

**Stonington Facilities Committee  
Regular Meeting Minutes  
Stonington Human Services, Pawcatuck, CT  
Tuesday, August 13, 2019  
7:00 pm**

The Stonington Facilities Committee held a regular meeting on this date, Tuesday, August 13, 2019, at 7:00 p.m. at Stonington Human Services.

Members present were Paul Sartor, Acting Chairman, Don Marinell, Alisa Morrison, Bill King and John Prue, Board of Selectmen liaison. Late arrivals were Jean Fiore, 7:09 p.m. and Chris Donahue, 7:12 p.m. Also, present were Sandy Tisiere, Recording Secretary; Phyllicia Adams, Executive Director, Stonington Housing Authority; William Geary, Board Member, Greater Stonington Realty Corporation and interested citizens

Member absent: Sandy Grimes

**1. Call to Order**

Paul Sartor, Acting Chairman, called the meeting to order at 7:02 p.m.

Bill King was seated as an alternate.

**2. Pledge of Allegiance**

The group joined together for the Pledge of Alliance.

**3. Comments from the public**

No public comments.

**4. Approval of Minutes**

The minutes from the regular meeting of July 9, 2019 and the Open House, special meeting of July 14, 2019 was submitted for approval.

A motion was made by Don Maranell and seconded by Alisa Morrison to approve the July 9, 2019 and July 14, 2019 minutes as submitted.

Aye: Paul Sartor, Don Marinell, Alisa Morrison

Bill King abstained

**5. Correspondence**

1. An email was received from E. Jenny Brummond in support of St. Michael School moving into West Broad Street School.
2. An email from Steve Holland was received regarding a time capsule buried at West Broad Street School in 1972 to be opened in 2022. Mr. Holland is asking the time capsule to be dug up now.

**3. Old Mystic School District Building**

**• Updates**

Sandy Grimes spoke with Leanne Theodore, Stonington Director of Human Services, about her interest in the Old Mystic building. Ms. Theodore expressed an interest and will present a proposal to the committee at the September 3, 2019 meeting.

Alisa Morrison reported there was a miscommunication regarding the meetings and times for the Old Mystic Fire department meetings. There is a meeting on Thursday, September 12, 2019, she asked a committee member to attend the meeting as she cannot attend, this will be determined who attends. Alisa Morrison will contact the Old Mystic Fire Department and invite them to a meeting to present a proposal.

**• Greater Stonington Realty Corp proposal**

Phyllicia Adams, Executive Director, Stonington Housing Authority; and Bill Geary, Board Member, Greater Stonington Realty Corporation were in attendance to present a proposal (attachment #1) for the use of the Old Mystic building.

Ms. Adams explained there is a need for affordable housing for the elderly and adults with disabilities. There could be a mixed use of the Old Mystic property providing one story housing and use of the current school building as a recreation center or senior center, etc.

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Some of the benefits to the neighborhood would be the frontage to the property would be Route 184, sewer tie-in that would benefit the neighborhood and the current building could be a community resource.

- **Next Steps**

1. Ms. Adams will contact Leanne Theodore to share the Greater Stonington Realty Corporation proposal
2. Leanne Theodore will present the Human Services proposal at the Stonington Facilities Committee September meeting.
3. Special meetings and Open Houses to be scheduled for the Old Mystic building inviting the neighbors to share their ideas on the use of the building.
4. Determine what correspondence is needed to communicate with the school district regarding returning the Old Mystic building to the town in clean condition.

**4. WBSS**

- **Comte discussion: Updates on St. Michael's Lease**

Paul Sartor reported he has been invited to the Board of Selectmen meeting on Wednesday, August 14, 2019, at 7:00 p.m. to discuss Saint Michael's interest in West Broad Street School.

- **Revised "suggested uses" spreadsheet**

The committee reviewed the suggested uses spreadsheet that had been updated after the July 14, 2019 open house.

- **Prioritize Suggestions**

St. Michael School is the most suggested as use and the second is condominiums.

- **Next Steps**

Paul Sartor will attend the Board of Selectmen's meeting for an update regarding St. Michael's interest.

**5. Elect Permanent SFC Chair**

Don Marinell made a motion and Alisa Morrison seconded to elect Paul Sartor as permanent Chairman and Chris Donahue as Vice Chairman of the Stonington Facilities Committee.  
The vote was unanimous, and the motion carried.

**6. New Business**

There wasn't any new business discussed.

**7. Old Business**

There wasn't any old business discussed.

**8. Comments from the Public**

Sue Jones asked what the zoning of the Old Mystic building is. Don Marinell answered it is RA 20, half-acre.

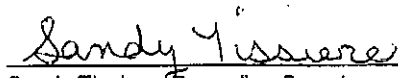
**9. Comments from the Committee**

There weren't any comments from the committee.

**10. Adjourn**

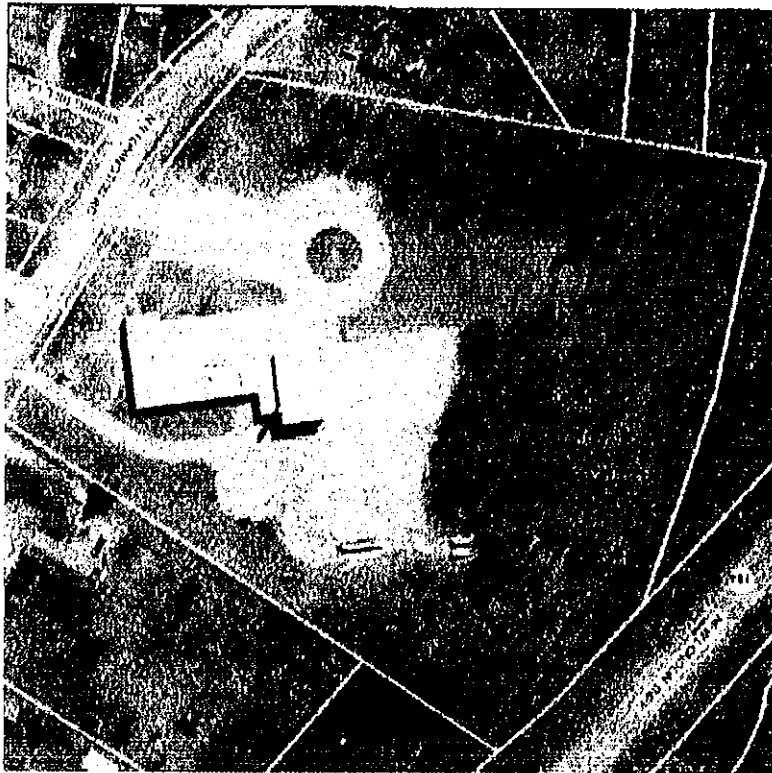
As there wasn't any further business to discuss, the meeting adjourned at 8:33 p.m.  
The vote was unanimous, and the motion carried.

Respectfully submitted,



Sandy Tisslere, Recording Secretary

**AFFORDABLE SENIOR HOUSING PROPOSAL – GREATER STONINGTON REALTY CORPORATION**



TO: Paul Sartor, Alissa Morrison, John Prue, et al

**Town of Stonington Facilities Committee**

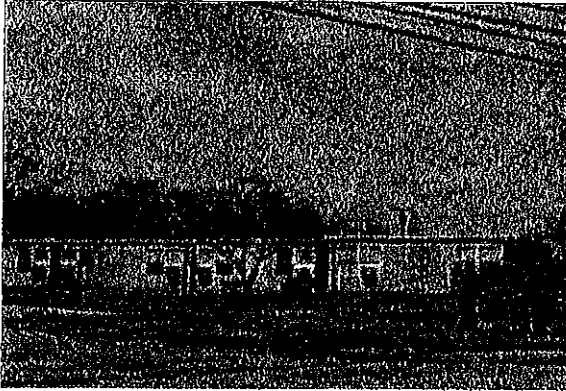
RE: Proposal for use of excess land at the Old Mystic Elementary School facility located at 49 North Stonington Road, Stonington, CT

Dear Committee,

Thank you for taking the time to meet with us in July regarding potential future uses for this town asset. The Greater Stonington Realty Corporation is focused on the supply of affordable senior and disabled 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.

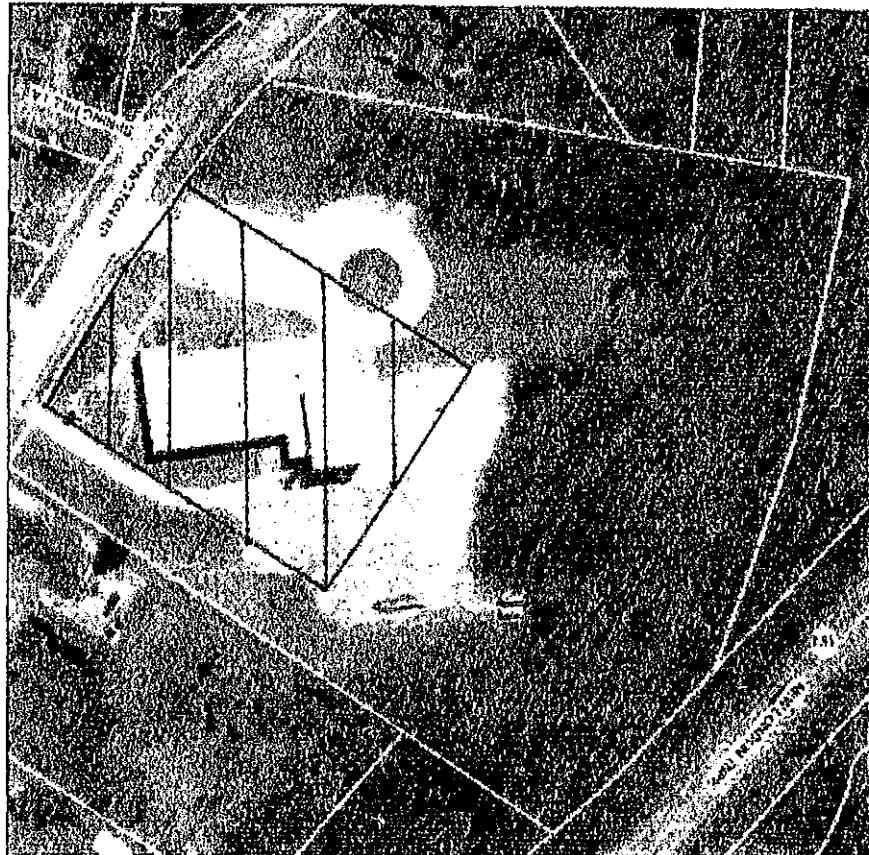
The primary focus of this analysis is to determine the highest and best use of this property. In private practice, the maximally productive use of any property is determined by the use which generates the

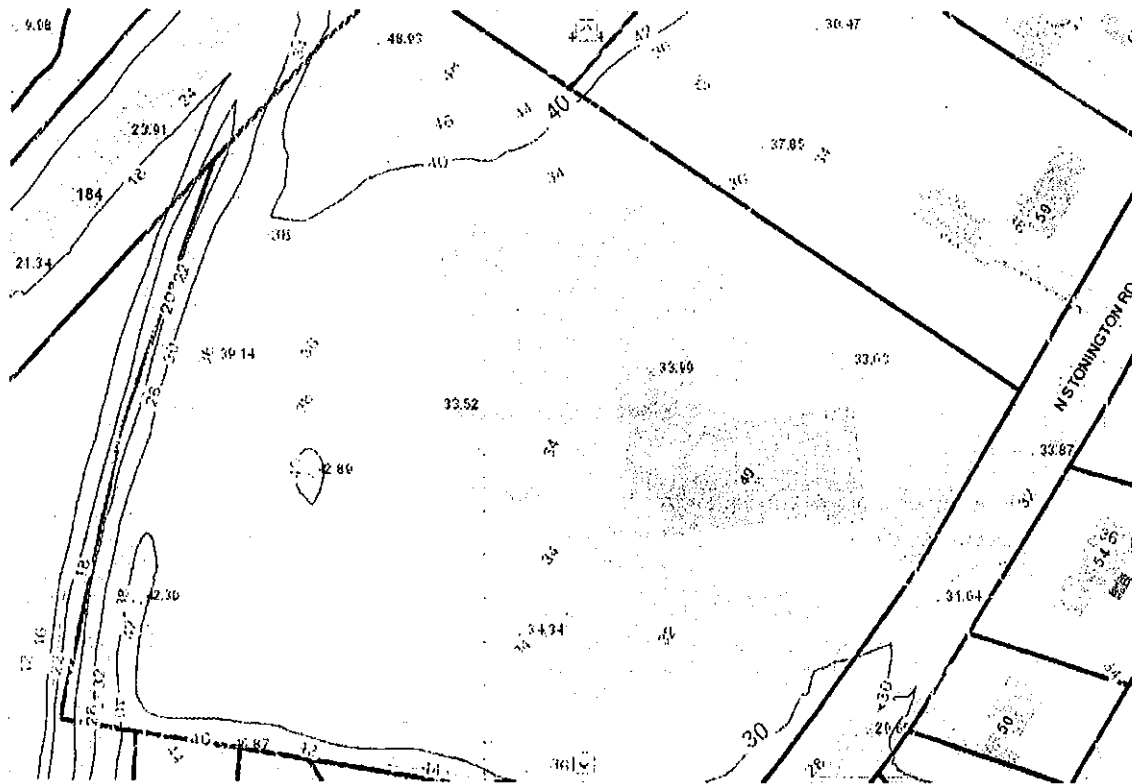
highest net present value in terms of dollars. When dealing in the public sphere, the highest and best use is that use which generates the greatest net benefit to the community, with a focus on the benefits and costs that accrue to the immediate neighborhood first and foremost.



The existing building improvements (left) contain approximately 10,500 square feet of single-story space constructed in 1960. These improvements are considered to have substantial remaining economic life and should be utilized by the town for necessary public services. 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.



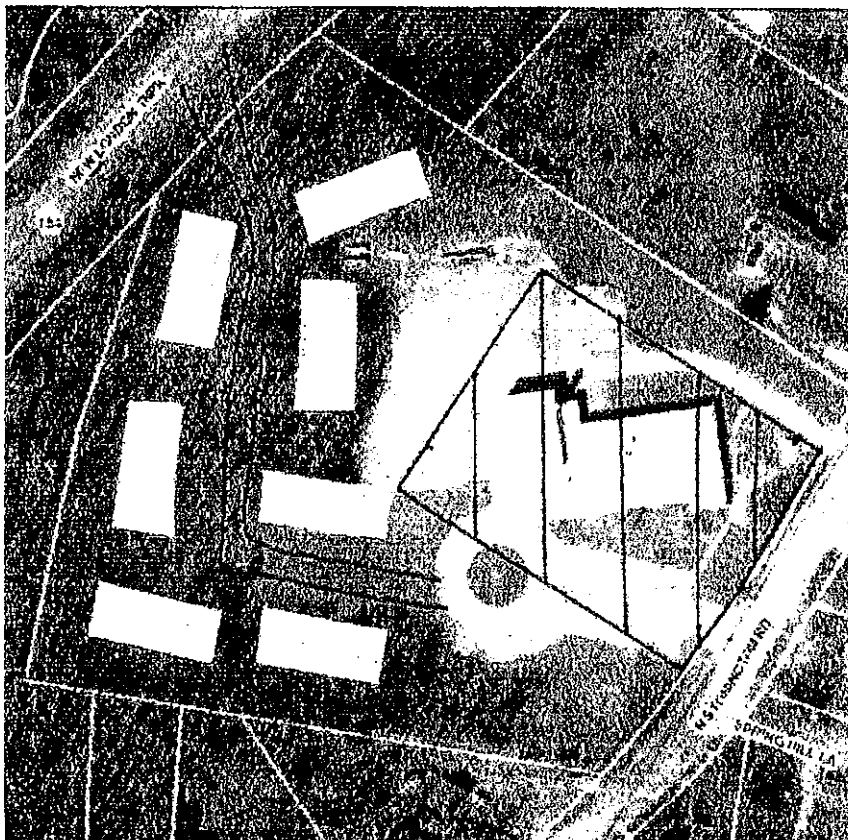


The topography of the site will determine the best layout of the improvements. The topographical map above indicates an elevated area in the northwest corner of the site, adjacent to the Barnes Moving & Storage property, and steep drop-offs towards Route 184 on the western edge of the site. Traffic access 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 project will extend sanitary sewer to the site, benefitting neighboring properties.



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

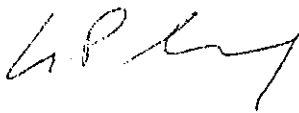
The proposed site plan below conceptualizes the maximum density option being put forth. It calls for 28 units in 7 buildings, indicating a density of near 6 units per acre. Each yellow rectangle represents one fourplex (generally to scale). As can be seen, the project is oriented to the Route 184 frontage and is essentially separate from the bordering residential properties. This separation can be further enhanced at minimal cost with berming, landscaping, fencing and similar options. This project could be phased in over time or scaled down (say 12 to 20 units) to satisfy the concerns of residents.



The GSRC has no interest in owning or 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 the Stonington Housing Authority. The 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.

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

Thank You,

A handwritten signature in black ink, appearing to read 'Bill Geary', with a stylized, cursive script.

Bill Geary, GSRC

860 800 4975



# Town of Stonington, CT

## Property Listing Report

Map Block Lot

166-1-6

Building # 1

Section # 1

Account

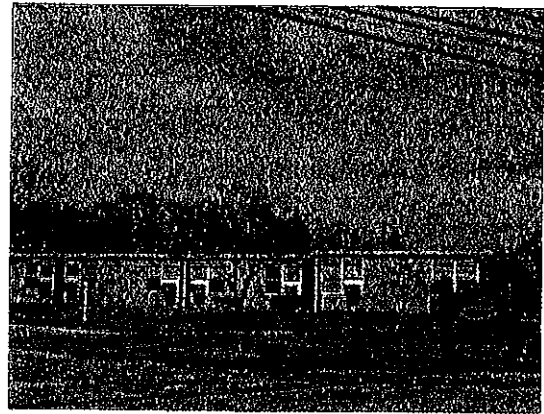
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### Property Information

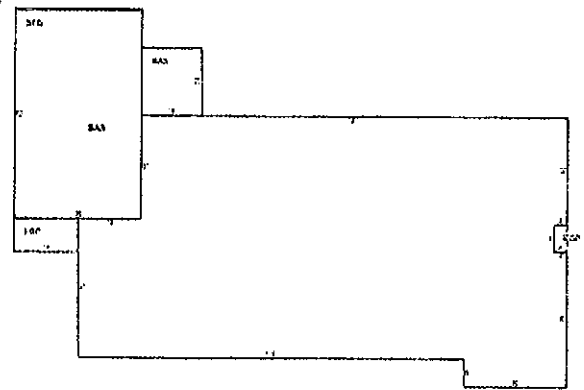
Property Location	48 N STONINGTON RD
Owner	STONINGTON TOWN OF
Co-Owner	OLD MYSTIC ELEMENTARY SCH
Mailing Address	152 ELM ST STONINGTON CT 06378
Land Use	9033 MUN PUB SC M-94
Land Class	E
Zoning Code	RA-20
Census Tract	7054

Street Index	0040
Acreage	5.7
Utilities	Public Water, Septic
Lot Setting/Desc	Suburban Septic
Survey Map #	NA
School District	
Fire District	Old Mystic
Trash Day	TH
Polling Place (District)	5

### Photo



### Sketch



### Primary Construction Details

Year Built	1980
Stories	1
Building Style	Office Bldg
Building Use	Commercial
Building Condition	AV
Occupancy	1
Extra Fixtures	
Bath Style	NA
Kitchen Style	NA
AC Type	None
Heating Type	Hot Water
Heating Fuel	Oil

Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Total Rooms	0
Roof Style	Flat
Roof Cover	Tar & Gravel
Interior Floors 1	Vinyl/Asphalt
Interior Floors 2	Carpet
Exterior Walls	Brick/Masonry
Exterior Walls 2	NA
Interior Walls	Drywall/Sheet
Interior Walls 2	Minim/Masonry

### (\*Industrial / Commercial Details)

Building Desc.	MUN PUB SC M-94
Building Grade	Class A/B
Heat / AC	NONE
Frame Type	MASONRY
Baths / Plumbing	AVERAGE
Ceiling / Wall	SUS-CEIL & WL
Rooms / Ptns	AVERAGE
Wall Height	9
First Floor Use	9033

Report Created On

8/3/2019

Town of Stonington, CT

## Property Listing Report

Map Block Lot

166-1-6

**Building # 1**

1

Section #

1

Account

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Valuation Summary			Sub Areas		
(Assessed value = 70% of Appraised Value)					
Item	Appraised	Assessed	Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Buildings	1489200	1042400	First Floor	10491	10491
Extras	16300	11400	Porch, Open	222	0
Improvements			Storage Area	2356	1767
Outbuildings	48000	33600			
Land	132300	92800			
Total	1685800	1180000			
Outbuilding and Extra Features					

## Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
STONINGTON TOWN OF	0120/0071	2/4/1959	0
STONINGTON TOWN OF	0119/0187	11/18/1958	0
STONINGTON TOWN OF	0119/0185	11/18/1958	0