordable Housing units, as mandated by the State.



Image Source: Maryellen Edwards

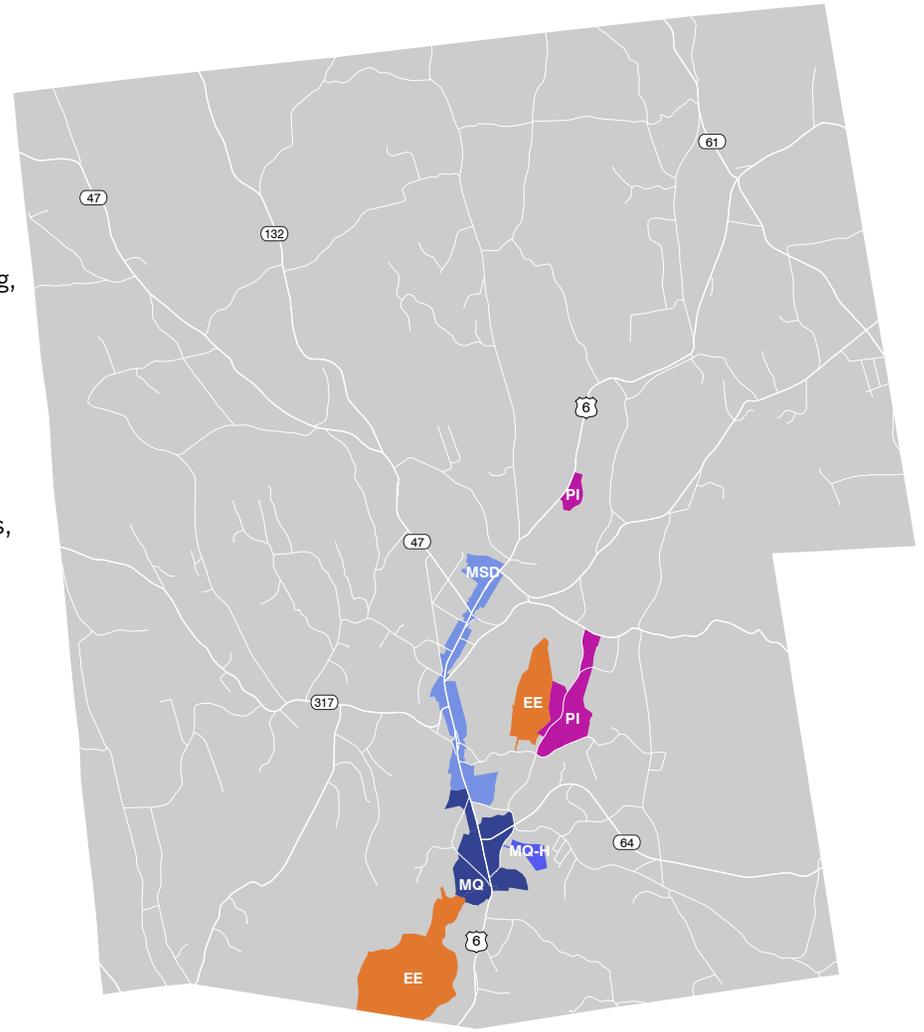
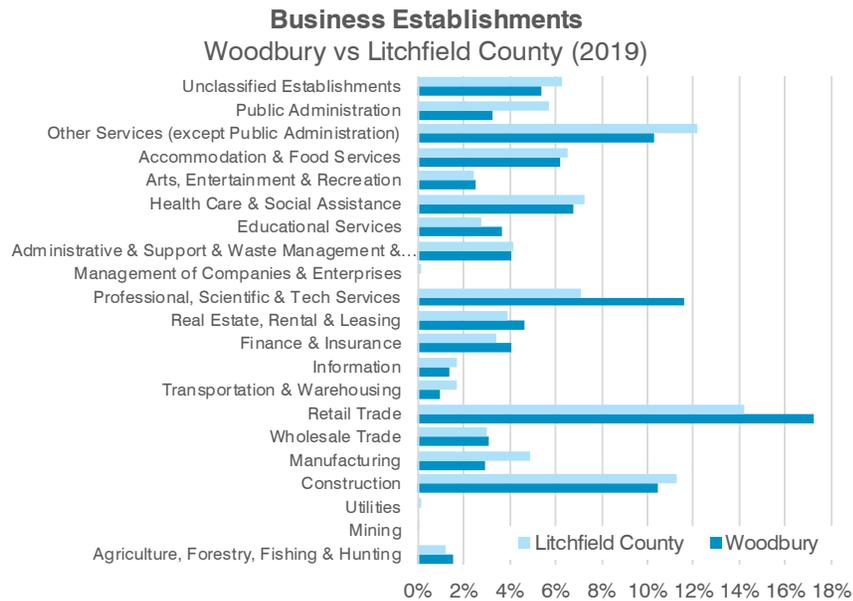
# 7.0 Economic Development

Woodbury is home to a wide array of businesses most of which are small, locally-owned businesses. The town has over five hundred businesses; those establishments are concentrated along Route 6 in the Main Street Design and Middle Quarter zoning districts. Additional commercial districts include the Planned Industrial and Earth Excavation districts, the latter of which is home to O&G's quarries. The Main Street Design and Middle Quarter districts are aimed at promoting a mixture of uses including retail, office, service establishments, food service, and residential development in mixed-use properties. The planned industrial districts include existing industrial and undeveloped sites and are aimed at commercial and industrial uses such as, warehousing, transportation facilities and professional offices.

Through the Plan's community engagement process residents expressed a concern about the loss of small local retailers in Woodbury. Residents also identified the need for Woodbury to streamline the process by which businesses get established in town.

### Business Establishments

Woodbury is best known for its small businesses, "mom & pop" shops and antique stores, but is also home to businesses in other industry sectors. Woodbury is comparable to Litchfield County in its range of business establishments, but differs in a few industry sectors. Compared to Litchfield County, Woodbury has a greater share of establishments in the professional, scientific & technical services sector and the retail trade sector. Woodbury lags Litchfield County in its share of public administration establishments, "other" services, manufacturing, and construction. Similar to Litchfield County, Woodbury's greatest share of business establishments (17%) is in the retail trade.



### Commercial and Industrial Zoning Districts

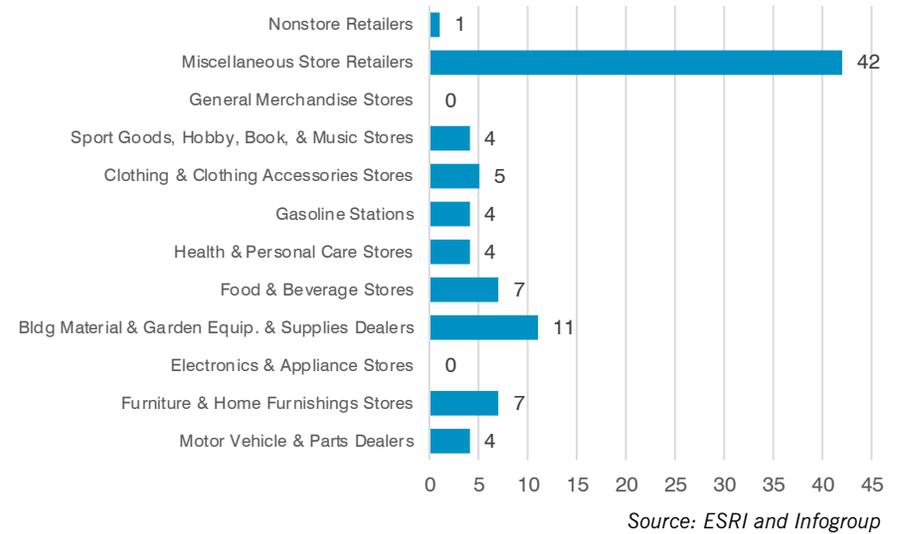
- EE: Earth Excavation
- PI: Planned Industrial
- MSD: Main Street Design
- MQ: Middle Quarter
- MQ-H: Middle Quarter Residential Transition Subdistrict

**Retail**

Woodbury is known for its Main Street that which is lined with antiques stores and small, locally owned businesses. This retail environment comprises much of the charm of the community and is highly valued by the town's residents and visitors. In total, the town has 89 establishments in the retail trade sector. Almost half (42) of these establishments are classified as miscellaneous store retailers (such as antique shops, florists, and gift shops). Woodbury also has a number of business establishments in other retail sectors, but lacks general merchandise stores and electronic & appliance stores.

While Woodbury has a range of retailers, the town's supply of retailers does not meet demand in most retail sectors with the exception of miscellaneous retailers, health and personal care stores, and building material, garden equipment & supply stores which are in a "surplus". In all other retail sectors, Woodbury experiences "leakage" which means that the demand for goods and services from residents exceeds the supply provided by local businesses. Retail sectors that are underrepresented include electronics & appliance stores, food and beverage stores, clothing stores, general merchandise stores, and nonstore retailers (such as vendors that operate from temporary stands).

**Retail Establishments in Woodbury (2019)**



7.0



Retailer in Woodbury, Image Source: Alan Espin

**Woodbury Retail Leakage/Surplus (2019)**



### **Accommodation & Food Services**

Woodbury has over thirty businesses in the accommodation and food services sector. These include restaurants, retail food establishments and bed & breakfast establishments. Woodbury's accommodation and food service establishments are critical to the local tourism industry and the success of the town's retail businesses.

#### **Office**

Woodbury has a limited supply of office space; most of the town's inventory is Class B and C space (which is often older and lacks space and amenities found in Class A space). Properties such as the Cornerstone Office Park are among the few modern office spaces in Woodbury. Many of the town's offices spaces are small format spaces in converted residences or mixed-use buildings. While the town has a small inventory of office space, Woodbury has a sizable share of professional, scientific & technical service establishments and administrative & support establishments. Many of these establishments are likely operated as home offices. Woodbury lacks co-working office space, that is office space that is rented on a daily, weekly, or monthly basis in a collaborative environment with shared resources and facilities. Co-working is an emerging trend that is attractive to entrepreneurs and start-up businesses.

#### **Commercial & Industrial**

Woodbury's commercial and industrial base is limited. O&G Industries, which is the town's second largest grand list holder, is one of the few and the largest industrial business in Woodbury. The Company has indicated that it could complete all viable earth excavation at its Park Road quarry in as little as 10 years. A revaluation after completion of earth excavation and related activities would presumably have a significant adverse impact on the Town's grand list unless the Town is prepared to promptly rezone the property to allow for other uses.

Woodbury is home to a sizable share of Litchfield County's construction businesses, with 54 construction establishments in Woodbury in 2019. Woodbury also has 15 manufacturing establishments and 16 wholesale trade establishments. Many of these businesses are small enterprises with some of them being operated from homes.

Woodbury has two Planned Industrial districts. One is located north of the Main Street retail area and is known as the Nonnewaug River Industrial Park. The other industrial district is located along Bacon Pond Road, east of O&G's quarry.

#### **Agriculture**

The town has a small number of working farms, but those farms are vital to Woodbury's identity and landscape. The town's farms are thriving businesses that are locally owned and independently operated. Together, they help support a local farm supply business and regularly supply seasonal products to the local market.



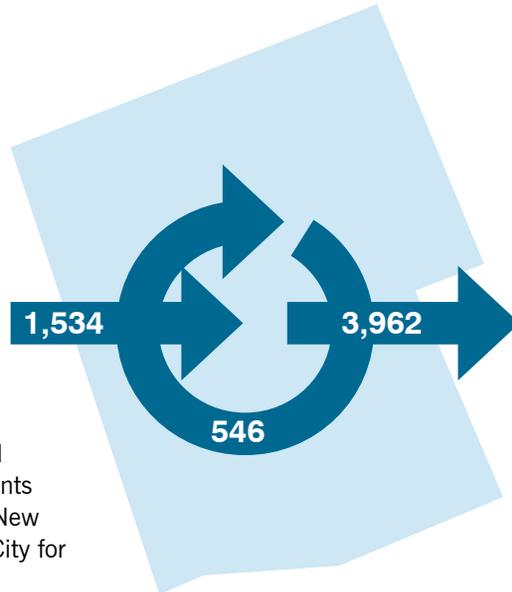
*Restaurant in Woodbury, Image Source: Maryellen Edwards*



*Farm in Woodbury, Image Credit: Beth Lyons*

## Employment Trends

Woodbury has a total of 2,080 full and part-time jobs. Of those jobs, 546 (26%) are held by town residents. Woodbury is the most common work destination of workers that reside in town. A total of 3,962 workers who reside in Woodbury commute to other communities for work; Waterbury and Danbury being the most common locations. While a significant share of the town's residents work in nearby cities and towns, many of Woodbury's residents also commute as far as Hartford, New Haven, Bridgeport and New York City for work.



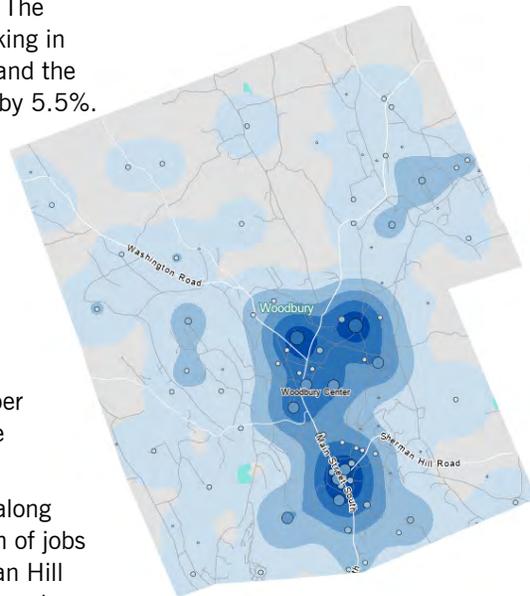
Between 2008 and 2017, Woodbury saw a 5.5% decrease of workers commuting into town and an increase of 5.5% in residents working outside of town. The number of residents living and working in town grew by 6% over that period and the number of jobs in town contracted by 5.5%.

Woodbury has significantly more jobs than communities such as Roxbury, Bethlehem, and Washington. By contrast, Watertown, Southbury, and Middlebury have more jobs than Woodbury. When adjusted for residential population, Woodbury has a comparable number of jobs per capita as Roxbury, but has far more jobs per capita than Bethlehem.

Woodbury's jobs are concentrated along Route 6 with a strong concentration of jobs in proximity of Route 6 and Sherman Hill Road, near the Town's municipal complex, and at Nonnewaug High School.

### 2017 Employment Inflow/Outflow

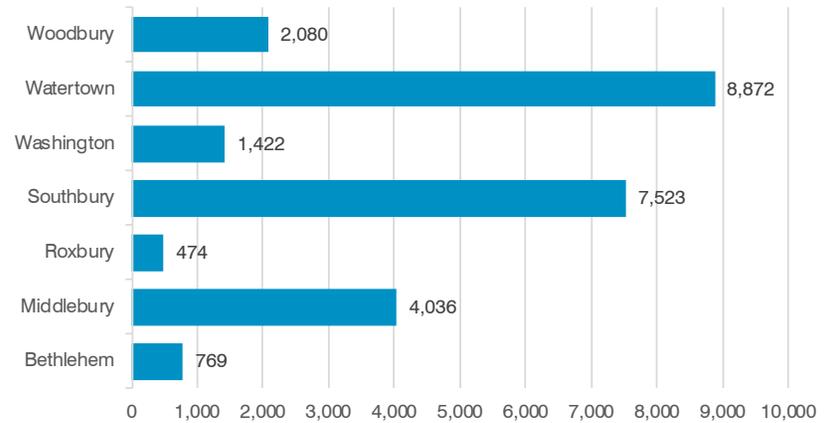
Source: US Census Bureau Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics



### 2017 Job Locations

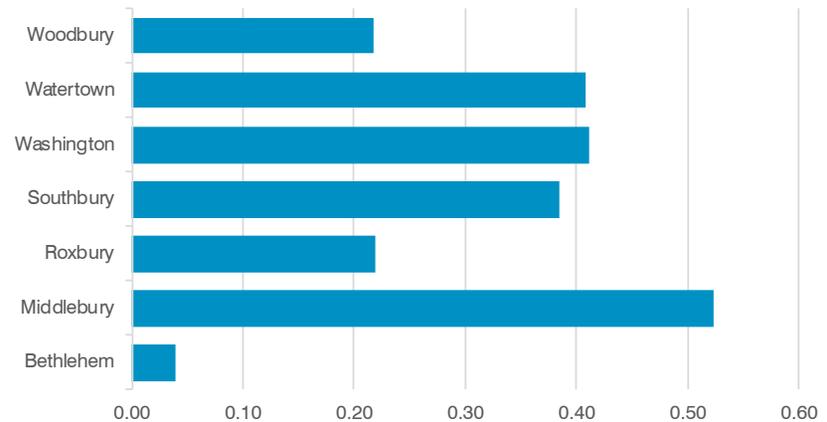
Source: US Census Bureau Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics

### Jobs in Woodbury vs Surrounding Towns (2017)



Source: US Census Bureau Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics

### Jobs per Capita in Woodbury vs Surrounding Towns (2017)



Source: US Census Bureau Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics

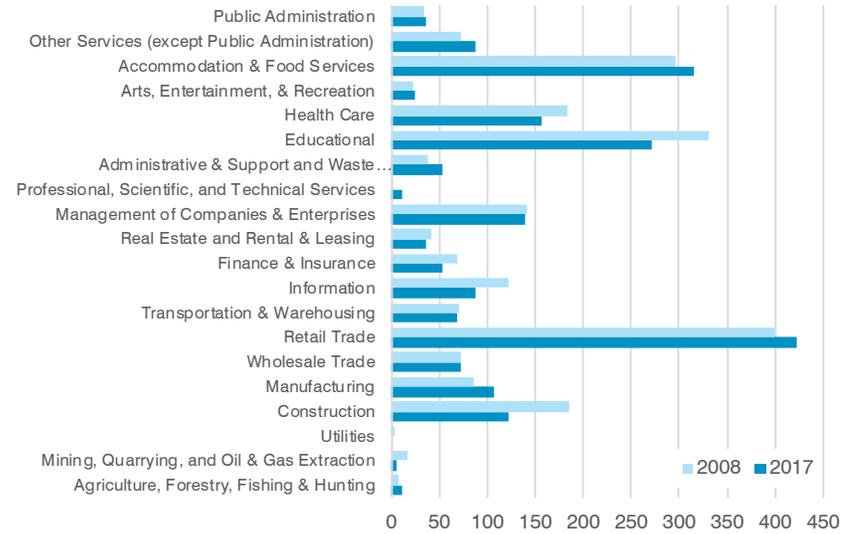
Woodbury experienced small changes to the number of jobs and types of jobs between 2008 and 2017 with a few notable exceptions. In total, Woodbury lost 122 jobs over the ten-year period, but had gains in sectors such as accommodation and food services; retail trade; and manufacturing. These gains were offset by losses in the health care; education; and construction sectors. Employment in retail trade, which comprises the greatest share of jobs in Woodbury, remained relatively stable over the ten-year period.

Woodbury's composition of jobs differs from the region. Compared to Litchfield County, Woodbury has a greater share of jobs in accommodation & food services; education; management; information; and retail trade. Woodbury has a smaller share of jobs than Litchfield County in health care; administration and support; and manufacturing. Other jobs sectors are relatively comparable.



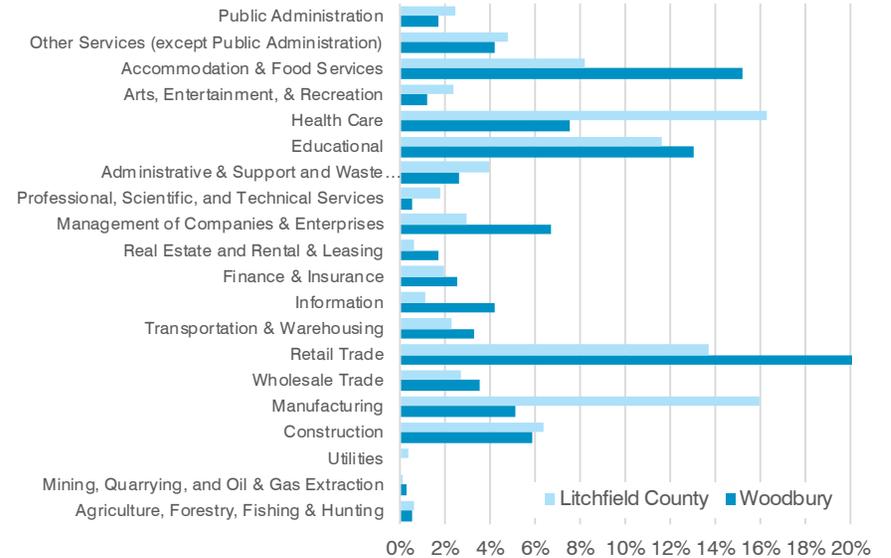
Woodbury Farm Market, Image Credit: Allysa Calabrese

Jobs in Woodbury (2008 vs 2017)



Source: USCB Longitudinal Employer-Household Dynamics Origin-Dest. Employment Statistics

Share of Jobs by Industry in Woodbury vs Litchfield County (2017)



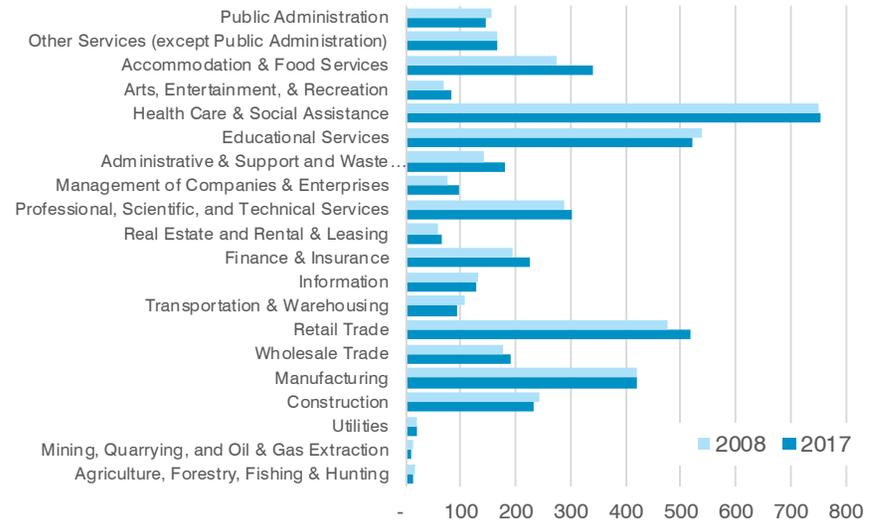
Source: USCB Longitudinal Employer-Household Dynamics Origin-Dest. Employment Statistics

### Resident Labor Force

Woodbury's resident labor force is comprised of approximately 5,200 workers according to the 2013-17 American Community Survey; the US Census Bureau Longitudinal Employer-Household Dynamics reports a lower figure of 4,504 for 2017. The census data shows that Woodbury's residents are engaged in a wide array of employment sectors with a significant share of jobs in the healthcare & social assistance; educational services; retail trade; and manufacturing sectors.

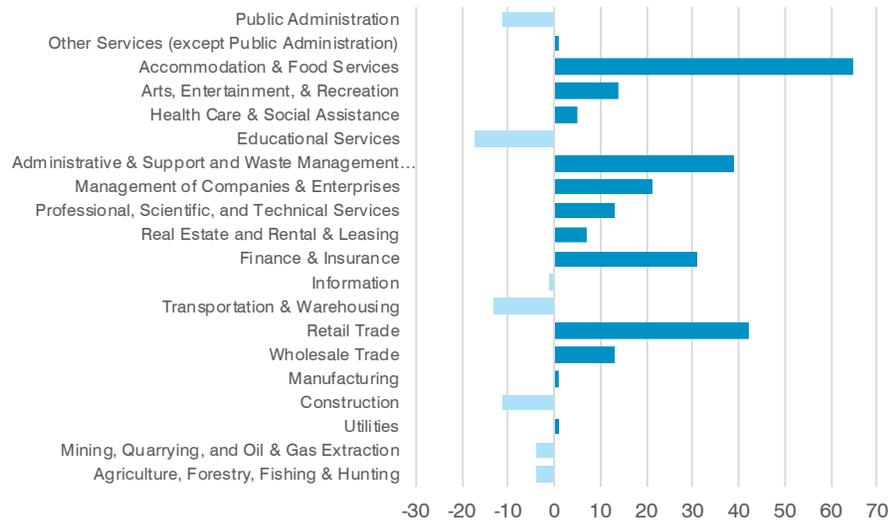
Employment across sectors shifted between 2008 and 2017 with an increasing share of residents employed in sectors such as accommodation & food services; administrative & support; finance & insurance, and retail trade. Woodbury's share of residents employed in sectors such as public administration, educational services, transportation & warehousing, and construction dropped over the ten-year period. These trends reflect an improving labor market in the region over the ten-year period. The most dramatic work sector increases of Woodbury's resident workers were found in the administrative and management sector (28% growth) and the accommodation & food services sector (24% growth).

### Employment per Sector - Woodbury Residents (2008 vs 2017)



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### Employment Change per Sector - Woodbury Residents (2008 to 2017)



Source: USCB Longitudinal Employer-Household Dynamics Origin-Dest. Employment Statistics

Source: USCB Longitudinal Employer-Household Dynamics Origin-Dest. Employment Statistics

## Economic Development Infrastructure

Woodbury has an emerging economic development infrastructure. The Town's focus on economic development has shifted over time with a Business & Economic Development Committee having been active as recently as 2017. While the Town has other resources for business, the Planning Commission is recommending that the Business and Economic Development Committee be reestablished to work with local businesses to identify needs and explore ways to address those needs.

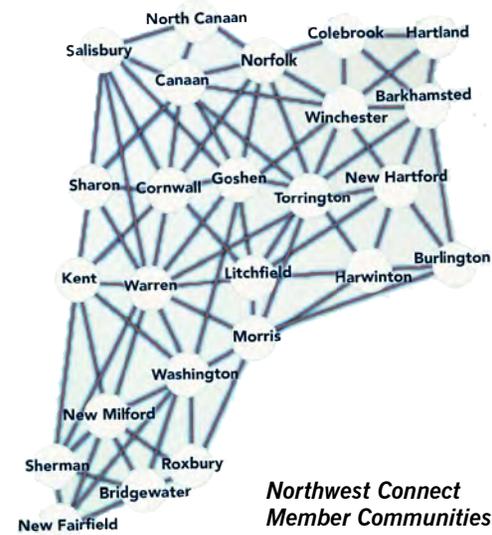
### ***Naugatuck Valley Corridor Economic Development District (NVC EDD)***

Woodbury is a member of the NVC EDD which is a coalition of communities belonging to the Naugatuck Valley Council of Governments. Woodbury is identified in the District's [Comprehensive Economic Development Strategy \(CEDS\)](#). The purpose of the CEDS is to assist communities in leveraging federal, state, local, and private funding in support of economic development. The CEDS has multiple goals including providing opportunities for job growth and training; developing and expanding infrastructure; improve transportation and communication systems; establish a regional brownfield partnership; balancing economic expansion with quality of life; advocating for the designation of the region as a National Park Service National Heritage Area, and encouraging philanthropy. Woodbury's role in the NVC EDD is small and the CEDS does not identify improvements targeted at Woodbury.

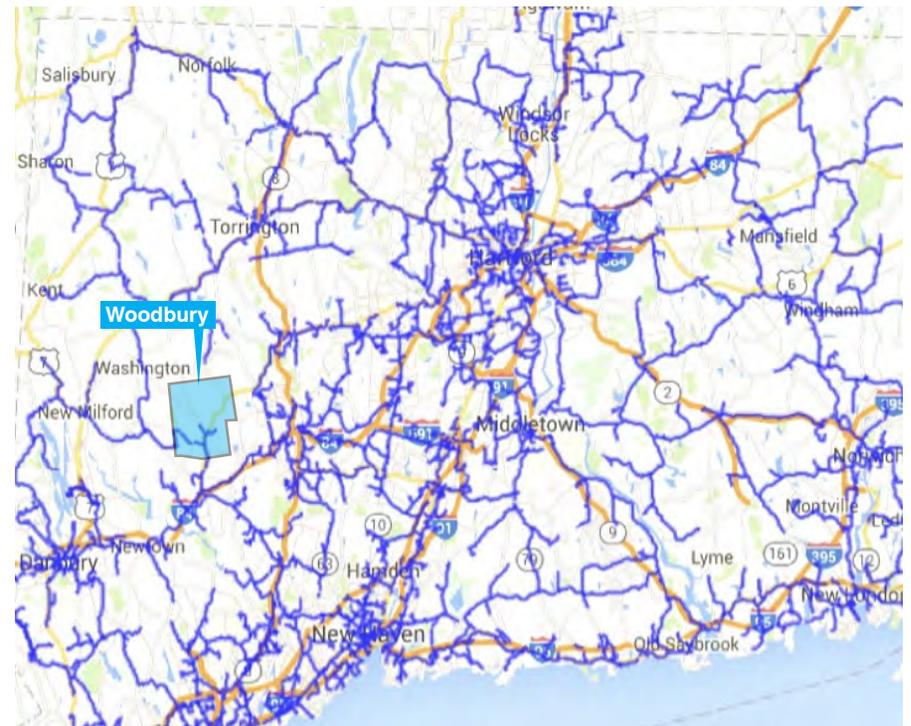
### ***Digital Connectivity***

As a rural community, Woodbury's access to high speed digital infrastructure in the form of fiber optic network is limited. The town does have a fiber-optic network which extends from Southbury up Route 6 to the Town's library and Region 14 schools. This network is managed by the Connecticut Education Network (CEN) which has a 2,500 route mile, all optical, high-performance network that provides internet service to organizations of all sizes in every Connecticut community; the Region 14 District and Town of Woodbury are members.

While the southern half of Woodbury is served by the fiber optic network, there is no high speed digital infrastructure north of Nonnewaug High School and the density of the network is reduced to the north and west of town. In response to the lack of high-speed digital infrastructure in the Northwest Hills, Northwest Connect formed as an advocacy organization comprised of 25 municipalities in the northwest corner: 21 from the Northwest Hills Council of Governments and four located south of the COG who have expressed interest in a new universal network. Northwest Connect is a non-profit corporation formed for two purposes: to orchestrate a universal high speed/high capacity data highway using fiber optic transmission lines; and to promote economic and community development made possible by such a network. The organization is not restricted to the current participating communities.



***Northwest Connect  
Member Communities***



***Connecticut Education Network, Fiber optic network in Connecticut***

## Economic Development Goal

Build a diverse economy around small-scale, independently owned enterprises.

### Strategies and Supporting Actions

**1. Work with the State and regional organizations to support activity that will help the Woodbury business community grow and prosper.** The Town's resources are limited; economic development in Woodbury will require a partnership with, and the assistance of, State and Regional organizations and agencies.

**Action 1:** The Board of Selectmen should meet with representatives of the Northwest Connect Coalition (NCC) to explore opportunities for promoting the development of high-speed internet connectivity in Woodbury.

**Action 2:** The Board of Education should work with State and regional organizations and agencies to secure additional support for the Agri-Tech program at Nonnewaug High School.

**Action 3:** The Board of Selectmen should reestablish the Business & Economic Development Committee to work with local businesses to identify needs and explore ways to address those needs.

**2. Develop informational materials and improve processes to attract new business and shorten application and permitting timelines.** Woodbury is in competition with surrounding towns to attract new businesses and retain existing businesses. By developing materials that address the business environment in Woodbury, identify local tax programs and other benefits available, and provide an overview of the permitting process, Woodbury can remove some of the uncertainty and increase its attraction. Preparing these materials may also lead to improvements that help streamline the permitting process, further reducing barriers.

**Action 1:** The Business & Economic Development Committee should work with the Woodbury Chamber of Commerce, Woodbury Business Association, Woodbury Antiques Dealer Association (WADA), the Connecticut Department of Economic Development (DECD), and CT Tourism

to develop informational and marketing materials relevant to conducting and establishing a business in Woodbury.

**Action 2:** The Business & Economic Development Committee should work with the Land Use Office and Building Department to provide step-by-step guidance documents and online instruction that assists new businesses and applicants in navigating the permitting and licensing process.

**Action 3:** The Land Use Office and Building Departments should review permitting process and make changes necessary to ensure that permits are processed in a timely manner.

**3. Continue to build community through themed events that encourage residents and business owners to mingle.** Woodbury has sponsored or otherwise supported a number of successful events in recent years, including the Fall Festival, Festival for the Arts, and the Pomperaug River Watershed Coalition's Earth Day Celebration. These events promote a sense of community, offer local businesses the opportunity to connect with - and sell their wares to - residents, and can also be used to raise awareness of particular needs (for example, participants in the Fall Festival have used their booths to raise funds for particular projects).

**Action 1:** The Business & Economic Development Committee should work with local farmers to revitalize the farmers' market, explore a means of having a year-round public marketplace and otherwise provide opportunities for residents and local businesses to support local farms.

**Action 2:** The Board of Selectmen and Board of Finance should include funds in the budget to support at least two community wide events, such as the Fall Festival, per year.

*Continued on next page*

- 4. Review commercial zoning standards to ensure that commercial development is environmentally friendly and compatible with the character of Woodbury.** As Woodbury seeks to encourage economic development, the Town should also ensure that new development is complementary to the community. The Town's zoning code provides regulation to this effect but would benefit from additional guidance to ensure architectural compatibility and environmentally friendly site design. Woodbury should also review its signage regulations to ensure that businesses are afforded adequate exposure while maintaining the historic character of town.

**Action 1:** The Zoning Commission should provide design standards and/or guidelines within its zoning code for buildings and building sites to ensure environmentally friendly design that is compatible with the character of Woodbury.

**Action 2:** The Zoning Commission should review its signage regulations and make revisions necessary to ensure that businesses are afforded adequate exposure while maintaining the historic character of town.

**Action 3:** The Zoning Commission, Historic District Commission, and Planning Commission should consider the adoption of a village district(s) on Main Street.

- 5. Review and revise zoning regulations to be more supportive of small-scale, independently owned businesses, farms, and home-based businesses.** The Town should review and, as needed, revise its zoning regulations to ensure that the regulations are adequately supportive of small businesses, farms, and home-based businesses while ensuring that the operations of those businesses are compatible with surrounding uses in the respective zoning district.

**Action 1:** The Zoning Commission should review and amend zoning regulations to ensure that the regulations are adequately supportive of small businesses, farms, and home-based businesses while ensuring that the operations of those businesses are compatible with surrounding uses in the respective zoning district.

- 6. Review the Town's practices with respect to optional tax programs and make such modifications as are appropriate to support the goals of the Plan.**

**Action 1:** The Boards of Selectmen and Finance should review the Town's practices with respect to optional tax programs and make such modifications as are appropriate to support the goals of the Plan.

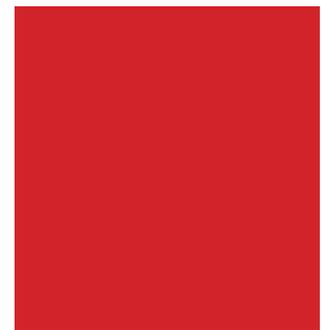
- 7. Develop plans for future use of the Park Road Quarry.** The quarry will be closed over the next decade and the future use of the quarry will impact the Town's tax base and may impact the surrounding area. The Town should play an active role determining an appropriate future use.

**Action 1:** The Planning Commission should work with O&G Industries to develop a plan for future use of the Park Road Quarry. In developing the plan, the Planning Commission should consider recommendations of SDAT Committee, Open Space, Facilities and Park & Rec Plans developed pursuant to this Plan, and implications for the Town's tax base.



*Image Credit: Kathryn Sherer*

# 8.0 Implementation Summary



The preceding chapters set forth Woodbury's vision— "*Woodbury is, and will continue to be, a vibrant community that celebrates and protects its historic landscape and character*", the goals that support that vision, and strategies that support those goals. Supporting data is also provided relevant to the realization of the vision, goals, strategies, and action items. In this section, we provide recommended time frames to complete the action, and identify the organizations or departments that would take the lead with respect to each action item as well as the organizations or departments that should be involved in and/or assist with the implementation of each action item.

We recognize that this implementation summary contains a long list of action items, and that there may be other actions necessary to complete the implementation of the goals and strategies that are not included in the summary. We also recognize that, due to resource constraints, it may not be possible to complete all of these items in the recommended time frames. The highest priorities should be the following:

8.0

1. Update the Town's Zoning Regulations to ensure that the regulations are clear, do not include unreasonable barriers to development, preserve the Town's historic structures, support the development of arts institutions and businesses, and adequately protect environmental resources.
2. Work with Region 14 and the Town of Bethlehem to explore ways to reduce Region 14's cost structure while strengthening educational programs.
3. Strengthen relationships with NVCOG and the Northwest Connect Coalition and seek ways to leverage the work being done by those organizations for the betterment of Woodbury.
4. Develop a facilities plan.
5. Improve and expand the Town's pedestrian network.
6. Develop a management and maintenance plan for Town roads, bridges and sidewalks.

The recommended time frame for the implementation of action items is provided by year. Many of the actions will likely continue well past the year of implementation and some of the actions will be reoccurring actions that become established as a regular practice.

The speed of implementation of each action item will be dependent on resources available. Some projects may move faster than contemplated because grants or other sources of funding, volunteer hours or other support is forthcoming. Other projects may take longer than contemplated due to unavailability of staff, funding, or unexpected complications.

While the Plan presented is a ten-year plan, the Planning Commission is responsible for overseeing its implementation. In that capacity, the Planning Commission intends to review the implementation summary at least once a year to

assess the progress that is being made to consider whether the target to complete various actions should be adjusted and to provide a progress report to the Board of Selectmen. The Planning Commission also intends to review the Plan goals and strategies at least once every three years and consider whether there have been any significant changes in circumstances such that the Plan should be amended to update the goals and strategies.

The lead and supporting organizations identified within the Plan include the Town's boards, commissions, committees, departments, and offices. Private organizations such as the Woodbury Chamber of Commerce and other public organizations such as the Naugatuck Valley Council of Governments are also identified as resources within the implementation summary. See table on the following page for a list of organizations.

Many of the plan's strategies and actions will have costs associated with their initiation and implementation. This Plan's recommendations have been carefully considered and its recommended goals, strategies, and actions are intended to directly contribute to the long-term sustainability of Woodbury. To address the needs of fiscal sustainability of the Town, this Plan recommends that the lead organization of each of the Plan's strategies prepare a cost estimate for implementation of the strategy and provide that cost estimate to the Boards of Selectmen and Finance. Lead organizations should also seek to identify outside funding sources such as state, regional, and private grants to fund or subsidize initiatives.

The Plan's strategies are identified by their priority theme. Those themes are:

- **Attract & Retain Residents:** Woodbury needs to take measures necessary to attract new residents and retain existing residents. The town's economy, property values, services, and schools are dependent upon its resident population for viability.
- **Excel in Stewardship:** Woodbury should continue its stewardship of the town's historic resources, land, open space and environment. The Town should also seek to excel in its stewardship of Town property, facilities and infrastructure. Woodbury should also play an active role in stewardship of Region 14 schools.
- **Diversify Economy:** Woodbury's economy is changing and the Town should work towards encouraging and supporting a diverse economy that draws upon Woodbury's culture including its agrarian roots, educational resources, arts and historic resources, and retail and service trades.

## Lead and Partner Organization Key

Abbreviation	Board, Commission, Committee, Department, Office, or Organization
ACC	Arts & Culture Committee
BD	Building Department
BEDC	Business and Economic Development Committee
BOE	Board of Education
BOF	Board of Finance
BOS	Board of Selectman
CC	Conservation Commission
DPW	Department of Public Works
FLT	Flanders Nature Center and Land Trust
HDC	Historic District Commission
IWC	Inland Wetlands Commission
LU	Land Use Office
NCC	Northwest Connect Coalition
NVCOG	Naugatuck Valley Council of Governments
OEM	Office of Emergency Management
OWHS	Old Woodbury Historical Society
P&R	Parks and Recreation Department
PBC	Public Buildings Committee
PC	Planning Commission
PRC	Parks and Recreation Commission
PRWC	Pomperaug River Watershed Coalition
R14	Region 14 School District
SS	Senior Services
STSC	Shade Tree and Sidewalk Committee
WADA	Woodbury Antique Dealers Association
WBA	Woodbury Business Association
WCOC	Woodbury Chamber of Commerce
WCTTC	Western CT Tourism Council
WPL	Woodbury Public Library
ZBA	Zoning Board of Appeals
ZC	Zoning Commission

**Environmental Resource Goal: Protect and foster stewardship of the town's environmental resources.**

	<b>Strategies &amp; Actions</b>	<b>Lead Organization</b>	<b>Partner Organizations</b>	<b>Time Frame</b>
	<b>1 Effectively manage and maintain Town-owned open space.</b>			
1.1	The Conservation Commission should recommend to the Department of Public Works and the Parks and Recreation Department to identify critical improvements and maintenance needed at town-owned open space properties; produce a summary and list of needs and submit to Boards of Selectmen and Finance.	CC	DPW, P&R	Year 1
1.2	The Conservation Commission should work with the Naugatuck Valley Council of Governments to identify and procure resources that can be used to meet open space improvement and maintenance needs.	CC	NVCOG	Year 2-3
1.3	The Town's Land Use Office, with assistance from Naugatuck Valley Council of Governments, the Conservation Commission, and the Board of Selectmen should pursue grant funding for improvements and maintenance.	LU	CC, NVCOG, BOS	Ongoing
1.4	The Boards of Selectmen and Finance should develop a budget for improving and maintaining town-owned open space based upon the improvement and maintenance needs identified by the Conservation Commission. The Boards should commit financial resources within the Town's capital plan and departmental operating budgets.	BOF, BOS	CC	Ongoing
	<b>2 Implement sustainable practices.</b>			
2.1	The Zoning Commission and Planning Commission should review and amend the Town's zoning regulations to ensure that the regulations encourage or require sustainable practices in new developments.	ZC	PC	Year 1
2.2	The Planning Commission should review and amend the Town's subdivision regulations to ensure that the regulations encourage or require sustainable practices in new developments.	PC		Year 1
2.3	The Board of Education should work with the Region 14 School District to encourage the adoption of sustainable practices at the Region's schools such as reducing stormwater runoff, capturing rainwater for irrigation use, reducing water usage, deploying renewable energy sources such as solar power, improving energy efficiency and management, improving recycling and reducing solid waste.	BOE	R14	Year 2
2.4	The Board of Selectmen should include energy efficiency and renewable energy projects in the Town's capital improvement plan and oversee the implementation of energy efficiency and renewable energy improvements in accordance with the a Town facilities plan.	(see Facilities section)		
	<b>3 Continue the protection of environmentally sensitive areas.</b>			
3.1	The Board of Selectman should continue to ensure that Town departments, boards, and commissions with purview over land use and environmental issues are adequately staffed and have sufficient resources to carry out their duties.	BOS	BOF	Ongoing
3.2	The Zoning Commission, with assistance of the Conservation Commission and Inland Wetlands Commission, should review the Town's land use regulations to ensure that the regulations adequately protect environmental resources and encourage sustainable development. The Zoning Commission should amend the zoning regulations as necessary, and expand protections as needed, in favor of environmental protection that is fully supportive of the goals of this plan.	ZC	IWC, CC, PC	Year 1
3.3	The Inland Wetlands Commission should review the inland wetlands regulations and amend as needed.	IWC	CC, PC	Year 1-2
3.4	The Conservation and Planning Commissions should work with the Pomperaug River Watershed Coalition to determine how best to address and pursue implementation of the recommendations of the Watershed Plan.	CC, PC	PRWC	Year 2
3.5	The Department of Public Works and Region 14 Schools should work towards mitigating stormwater runoff from Town properties and reduce the amount of Town properties with directly connected impervious areas.	(see Facilities section)		

8.0

**Environmental Resource Goal: Protect and foster stewardship of the town's environmental resources.**

	<b>Strategies &amp; Actions</b>	<b>Lead Organization</b>	<b>Partner Organizations</b>	<b>Time Frame</b>
●	<b>4 Strengthen the community's relationship with the town's open space and environmental resources.</b>			
4.1	The Conservation Commission should prepare a brochure that promotes the value of open space in town and environmental resources and dedicate a webpage on the Town's website with content similar to the brochure.	CC	IWC, LU	Year 2
4.2	The Board of Education should work with Region 14, the Conservation Commission, and other local organizations to assess and, if appropriate, implement changes to curriculum to enhance appreciation and stewardship of the region's environmental resources.	BOE	CC, R14	Ongoing
●	<b>5 Strategically protect open space.</b>			
5.1	The Conservation Commission should develop a plan and map that identifies open space land that is a priority for protection and/or acquisition based upon areas that provide the greatest value in protecting environmental, ecological and cultural resources. Identify how town-owned properties strategically contribute to the Plan.	CC	PC, IWC	Year 2-3
5.2	The Conservation Commission, Planning Commission, Inland Wetlands, Parks and Recreation Department, and organizations such as the Pomperaug River Watershed Coalition and Flanders Nature Center and Land Trust should develop an up-to-date strategic open space protection and acquisition plan. Once finalized, this Plan should be amended to include that Plan.	PC	CC, IWC, PRWC, FLT	Year 4-5

**Cultural & Educational Resources Goal: Protect, promote, improve, and expand the town's cultural and educational resources.**

	<b>Strategies &amp; Actions</b>	<b>Lead Organization</b>	<b>Partner Organizations</b>	<b>Time Frame</b>
●	<b>1 Support Region 14 Schools in improving quality of education, academic performance, and reputation.</b>			
	1.1 The Board of Education should work with the Region 14 School District and community members to develop and implement a strategic plan for improving education, academic performance, and reputation.	BOE	R14	Year 2-4
	1.2 The Board of Education should work with the Region 14 School District and community members to identify measures and take action to reduce operating costs of schools so as to repurpose those resources towards improving education, academic performance, and reputation.	BOE	R14	Year 1-3
●	<b>2 Support educational and recreational opportunities for all age levels.</b>			
	2.1 The Zoning Commission and Planning Commission should review the Town's zoning regulations and make changes necessary to ensure that the regulations are supportive of the development of educational and recreational institutions and businesses.	ZC	PC	Year 1
	2.2 The Board of Education should identify the educational and recreational needs of Woodbury's pre-Kindergarten and youth population by conducting outreach to the community and consulting with the Region 14 District, Parks & Recreation Department, Woodbury Public Library, and other communities in the region.	BOE	R14, P&R, WPL	Year 3
	2.3 The Board of Education should work with the Region 14 District, the Parks & Recreation Department, and the Woodbury Public Library to develop and institute programming that meets the needs of the Town's pre-Kindergarten and youth population.	BOE	R14, P&R, WPL	Year 3-5
	2.4 Senior Services, Woodbury Public Library, Planning Commission, and Parks & Recreation should collaborate to identify the educational and recreational needs of Woodbury's adult population by conducting outreach to the community and consulting with the Region 14 District, Parks & Recreation Department, Woodbury Public Library, and other communities in the region.	WPL	R14, P&R, SS, PC	Year 4
	2.5 Woodbury Public Library should work with the Region 14 District, Senior Services, and the Parks & Recreation Department to develop and institute programming that meets the needs of the Town's adult population.	WPL	R14, P&R, SS, PC	Year 4-5
● ●	<b>3 Expand the community's focus on the arts and culture.</b>			
	3.1 The Zoning Commission and Planning Commission, should review the Town's zoning regulations and make changes necessary to ensure that the regulations are supportive of the development of arts organizations, activities, and businesses.	ZC	PC	Year 1
	3.2 A newly formed Arts & Culture Committee should conduct outreach to local arts institutions to identify needs and explore sources of funding for those institutions. The Committee, in consultation with the Board of Selectmen, should also consider establishment of a Cultural District in accordance with Connecticut Public Act 19-143 for which the Committee could serve as the Town's Cultural District Commission.	ACC	Local Institutions	Year 2-3
	3.3 The Town should continue to support the use of Town facilities for arts activities, and should work with Region 14 to explore the feasibility of use of Region 14 facilities for community arts events. Support for the arts should include provision of an online calendar for use of facilities and a simpler process for facility rental.	BOS	BOE, R14	Year 3-5

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**Cultural & Educational Resources Goal: Protect, promote, improve, and expand the town’s cultural and educational resources.**

	<b>Strategies &amp; Actions</b>	<b>Lead Organization</b>	<b>Partner Organizations</b>	<b>Time Frame</b>
<b>4 Continue protection of historic resources.</b>				
4.1	The Zoning Commission and Historic District Commission should review the Town's zoning regulations and make changes necessary to ensure that the regulations adequately protect historical resources and expand protections as needed.	ZC	HDC	Year 1
4.2	The Zoning Commission, Historic District Commission, and Planning Commission should consider the adoption of a village district(s) on Main Street.	(see Economic Development section)		
4.3	The Historic District Commission should work with local historic institutions such as the Old Woodbury Historical Society (OWHS) and historic resource property owners to identify needs and establish means by which the Town can support those property owners and institutions.	HDC	OWHS, Other institutions	Year 2-10
<b>5 Promote Woodbury as a cultural destination.</b>				
5.1	Arts and cultural organizations are encouraged to establish a representative committee (the Arts and Culture Committee, or ACC) to advocate for actions to support arts and culture in Town.	Multiple Organizations		Year 1+
5.2	The Board of Selectman should work with the Arts & Culture Committee to identify actions the Town can take to better promote the town's arts and cultural resources. This should include a user friendly digital presence that will facilitate "one click" instant access to the robust arts and culture opportunities in Woodbury.	BOS	ACC	Year 1-2
5.3	The Arts & Culture Committee should work with business organizations such as the Woodbury Chamber of Commerce (WCOC) to promote the town’s cultural resources and expand the WCOC’s capabilities in that area.	ACC	WCOC	Year 2-3
5.4	The Arts & Culture Committee should work with organizations such as the Western CT Tourism Council (WCTTC), Connecticut Office of the Arts Arts & Culture Collaborative (CTACC) to increase the exposure of Woodbury's arts and culture offerings.	ACC	WCTTC, CTACC	Year 2

**Transportation & Infrastructure Goal: Proactively manage, maintain, and expand infrastructure to meet the community's needs while preserving rural character.**

	<b>Strategies &amp; Actions</b>	<b>Lead Organization</b>	<b>Partner Organizations</b>	<b>Time Frame</b>
	<b>1 Improve the Town's digital infrastructure and physical infrastructure to support new technologies.</b>			
1.1	The Board of Selectmen should meet with representatives of the Northwest Connect Coalition (NCC) to explore opportunities for promoting the development of high-speed internet connectivity in Woodbury and support new technologies that businesses and residents need.	BOS	NCC	Year 1
1.2	The Board of Selectmen should reestablish the Business & Economic Development Committee to work with local businesses to identify digital and physical infrastructure needs and explore ways to address those needs.	BOS		Year 1
1.3	The Town should explore developing electric vehicle charging stations.	BOS	LU	Year 2
	<b>2 Conduct a corridor study of Route 6.</b>			
2.1	The Planning Commission should develop a purpose and need statement for use in requesting state assistance in conducting a corridor study of Route 6.	PC	LU	Within 3 Months
2.2	The Planning Commission should work with NVCOG to pursue state funding for a corridor study of Route 6.	PC	NVCOG	Ongoing
2.3	Once regional or state funds are acquired, the Planning Commission and Land Use Office should work through NVCOG to conduct a corridor study of Route 6 that addresses traffic safety, traffic speed, on-street parking operations, bicycle and pedestrian needs, access management, and the potential for alternative (by-pass) routing. An ad hoc committee formed by the Commission, including representatives from the Commission and departments such as the Police and Public Works, should steer the planning process.	PC	LU, NVCOG	Upon Funding
	<b>3 Commit to improvement and expansion of the Town's pedestrian network.</b>			
3.1	The Department of Public Works (DPW) should identify existing sidewalk network in need of repair or replacement and provide a cost estimate for repair or replacement to the Shade Tree & Sidewalk Committee.	DPW	STSC, NVCOG	Within 6 Months
3.2	The Shade Tree & Sidewalk Committee should refine the existing sidewalk plan, factoring in information received from DPW, and provide a sidewalk improvement plan that identifies expansion, replacement, and repair needs, as well as crosswalk needs, on a segment by segment basis including overall priorities.	STSC	DPW	Within 9 Months
3.3	The Planning Commission, Shade Tree & Sidewalk Committee, and DPW should supplement the sidewalk plan with recommendations for sidewalk width, material, etc. in different locations taking into account the recommendations of the SDAT report, the desirability of low impact design, and the information provided by DPW regarding costs of construction and maintenance. Once finalized, the Shade Tree & Sidewalk Committee should present the sidewalk plan to the Board of Selectmen.	PC	STSC, DPW, P&R, HDC	Year 1
3.4	The Town, via the Land Use Office and with assistance from NVCOG, should pursue state grant funding for expansion of the sidewalk network. Grant programs to pursue include but are not limited to Community Connectivity and LOTCIP grants.	LU	NVCOG	Year 2-10
3.5	The Board of Selectmen and Board of Finance should provide funding in the Town's budget for the repair and replacement of sidewalks.	BOS	BOF	Year 2-10
3.6	The Zoning Commission and Planning Commission should review the Town's zoning regulations and make changes necessary to support the development of sidewalks as appropriate to expand the town's sidewalk network in accordance with the Shade Tree & Sidewalk Committee updated plan.	ZC	PC, STSC	Year 2
3.7	The Planning Commission should review the Town's subdivision regulations and make changes necessary to support the development of sidewalks as appropriate to expand the town's sidewalk network in accordance with the Shade Tree & Sidewalk Committee updated plan.	PC	STSC	Year 2

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**Transportation & Infrastructure Goal: Proactively manage, maintain, and expand infrastructure to meet the community's needs while preserving rural character.**

	<b>Strategies &amp; Actions</b>	<b>Lead Organization</b>	<b>Partner Organizations</b>	<b>Time Frame</b>
	<b>4 Develop a management and maintenance plan for Town roads, bridges, and sidewalks.</b>			
4.1	The Department of Public Works should develop and prioritize a roadway and pavement conditions map and table and make that information available to the Land Use Office and Planning Commission.	DPW		Year 1-10
4.2	The Department of Public Works should identify and document annual maintenance requirements necessary to maintain roads, bridges, and sidewalks in a state of good repair. DPW should make that information available to the Land Use Office, Planning Commission, and Board of Selectmen.	DPW		Year 1-10
4.3	The Department of Public Works should identify capital improvements that are needed to the Town's transportation infrastructure by urgency and assess the cost of implementing those improvements. DPW should make that information available to the Land Use Office, Planning Commission, and Board of Selectmen.	DPW		Year 1-10
4.4	The Board of Selectmen and Board of Finance should provide funding in the Town's budget sufficient to maintain the Town's transportation infrastructure in a state of good repair.	BOS	BOF	Year 2-10
	<b>5 Explore options for, and support the development of, a greenway network in Woodbury.</b>			
5.1	The Board of Selectmen should establish an ad hoc Greenway Planning Committee (GPC) tasked with developing a greenway vision and plan that includes shared-use pathways.	BOS		Year 2
5.2	The Greenway Planning Committee, Conservation Commission, Planning Commission, Inland Wetlands, Parks and Recreation Department, and organizations such as the Pomperaug River Watershed Coalition and Flanders Nature Center and Land Trust should develop an up-to-date strategic open space protection and acquisition plan. Once finalized, this Plan should be amended to include that Plan.	GPC	CC, P&R, PRWC, IWC, FLT	Year 3
5.3	The Greenway Planning Committee should work with NVCOG to include Woodbury's vision of a shared-use pathway network in regional greenway plans and pursue state funding for the planning, design, and construction of pathways.	GPC	NVCOG	Year 3
5.4	The Greenway Planning Committee, with support from the Parks & Recreation Department and Land Use Office, should coordinate with private property owners and land trusts to incorporate private trails into the shared-use pathway network via usage agreements, signage, maps, and promotional materials.	GPC	P&R, LU	Year 4-10
	<b>6 Commit to reducing stormwater impacts particularly within the town's Priority Areas so as to meet MS4 stormwater permit requirements.</b>			
6.1	The Board of Selectmen and Board of Finance should provide funding necessary to support requirements of the Town's stormwater management plan and MS4 permit.	BOS	BOF, DPW, LU	Year 2-5
6.2	The Stormwater Management Committee should conduct required measures identified in the Town's stormwater management plan.	SMC	DPW, LU	Year 1-5
6.3	The Stormwater Management Committee should coordinate with the Pomperaug River Watershed Coalition to conduct water quality testing and continuing education and outreach as required by the MS4 permit.	SMC	PRWC, LU	Year 1-10
	<b>7 Determine which recommendations of the SDAT report, not included within this plan, are most supportive of the goals of this plan and feasible to implement; develop an implementation plan for those improvements and commit to implementation.</b>			
7.1	The Planning Commission should review the SDAT report, identify recommendations that should be implemented, and identify a potential sequence actions, time frame, and responsible organizations for implementing the recommendations.	PC		Year 3
7.2	The Planning Commission should meet with partner organizations to review the feasibility of implementing the SDAT report's recommendations and develop a strategy for achieving the recommendations.	PC	Multiple Organizations	Year 3-4

**Facilities & Services Goal: Provide and support high quality municipal and regional facilities and services.**

	<b>Strategies &amp; Actions</b>	<b>Lead Organization</b>	<b>Partner Organizations</b>	<b>Time Frame</b>
	<b>1 Develop a facilities plan that addresses Town requirements for office space as well as goals for interior recreation and community space.</b>			
1.1	The Board of Selectman should regularly engage in discussions with the Board of Education to identify measures that the Town can take to support the District's efforts to implement the recommendations of its 2019 facilities plan and reduce operating costs.	BOS	BOE	Year 1-5
1.2	The Public Building Commission should oversee the development of a facilities plan that provides a long range plan of Town facilities and identifies near term capital improvement needs. The plan should also identify ADA compliance needs and energy efficiency improvements and renewable energy sources that could be deployed to reduce operating costs. If the Commission requires the assistance of a consultant to develop the Plan, the Town should providing funding for those services.	PBC	BOS, DPW	Year 2
1.3	The Boards of Selectman and Finance should commit fiscal resources via the Town's capital improvement plan towards facility modifications and improvements recommended in the facilities plan and initiate those improvements.	BOS	BOF, PBC	Ongoing upon completion of plan
1.4	The Public Buildings Committee should oversee facility improvements with priority placed on ADA compliance improvements to facilities that are recommended for continued use.	PBC	DPW	Ongoing upon completion of plan
	<b>2 Develop a parks and recreation master plan.</b>			
2.1	The Town's Park and Recreation Commission, with support of the Parks & Recreation Department, should build upon its existing strategic plan to develop a parks & recreation masterplan that identifies recreation facility and programming needs.	PRC	P&R, IWC, CC	Year 2
2.2	The Boards of Selectmen and Finance should provide the funding necessary to develop a parks & recreation masterplan should outside assistance be needed.	BOS	BOF	Year 2
	<b>3 Improve internal and external Town communications.</b>			
3.1	The Board of Selectmen should implement necessary communication channels and organizational structure to ensure good communication between Town departments, boards, commissions, and committees.	BOS	All	Year 1-2
3.2	The Board of Selectmen should improve communication with the community by improving the Town's website and establishing a stronger social media presence.	BOS	Multiple	Year 1-2
	<b>4 Strategically implement approved Hazard Mitigation Plan.</b>			
4.1	The Boards of Selectmen and Finance should commit funding and resources in the near term to implement high scoring (STAPLEE Criteria) measures identified in the Plan and commit to a timeline for implementing other hazard mitigation measures.	BOS	BOF, OEM	Year 2-10
4.2	The Office of Emergency Management should work with the Public Building Commission and the Boards of Selectmen and Finance to integrate the approved Hazard Mitigation Plan's recommendations into other efforts such as facilities planning, maintenance plans, and development of capital and operating budgets.	OEM	PBC, BOS, BOF	Year 2-10
	<b>5 Support energy efficiency and renewable energy sources.</b>			
5.1	The Board of Selectmen should include energy efficiency and renewable energy projects in the Town's capital improvement plan.	BOS	BOF	Once facility plan is complete
5.2	The Board of Selectmen should oversee the implementation of energy efficiency and renewable energy improvements in accordance with the Town's facilities plan.	BOS		Once facility plan is complete, subject to funding
5.3	The Department of Public Works should work towards mitigating stormwater runoff from Town properties and reducing the amount of Town properties with directly connected impervious areas.	DPW	LU	Year 2-5

**Housing Goal: Ensure an appropriate mix of housing to meet current and future needs.**

		<b>Lead Organization</b>	<b>Partner Organizations</b>	<b>Time Frame</b>
	<b>Strategies &amp; Actions</b>			
● ●	<b>1 Review and revise residential and mixed-use zoning, subdivision and historic district regulations to ensure that development is compatible with the character of Woodbury and incorporates environmentally friendly site design.</b>			
	1.1 The Zoning Commission, Zoning Board of Appeals, Historic District Commission, and Planning Commission should review the Town's zoning regulations and the Zoning Commission should make revisions based upon findings of the review.	ZC	ZBA, HDC, PC, LU	Year 1-2
	1.2 The Planning Commission should review and revise the Town's subdivision regulations.	PC	LU	Year 2-3
	1.3 The Historic District Commission, Planning Commission, and Zoning Commission should review the historic district regulations and the Historic District Commission should make revisions based upon findings of the review.	HDC	PC, ZC, LU	Year 2-3
● ●	<b>2 Provide more flexibility in the development of open space subdivisions.</b>			
	2.1 The Planning Commission should review the Town's subdivision regulations and make necessary changes to ensure that the regulations provide sufficient flexibility to allow the development of open space subdivisions while meeting the goals of reducing the development footprint and preserving open space.	PC	ZC, LU	Year 1-2
● ●	<b>3 Develop and institute a Transfer of Development Rights (TDR) program.</b>			
	3.1 The Planning Commission, Zoning Commission, and Conservation Commission, should consider revising the Town's zoning regulations to allow for the use of TDR to increase density of development in selective districts providing open space that would be commensurate with the land area requirement of the development under existing density regulations. Properties from which development rights are transferred should be within strategic open space preservation areas as identified by the Conservation Commission.	PC	ZC, CC, LU	Year 3-5
	3.2 The Historic District Commission, Zoning Commission, Planning Commission, and Conservation Commission should consider revising the Town's zoning regulations to allow for the use of TDR to increase density of development in historic districts providing open space that would be commensurate with the land area requirement of the development under existing density regulations. Properties from which development rights are transferred should be within strategic open space preservation areas as identified by the Conservation Commission.	HDC	PC	Year 3-5
●	<b>4 Implement policies and programs designed to facilitate the development of affordable housing.</b>			
	4.1 The Zoning Commission and Planning Commission should review the Town's zoning regulations and make necessary changes to ensure that local regulations fully support and are not a barrier to the development of affordable housing. The Planning Commission should undertake a similar review of the subdivision regulations.	ZC	PC, LU, SS	Year 1
	4.2 The Zoning Commission should review the zoning regulations and make necessary changes to ensure that those regulations provide sufficient flexibility and support for the development of mixed-use housing in the Main Street Design and Middle Quarter districts.	ZC	LU	Year 1
	4.3 The Zoning Commission should review the Town's garden apartment zoning regulations to ensure that the regulations provide sufficient flexibility and support for the development of apartments in Woodbury that are appropriate to the location they are built.	ZC	LU	Year 1
	4.4 The Planning Commission should review the Town's subdivision regulations and make necessary changes to ensure that local regulations fully support and are not a barrier to the development of affordable housing.	PC		Year 2-3
	4.5 The Planning Commission should produce and adopt an affordable housing plan that specifies how the Town intends to increase its number of Affordable Housing units, as mandated by the State.	PC	SS	Year 3

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**Economic Development Goal: Build a diverse economy around small-scale, independently owned enterprises.**

	Strategies & Actions	Lead Organization	Partner Organizations	Time Frame
	<b>1 Work with the State and regional organizations to support activity that will help the Woodbury business community grow and prosper.</b>			
	1.1 The Board of Selectmen should meet with representatives of the Northwest Connect Coalition (NCC) to explore opportunities for promoting the development of high-speed internet connectivity in Woodbury and support new technologies that businesses and residents need.	BOS	NCC	Year 1
	1.2 The Board of Education should work with State and regional organizations and agencies to secure additional support for the Agri-Tech program at Nonnewaug High School.	BOE		Year 2-5
	1.3 The Board of Selectmen should reestablish the Business & Economic Development Committee to work with local businesses to identify needs and explore ways to address those needs.	BOS		Year 1
	<b>2 Develop informational materials and improve processes to attract new business, support existing businesses, and shorten application and permitting timelines.</b>			
	2.1 The Business & Economic Development Committee should work with the Woodbury Chamber of Commerce, Woodbury Business Association, Woodbury Antiques Dealer Association (WADA), the Connecticut Department of Economic Development (DECD), and CT Tourism to develop informational and marketing materials relevant to conducting and establishing a business in Woodbury.	BEDC	WCOC, WBA, WADA, DECD, CT Tourism	Year 1
	2.2 The Business & Economic Development Committee should work with the Land Use Office and Building Department to provide step-by-step guidance documents and online instruction that assists new businesses and applicants in navigating the permitting and licensing process.	BEDC	LU, BD	Year 1
	2.3 The Land Use Office and Building Departments should review permitting process and make changes necessary to ensure that permits are processed in a timely manner.	LU	BD	Year 1
	<b>3 Continue to build community through themed events that encourage residents and business owners to mingle.</b>			
	3.1 The Business & Economic Development Committee should work with local farmers to revitalize the farmers' market, explore a means of having a year-round public marketplace and otherwise provide opportunities for residents and local businesses to support local farms.	BEDC	Local Farmers	Year 2-5
	3.2 The Board of Selectmen and Board of Finance should include funds in the budget to support at least two community wide events, such as the Fall Festival, per year.	BOS	BOF	Year 2-10
	<b>4 Review commercial zoning standards to ensure that commercial development is environmentally friendly and compatible with the character of Woodbury.</b>			
	4.1 The Zoning Commission should provide design standards and/or guidelines within its zoning code for buildings and building sites to ensure environmentally friendly design that is compatible with the character of Woodbury.	ZC	LU	Year 1
	4.2 The Zoning Commission should review its signage regulations and make revisions necessary to ensure that businesses are afforded adequate exposure while maintaining the historic character of town.	ZC	LU	Year 1
	4.3 The Zoning Commission, Historic District Commission, and Planning Commission should consider the adoption of a village district(s) on Main Street.	ZC	HDC, PC, LU	Year 2-3

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**Economic Development Goal: Build a diverse economy around small-scale, independently owned enterprises.**

	Strategies & Actions	Lead Organization	Partner Organizations	Time Frame
● ●	<b>5 Review and revise zoning regulations to be more supportive of small-scale, independently owned businesses, farms, and home-based businesses.</b>			
	5.1 The Zoning Commission should review and amend zoning regulations to ensure that the regulations are adequately supportive of small businesses, farms, and home-based businesses while ensuring that the operations of those businesses are compatible with surrounding uses in the respective zoning district.	ZC	LU	Year 1
●	<b>6 Review the Town's practices with respect to optional tax programs and make such modifications as are appropriate to support the goals of the Plan.</b>			
	6.1 The Boards of Selectmen and Finance should review the Town's practices with respect to optional tax programs and make such modifications as are appropriate to support the goals of the Plan.	BOS	BOF	Year 2
● ●	<b>7 Develop plans for future use of the Park Road Quarry.</b>			
	7.1 The Planning Commission should work with O&G Industries to develop a plan for future use of the Park Road Quarry. In developing the plan, the Planning Commission should consider recommendations of SDAT Committee, Open Space, Facilities and Park & Rec Plans developed pursuant to this Plan, and implications for the Town's tax base.	PC	BOF, CC, P&R, O&G	Year 1-10

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# 9.0 Future Land Use

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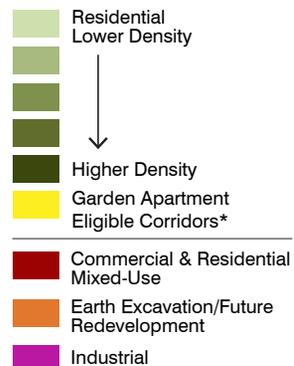
## Future Land Use

Woodbury's proposed future land use is based upon the Town's zoning districts and existing land uses. Woodbury is primarily a residential community with residential zoning districts covering most of the town. These residential districts include complementary land uses such as agriculture, open space, and institutional uses such as schools and churches. The density of development varies by district as displayed in the map at right. Much of the town is covered by lower density residential districts. Districts allowing higher densities whether by smaller lot sizes or by multifamily housing are located near the historic town center. Higher density housing is also permitted within the Garden Apartment zoning district. There are several existing Garden Apartment districts in Woodbury; new districts may be established where conditions are met providing the proposed areas have frontage on arterial corridors (Route 6 or Route 64).

Commercial districts in Woodbury include office, service, and retail uses. These districts also allow a limited amount of residential development. The land use in these districts are therefore mixed-use. Those uses are supported by this plan.

Woodbury also has industrial and earth excavation districts. Woodbury's industrial districts are not fully built out with industrial land uses and have potential for growth. Woodbury's earth excavation districts are home to sand and gravel and quarrying operations. These operations are expected to cease over the couple of decades with one of the locations likely to close within the next ten years. Given the anticipated change of use at these sites, they have been identified as future redevelopment areas, although specific land uses have not yet been identified.

### Future Land Use Legend



*\*Area shown on map indicates arterial corridors eligible for Garden Apartment and Elderly Housing Districts. Actual district boundaries, if and when established, may extend outside of the area shown on map.*

