

# Southbury Training School (STS)

## Future Use Study



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**Prepared for the Town of Southbury  
Planning Commission**

**Report dated August 15, 2017**

**Presented to the Planning Commission  
on September 12, 2017**

**Full Plan is available in the Planning Department**

***Recommendations & Strategies excerpted by the  
Strategic Planning Task Force***

# Recommendations

See Report - Page 5 & 6 for additional details

- **Current & Expanded Uses**

The Town of Southbury fully supports the STS Board of Trustees recommendation that the STS campus continue to be used as a facility that serves the state's Intellectual & Developmental Disabilities (I/DD) community with the potential to extend services to veterans with traumatic brain injuries (TBI) and persons with autism. These uses best utilize the campus's unique combination of;

- residential,
- health care,
- educational,
- and vocational spaces.

- **Senior Rental Housing**

- Affordable senior housing is needed

- **Agriculture**

- Indoor hydroponics & aquaponics
- Agriculture training & education
- Agricultural fields & greenhouses

- **Institutional**

- I/DD housing & services
- Veterans housing & services
- Government offices
- Vocational training & education

- **Passive Recreation**

- Lake Stibbs
- Access to adjacent conservation areas
- Greenhouses preserved as "community agriculture"

# Strategies

See Report - Page 7 for additional details

Strategy	Applicable Future Uses	Responsible Entities	Time Line
Amend the POCD to include the Future Use Study	All	PC	ST
Modify zoning regulations to align with Future Use Study	All	ZC	ST
Develop a property subdivision plan	All	State, PC	ST
Continue on-going environmental remediation and building upgrades	Inst. AG, SH	State	ST
Assessment/needs/feasibility of the relocation of municipal offices to STS	Inst. (municipal)	BOS	LT
Conduct fiscal impact study of town use of STS campus	Inst. AR, PR (municipal)	BOS	LT
Conduct a building re-use & programming assessment	Inst.	Private, BOS or State	LT
Apply for a State Open Space Grant or work with a nonprofit to purchase the land around Lake Stibbs	PR	BOS, CC, PRC	LT
Conduct a market assessment and community assessment for athletic fields and recreational facilities	AR	Private, BOS, PRC	LT

## Applicable Future Uses:

Ag = Agriculture, AR = Active Recreation, Inst = Institutional, PR = Passive Recreational, SH = Senior Rental Housing

## Responsible Entities:

BOS = Board of Selectmen, CC = Conservation Commission, PC = Planning Commission, PRC = Park & Recreation Commission, ZC = Zoning Commission, State = State of CT, Private = Private Entity or Developer

## Time Line

ST = Short Term, LT – Long Term