

Town of Woodbury

281 Main Street South

Woodbury, CT 06798

203.263.2141 www.woodburyct.org

February 20, 2026

Shannon McCarthy
Chief Legislative Attorney
Legislative Commissioner's Office
Legislative Office Building – Room 5500
Hartford, CT 06106

Dear Ms. McCarthy,

On behalf of the Town of Woodbury, I respectfully submit the enclosed application requesting legislative action to convey certain state-owned property within the Route 6 Corridor to the Town of Woodbury.

The parcel in question includes a town green that contains several of Woodbury's veteran memorials, as well as the adjoining roadway and sidewalk areas that the Town has maintained for many years. Although this green is an important civic space and serves as the center of several community observances, it is the only green in Woodbury for which the Town does not hold deeded ownership.

Securing formal ownership of this property will allow the Town to continue preserving the memorials, maintain the grounds with appropriate stewardship, and ensure long-term protection of an important public asset. Conveyance will also align legal ownership with the Town's longstanding practical responsibility for care, maintenance, and public use of the property.

We respectfully request that the General Assembly introduce and support legislation authorizing the transfer of this parcel from the State of Connecticut to the Town of Woodbury.

Thank you for your consideration and for your continued partnership in supporting Connecticut municipalities and our shared public spaces. Should any additional information be required, I would be pleased to provide it.

Sincerely,

Paul Zulpa
First Selectman
Town of Woodbury, Connecticut

Cc: Representative Karen Reddington-Hughes of the 66th
Senator Eric Berthel of the 32nd
Richard Coates, Woodbury Selectman

CONNECTICUT GENERAL ASSEMBLY CONVEYANCE QUESTIONNAIRE

1. Please submit the following documents:

A. The best available legal map of the property.

See attached Highway Map recorded in the Woodbury Land Records as RD 64-86010.

B. An appraisal of the value of the property. If an appraisal has not been prepared, please indicate the estimated value of the property and the methodology used to calculate such estimated value.

The property is approximately 1.0 acre and would be classified as Park/Open Space. Woodbury assesses such at \$2,250 per acre. Applying this rate, the estimated assessed value would be: 1.0 acre × \$2,250 per acre = \$2,250.

2. Is this conveyance based upon prior legislation? For example, are you attempting to repeal or amend a prior conveyance or was this request drafted in a bill that was not passed by the legislature? If yes, please give the bill or special act number and year, if known.

N/A

3. Please answer the following questions:

A. What are the tax assessor's map, block and lot numbers for the property? If such numbers do not accurately describe the property, please provide a metes and bounds legal description of the property.

South Green – Town of Woodbury; portion of state highway right-of-way located on easterly side of Route 6, between Hollow Road to the south and Dolittle Hill Road to the north. The conveyance site includes memorial green space with commemorative memorial monuments, Veterans Lana and a spur section of Old Route 6, both of which are presently maintained by the Town of Woodbury.

B. What is the acreage of the property?

Approximately 1.0 acre

C. Which state agency has custody and control of the property?

Department of Transportation (but maintained by the Town of Woodbury)

D. What costs, if any, would the state incur if the property were conveyed? (e.g. if the property abutted a highway and needed to be fenced off.)

N/A

- E. How much would the municipality or entity receiving the property agree to pay for it? (e.g. the administrative costs to the state of making the conveyance; a specific dollar amount; or fair market value)

N/A – site is presently maintained by the Town of Woodbury

- F. How will the municipality or entity receiving the property use it? (e.g. open space, recreational, housing, economic development)

No Change - continued park (commemorative memorial green) and road usage.

- G. If the municipality or entity receiving the property has a specified use for the property, would it agree to a provision in the conveyance legislation that, if the property is not used for such purpose, it shall revert to the state?

No objection

- H. Has the municipality or entity asked the state agency that has custody of the property to convey the property to the town or entity (i.e. through an administrative rather than legislative process)?

No

- I. If the answer to question (H) is yes, please indicate the status of such administrative process and why legislation is needed.

N/A

- J. Has a title search of the property been conducted?

No

- K. Are there any deed or other restrictions on the use of the property? If so, please specify.

No

- L. Please state the name of the municipality or entity that would receive the property.

Town of Woodbury

- 4. Please provide the name, address and phone and fax numbers of the person who completed this form.**

Paul Zulpa, First Selectman
281 Main Street South, Woodbury, CT 06798
Phone: (203)263-2141 / Fax: (203)263-4755
Email: PZulpa@woodburycet.org

- 5. Please provide the name of the legislator(s) sponsoring this legislation.**

Karen Reddington-Hughes, State Representative, 66th Assembly District

State of Connecticut
GENERAL ASSEMBLY



GOVERNMENT OVERSIGHT COMMITTEE
LEGISLATIVE OFFICE BUILDING, ROOM 3100
HARTFORD, CT 06106-1591
TELEPHONE (860) 240-0528

Supplemental Conveyance Questionnaire

Must be completed and submitted with the [Conveyance Request Form](#).

Parcel Identification:

South Green – Town of Woodbury; portion of state highway right-of-way located on easterly side of Route 6, between Hollow Road to the south and Dolittle Hill Road to the north. The conveyance site includes memorial green space with monuments and a spur section of old Route 6 and Veterans Lane, both of which are presently maintained by the Town of Woodbury.

Name of Person Completing Form:

Paul Zulpa, First Selectman, Town of Woodbury

Name of Legislator(s) Sponsoring the Conveyance:

Karen Reddington-Hughes, State Representative, 66th Assembly District

What is the current use of the property?

Memorial green (park) with commemorative memorial monuments and local road (Veterans Lane and Old Route 6 spur) providing access to abutting residences.

Is the site in an Aquifer Protection Area? Yes No

If yes, please provide mapping.

Is the site within a public water supply watershed? Yes No

If yes, please provide mapping.

Are springs, streams, watercourses, and/or wetlands on the property? Yes No

If yes, please provide mapping.

Is the site identified by the State Natural Diversity Data Base as being within an area containing endangered, threatened, special concern species and significant natural communities? Yes No
If yes, please provide reference information.

Site location is at the very edge of a mapped NDDDB area, which area is more closely related to forested lands within Town of Woodbury Orenaug Park located to the northeast (See attached Map). The conveyance site is a small, urbanized area along State Highway Route 6 consisting of a longstanding-maintained lawn (green) with commemorative memorial monuments, and paved roadway maintained by the Town. The conveyance site does not include any endangered, threatened, rare or special concern flora or fauna species, nor any supporting habitat.

Estimate existing land coverage on the property by percentage (should add up to 100%):

Buildings: **None**

Other impervious cover (parking lots, roads, driveways, sidewalks):

50% Veterans Lane / Old Route 6 spur – locally maintained presently.

Developed open space (lawn, turf, playing field):

50% Green (maintained lawn, shrubs, trees and memorial monuments).

Natural meadow, grassland, or agriculture: **None**

Forest: **None**

Water bodies, dams, levees: **None**

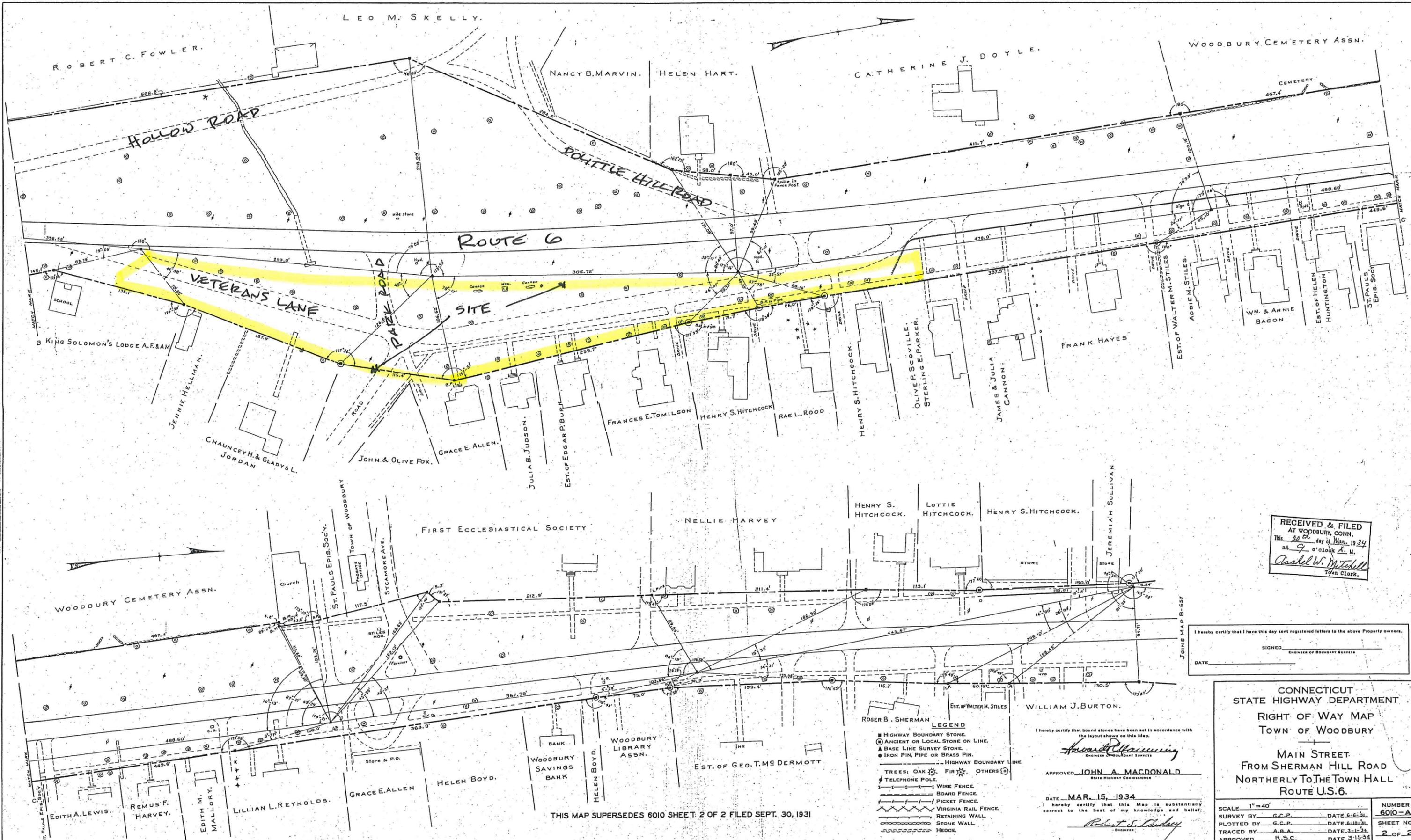
Other (including Low Impact Development, Green Infrastructure, and water resource rights-of-way that would need to be maintained by the future property owner):

N/A

Are any of the buildings on the property on the National Register of Historic Places? Yes No
If yes, please explain.

There are no buildings.

Note: [CT ECO](#) provides useful information.



RECEIVED & FILED
 AT WOODBURY, CONN.
 This 20th day of Mar. 1934
 at 9 o'clock A. M.
Asahel W. Mitchell
 Town Clerk.

I hereby certify that I have this day sent registered letters to the above Property owners.
 SIGNED _____
 ENGINEER OF BOUNDARY SURVEYS
 DATE _____

- LEGEND**
- HIGHWAY BOUNDARY STONE.
 - ANCIENT OR LOCAL STONE ON LINE.
 - ▲ BASE LINE SURVEY STONE.
 - IRON PIN, PIPE OR BRASS PIN.
 - HIGHWAY BOUNDARY LINE.
 - TREES: OAK ✕ FIR ✕ OTHERS ○
 - ☎ TELEPHONE POLE.
 - WIRE FENCE.
 - BOARD FENCE.
 - PICKET FENCE.
 - VIRGINIA RAIL FENCE.
 - RETAINING WALL.
 - STONE WALL.
 - HEDGE.

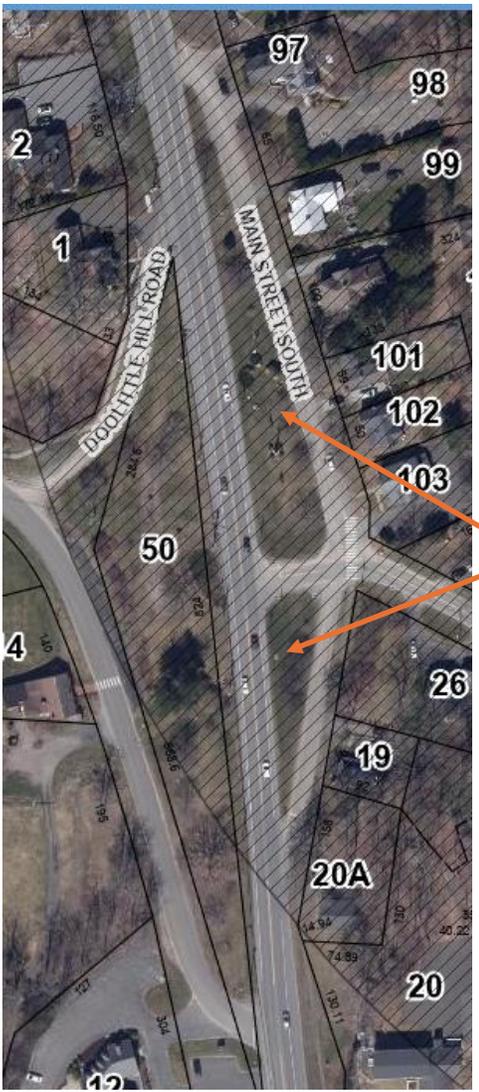
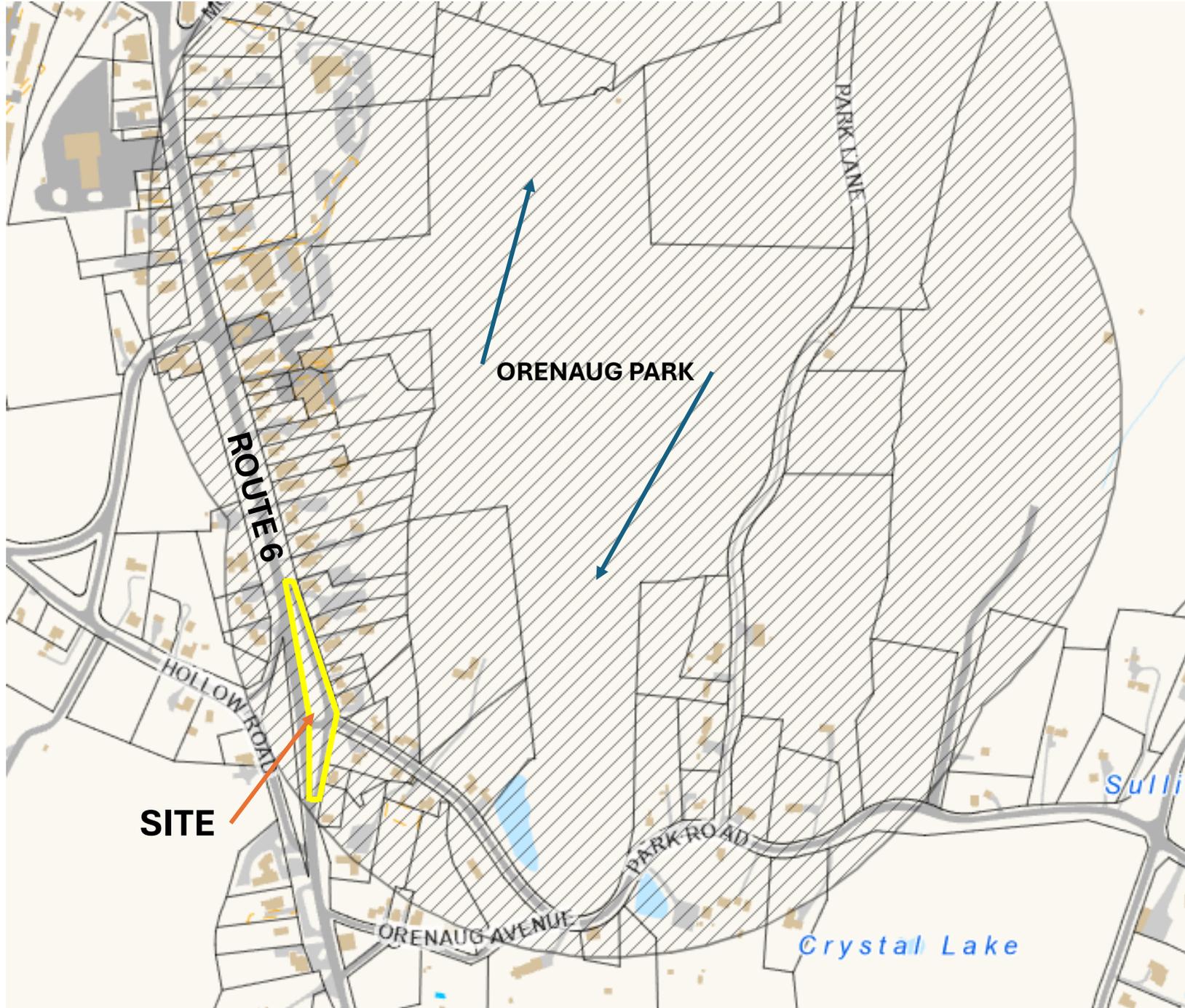
I hereby certify that bound stones have been set in accordance with the layout shown on this Map.
Howard R. Manning
 ENGINEER OF BOUNDARY SURVEYS
 APPROVED **JOHN A. MACDONALD**
 STATE HIGHWAY COMMISSIONER
 DATE MAR. 15, 1934
 I hereby certify that this Map is substantially correct to the best of my knowledge and belief.
Robert S. Carney
 ENGINEER

CONNECTICUT
 STATE HIGHWAY DEPARTMENT
 RIGHT OF WAY MAP
 TOWN OF WOODBURY
 MAIN STREET
 FROM SHERMAN HILL ROAD
 NORTHERLY TO THE TOWN HALL
 ROUTE U.S. 6.

SCALE 1"=40'	NUMBER 6010-A
SURVEY BY G.C.P. DATE 5-6-31	SHEET NO.
PLOTTED BY G.C.P. DATE 6-10-31	2 OF 2
TRACED BY A.B.A. DATE 3-1-34	
APPROVED R.S.C. DATE 3-15-34	

THIS MAP SUPERSEDES 6010 SHEET: 2 OF 2 FILED SEPT. 30, 1931

HIGHWAY MAP: RD 864-86010



SITE

 State Natural Diversity Database

Town of Woodbury

02/18/26 Base Source: Woodbury GIS



North - NTS