Stonington Facilities Committee
Regular Meeting Minutes
Tuesday, November 9, 2021
Stonington Human Services Building Community Room
7:00 pm

The Stonington Facilities Committee held a regular meeting at the Stonington Human Services Building Community Room on this date, Tuesday, November 9, 2021 at 7:00 p.m.

Members present were Paul Sartor, Chairman; Chris Donahue, Vice-Chair; Bill King, Alisa Morrison and Jean Fiore; as well Sandy Tissiere, Recording Secretary and Don Fiore, Citizen

Members absent: Don Maranell and Sandy Grimes

1. Call to Order
   Chairman Sartor called the meeting to order at 7:05 p.m.

2. Pledge of Allegiance
   The group joined together for the Pledge of Allegiance.

3. Comments from the Public
   No public comments.

   Bill King and Jean Fiore were seated as alternates.

4. Approval of Minutes
   The minutes from the regular meeting of June 8, 2021 were presented for approval. There were some typographical errors that needed correction.
   A motion was made by Chris Donahue and seconded by Bill King to approve the June 8, 2021 minutes as corrected.
   The vote was unanimous, and the motion carried.

5. Correspondence
   The Stonington Community Realty Corporation updated proposal was distributed. (Attachment #1).

6. Set 2022 Regular Meeting Schedule
   Paul Sartor proposed the 2022 regular meeting schedule remain the same as the 2021 regular meeting schedule, the second Tuesday of the month at 6:00 p.m. at Stonington Human Services.
   A motion was made by Alisa Morrison and seconded by Chris Donahue to set the regular meeting schedule as the same as 2021, the second Tuesday of the month at 6:00 p.m. at Stonington Human Services.
   The vote was unanimous, and the motion carried.

7. Mystic 4th DVD Hall
   - Status
     Paul Sartor reported, per conversation with Stonington Public Works Director, Barbara McKrell, that the drainage and site improvements project had been delayed, but are now scheduled to start the week of 11/8/2021. The paving portion of the project was not awarded. Work to be done to include excavation portion/ installation of storm drainpipe & tidal flap gate apparatus to mitigate the flooding of the area, along with a fence at the back of the property to stop vehicular traffic between this property and the church lot. Lot is to be surveyed. There will be general maintenance/repair on the exterior of the building performed as well.

8. 49 N. Stonington Road
   - Status

     Paul Sartor reported he met with Danielle Chesebrough, Stonington First Selectman, and Susan Cullen, Stonington Director of Community and Economic Development to discuss the 49 North Stonington Road property. Danielle Chesebrough and Susan Cullen would like to see development of the property with the consideration of a new stand-alone septic system. Danielle Chesebrough requested the Stonington Facilities Committee check with the Greater Stonington Realty Corporation to see if they are still interested and ask them to update their proposal in perspective of using the entire 5.7 acres with consideration of installing a septic system. Greater Stonington Realty Corporation sent an updated Affordable Senior Housing Proposal demonstrating the highest and best use of the entire property for affordable senior housing/ADA housing. The land would be leased from the town. (Attachment #1)

     Paul Sartor also contacted Dave Reagan, Reagan Homes, regarding a developer/home builder opinion and how this property would be developed respecting current zoning regs (RA20). Mr. Reagan confirmed that his previous analysis/proposal from 2/7/2021 is still valid. (Attachment #2)
     Quick summary below: (See attached for more detailed explanation.)
     - Assuming existing building is removed prior to sale.
     - Due to significant per lot development costs, suggested lot purchase price: $220,000. He added that his target home package sales price would be ~$500,000.

     The committee discussed the following potential uses of the property:
     1. Age restricted housing either 8-30g affordable housing or affordable senior housing.
     2. To sell the property for single residential homes.
     3. To sell the property for restricted age, single residential homes.
     4. The property to be divided, keeping the building for town use and either selling the remainder of the property or lease it for ADA/senior housing.
     5. To keep the property and building for use by the town.

   It was agreed by consensus that the committee does not have sufficient information to provide a firm recommendation to the Board of Selectmen as to the best use of this property relative to Town needs.

   It was further agreed that, prior to selling the property or razing the building at 49 North Stonington Road or committing to a future use of this property, the committee recommends that a comprehensive town wide space needs assessment be done to reasonably ensure that the existing building would not be needed for future town use: i.e., Voting hall, Town storage, DPW, Town Hall satellite offices, Town meeting space.

9. New Business
   There wasn't any new business.

10. Comments from the Public
    Don Fiore said he thinks the town shouldn't give up any ownership of town properties.

11. Comments from the Committee
    Alisa Morrison asked about committee member terms. Paul Sartor recommended committee members contact Stacey Haskell, Stonington First Selectman – Executive Assistant, to inquire about their terms of commitment.

12. Adjourn
    A motion was made Chris Donahue and seconded by Bill King to adjourn the meeting at 8:33 p.m.
    The vote was unanimous, and the motion carried.

Respectfully submitted,

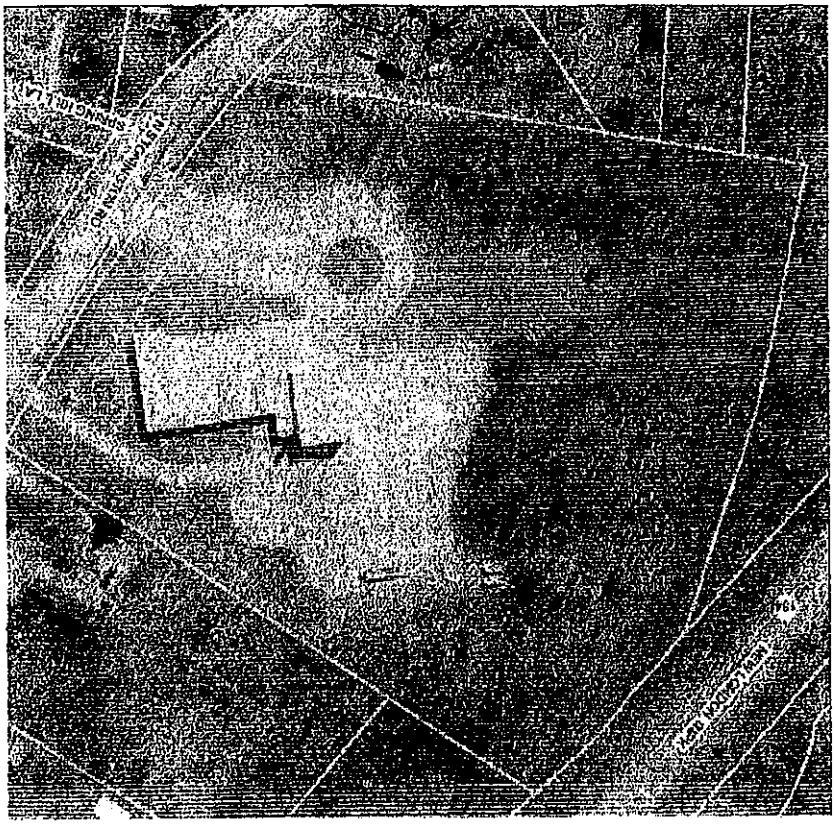
Sandy Tissiere

Sandy Tissiere
Recording Secretary

ATTACHMENT #1

AFFORDABLE SENIOR HOUSING PROPOSAL – GREATER STONINGTON REALTY CORPORATION

November 5, 2021



TO: Paul Sartor et al

Town of Stonington Facilities Committee

RE: Proposal for use of the excess land (or the entire site) at the Old Mystic Elementary School facility located at 49 North Stonington Road, Stonington, CT

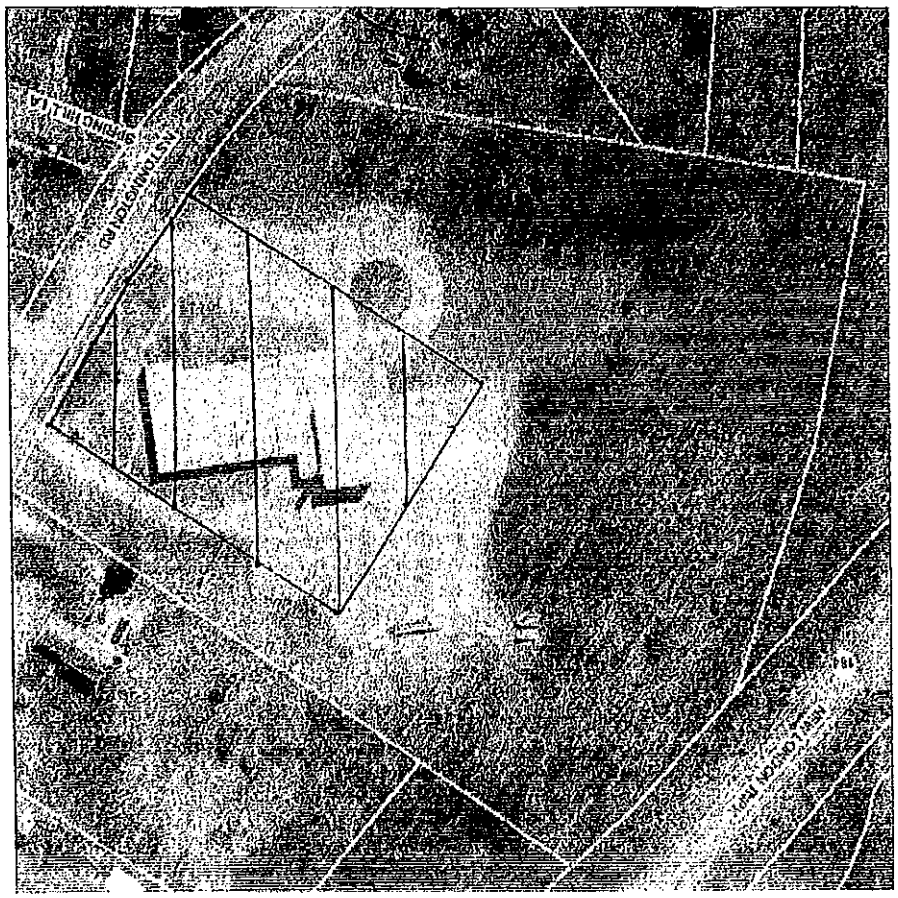
Dear Committee,

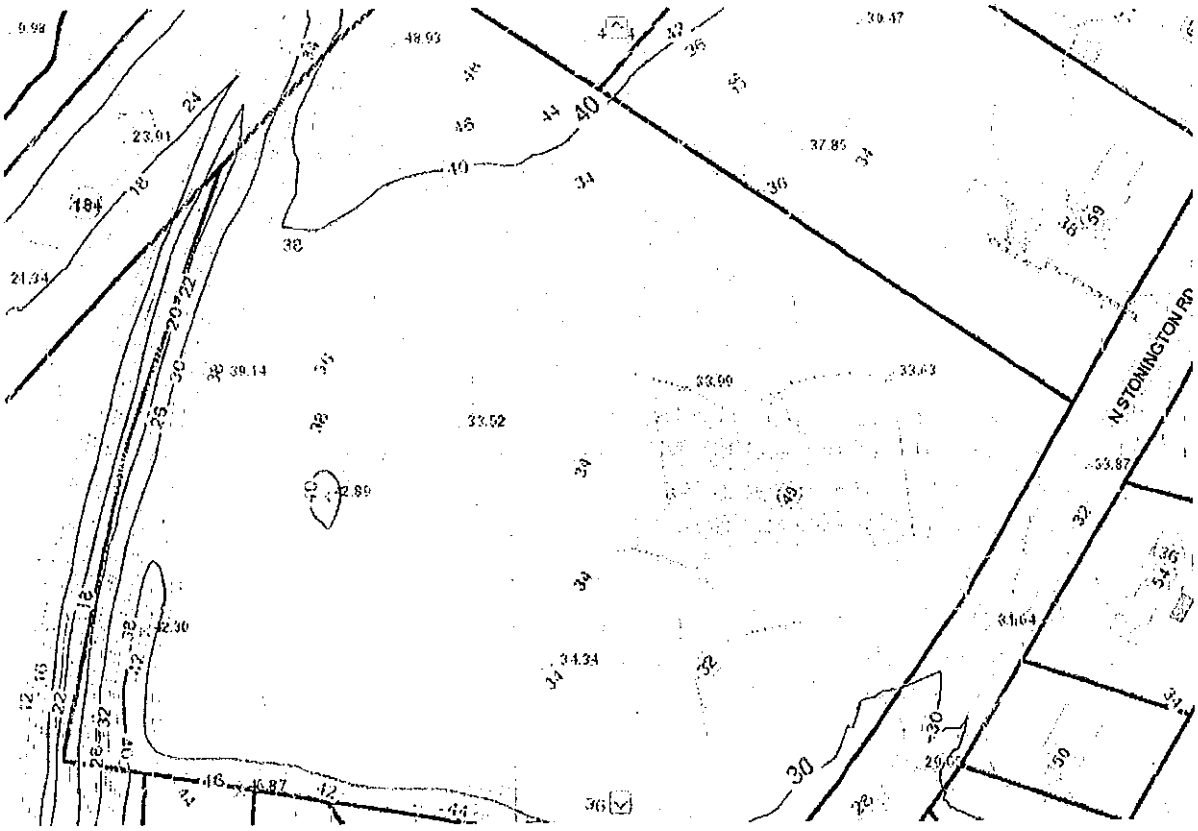
Thank you for taking the time to meet with us previously regarding potential future uses for this town asset. The Greater Stonington Realty Corporation is focused on the supply of affordable senior housing options for Stonington residents and the long-term sustainability of housing for all residents throughout town. Our proposal is meant to ensure continued quality of life for this Old Mystic neighborhood while adding to the professionally managed, affordable senior housing stock in town. Our proposal seeks to maintain town ownership of the land and town oversight of the project once completed. We have incorporated your latest suggestions into this proposal.

The primary focus of this analysis is to determine the highest and best use of this property. In private practice, the maximally productive use of any property is determined by the use which generates the highest net present value in terms of dollars. When dealing in the public sphere, the highest and best use is that use which generates the greatest net benefit to the community, with a focus on the benefits and costs that accrue to the immediate neighborhood first and foremost.

The existing building improvements (left) contain approximately 10,500 square feet of single-story space constructed in 1960. These improvements may or may not be utilized by the Town, and we have considered two scenarios; 1) maintaining these improvements, and 2) razing these improvements. These improvements are located on a large 5.70-acre site which consists mostly of vacant land and a large quantity of paved parking area. The site has frontage along both North Stonington Road and CT State Route 184.

The existing improvements are located in the northeast portion of the site and there is a very significant amount of excess land suitable for other uses. Considering a 25-30% site coverage ratio for the existing improvements, the improved portion of the site is estimated at 1.0 acres, or 43,560 square feet. This area is cross-hatched in the photo to the right. This leaves 4.7 acres of excess land which is available for additional development in scenario 1 and 5.7 acres under scenario 2.



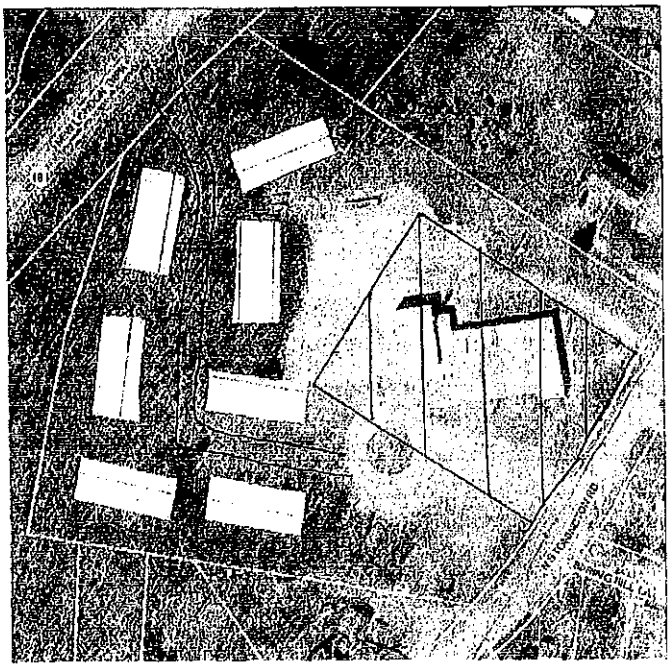


The topography of the site will determine the best layout of the improvements. The topographical map above indicates an elevated area in the northwest cornet of the site, adjacent to the Barnes Moving & Storage property, and steep drop-offs towards Route 184 on the western edge of the site. Traffic access points along Route 184 and North Stonington Road should be developed for the site.

For minimal disruption of the neighborhood, the project should be oriented toward the Route 184 frontage, with landscaped land berms or other forms of buffering of the visibility of new improvements from the existing neighborhood uses. The design will focus on minimizing the impact on surrounding properties. The project will hopefully extend sanitary sewer to the site, benefitting some neighboring properties. However, the cost may be prohibitive, or there may not be enough capacity, so the alternative would be for an engineered septic system onsite.

In terms of improvements, the preliminary plan calls for multiple single-story fourplex buildings with surface parking, however garages and/or storage could be added at extra cost. The projected unit size average is 1,000 square feet, with the potential for a mix of one, two and three-bedroom units, assuming a 50% 1 bedroom, 25% two bedroom and 25% 3-bedroom split. The typical building floorplate area would be 40' by 100' or 4,000 square feet, plus any garages or storage areas. Elevations of generally similar product are included above for additional clarity.

The proposed general site plan below conceptualizes the maximum density option being put forth under scenario 1. It calls for 49 units in 7 buildings, indicating a density of near 10.4 units per acre. Each yellow rectangle represents one fourplex (generally to scale). As can be seen, the project is oriented to the Route 184 frontage and is essentially separate from the bordering residential properties. This separation can be further enhanced at minimal cost with berms, landscaping, fencing and similar options. This project could be phased in over time or scaled to satisfy the concerns of residents.



Under scenario 2, wherein the existing school improvements are razed, this would provide additional space for more residential buildings. It is possible that as few as two buildings or as many as four

additional buildings could be added. However, the concerns of the neighborhood and septic capacity will be important factors in determining the final project density.

In terms of the total number of bedrooms, further consultation with design professionals will provide the best answer. A mix of one, two and three-bedroom units seems ideal. Assuming a 50/25/25 split, the total number of bedrooms could be as few as 42 (with 6 buildings) or as many as 77 (with 11 buildings). Design professionals would determine the optimal size and unit mix of the buildings.

The GSRC has interest in leasing the land and managing the property. Ideally, the property would remain under town ownership and be leased for a nominal amount over a long term (say, $1 per year for 99 years). This would give the Town of Stonington maximum control over the site for the future. Management would be provided by an entity such as the Stonington Housing Authority or other appropriate property management firm procured via RFQ process satisfying funders. As the developer, GSRC would oversee the financing and development of the project, and perform any other functions deemed necessary by the Town of Stonington and the Stonington Facilities Committee.

The driving factors behind the final development plan should be these core concerns:

1. Cohesion with and support of the surrounding neighborhood.
2. Adding affordable housing stock to the Town of Stonington, similar to the EK Richmond campus.
3. Adding public access to Route 184 sufficient for Fire Company Apparatus, if possible.
4. Extension of public sewer to the site and properties to the west, if possible.
5. Requirements set forth by State and/or Federal funders.

We look forward to discussing this proposal with your committee at your convenience.

Thank You,

Greater Stonington Realty Corporation

ATTACHMENT #2

49 N. Stonington Rd, Old Mystic

Dave Reagan <dreagan@reaganhomes.com>
To:Paul Sartor
Feb 6 at 3:12 PM

Hi, Paul per your request I looked at the feasibility of developing the above property into residential lots. I attached a sketch of a possible 6 lot subdivision. This would assume the existing building(s) were taken down and any environmental issues were abated.

The town typically requires open space but will take a fee of 10 percent of the value of the land as it sits prior to approved subdivision.

For example, if we use the current assessed value of $132,300, then the developer would be paying to the town a total of $13,300 divided by 6 lots. Each time a lot was sold then 1 sixth of the $13,300 would be paid to the town.

It would take more time to evaluate for a road but as we spoke about the extra few lots it may create, more than likely would not pay for the extensive engineering and road costs that would need to go in for them.

My understanding the lots will need individual septic systems and typical water hook fees would be assessed per lot.

I estimate $35,000 towards test holes, perc tests, surveys, engineering, application fees to go after a 6 lot approval for this property. This would not be a guarantee, as you know many factors will come into play, neighbors against, water flow, septic system capacities and so on.

Developers can risk not only money but time going through the process and ultimately getting denied or ending up with fewer lots.

For me, I would be interested in paying $220,000 and fund the costs of $35,000 for the engineering of 6 lots.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Thanks,

Dave Reagan

Reagan Homes LLC

860.460.4857

www.ReaganHomes.com