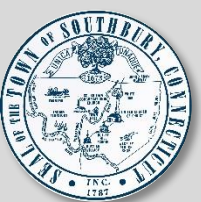


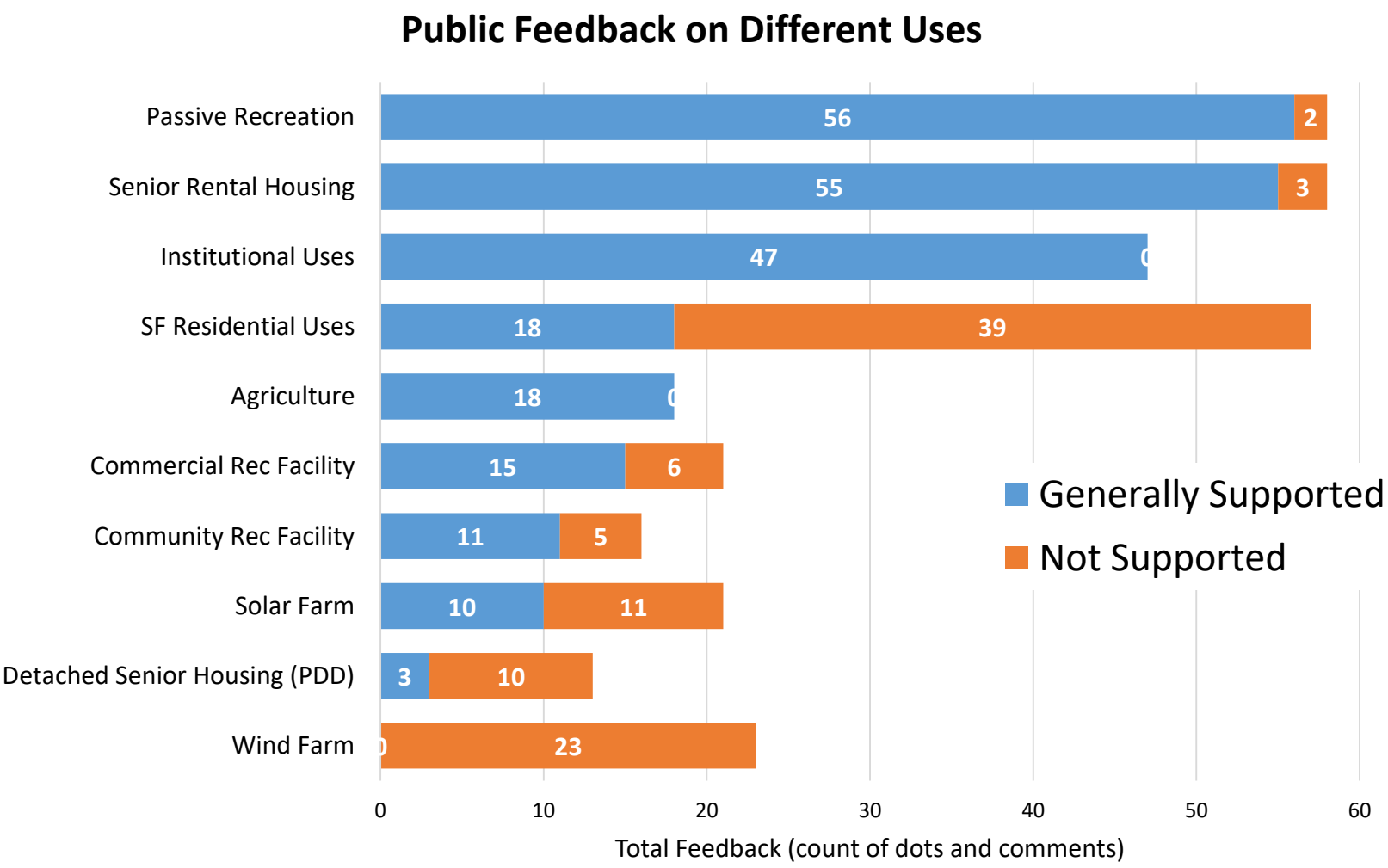


Southbury Training School Future Use Study Summary of Feedback from June Workshop



Overall Interest and Support for Different Potential Future Uses

- The potential uses with the most positive feedback were:
 - Passive Recreation
 - Senior Rental Housing
 - Institutional Uses
 - Agriculture
 - Recreational Uses

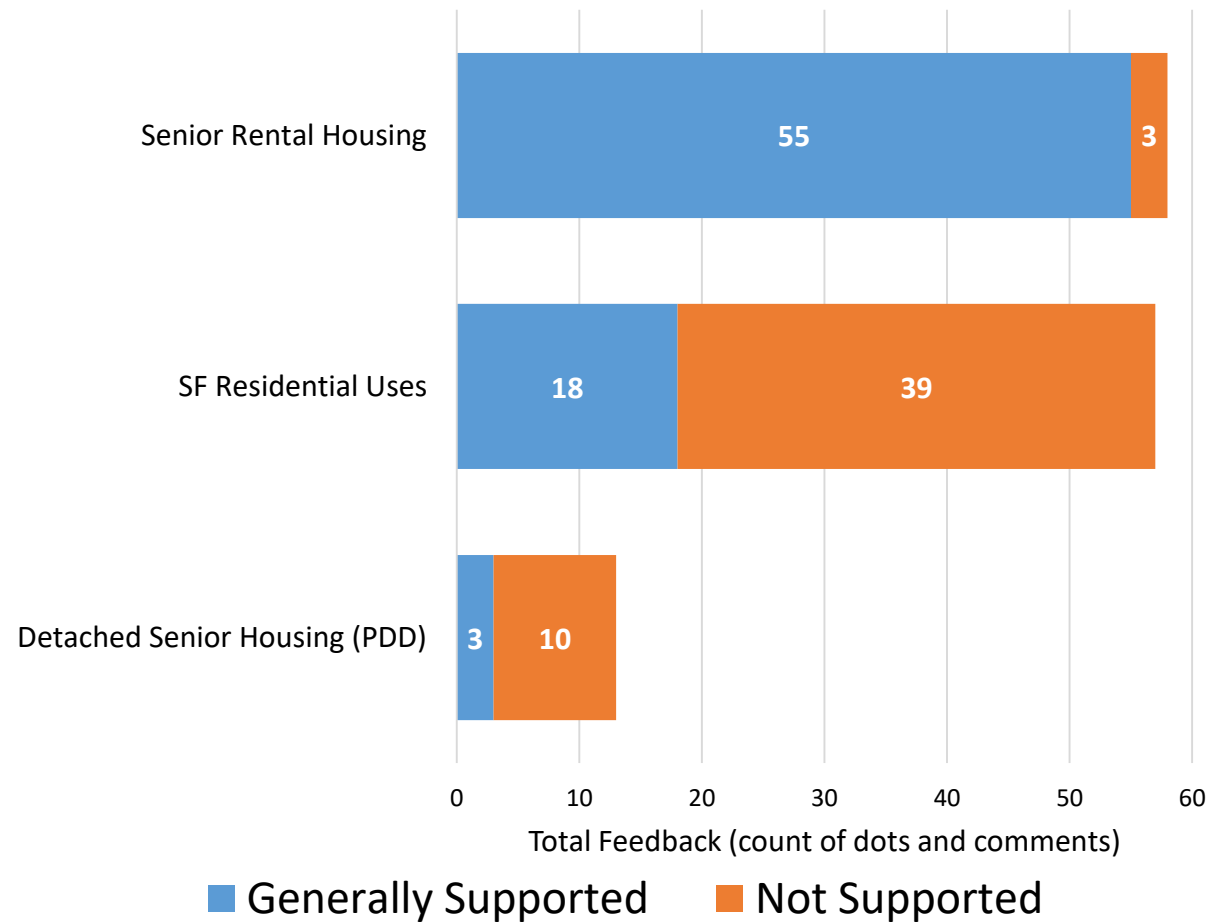




Residential Uses

- Broad support for affordable housing for seniors
- Single Family Residential is divided with about 1/3 in favor and 2/3 of participants against
 - 2 comments in support of affordable housing for young families
- Negative feedback on Detached Senior Housing (PDD)

Public Feedback on Residential Uses

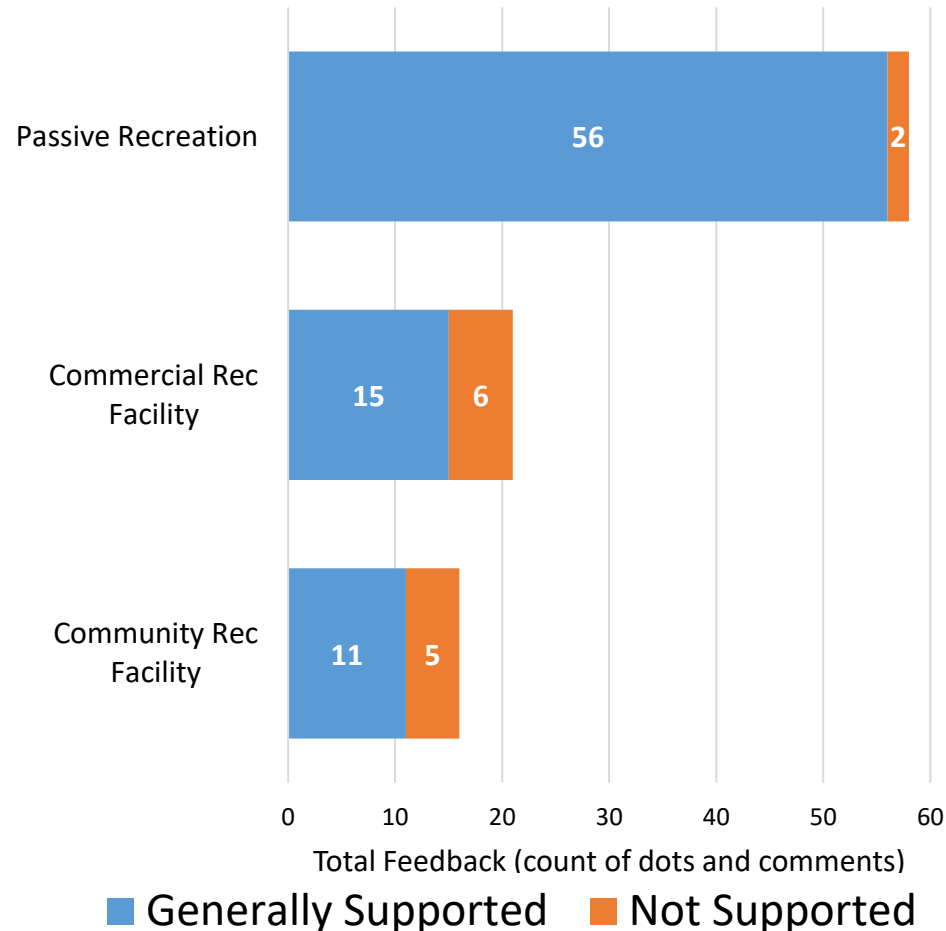




Recreational Uses

- Broad support for passive recreation, although some concern about cost
- Comments recommended specific facilities for both potential commercial and community recreation:
 - Community Center or YMCA
 - Sculpture garden
 - Equine Center
 - Private examples given of Chelsea Piers, Aqua Turf, and Holiday Hill

Public Feedback on Recreational Uses

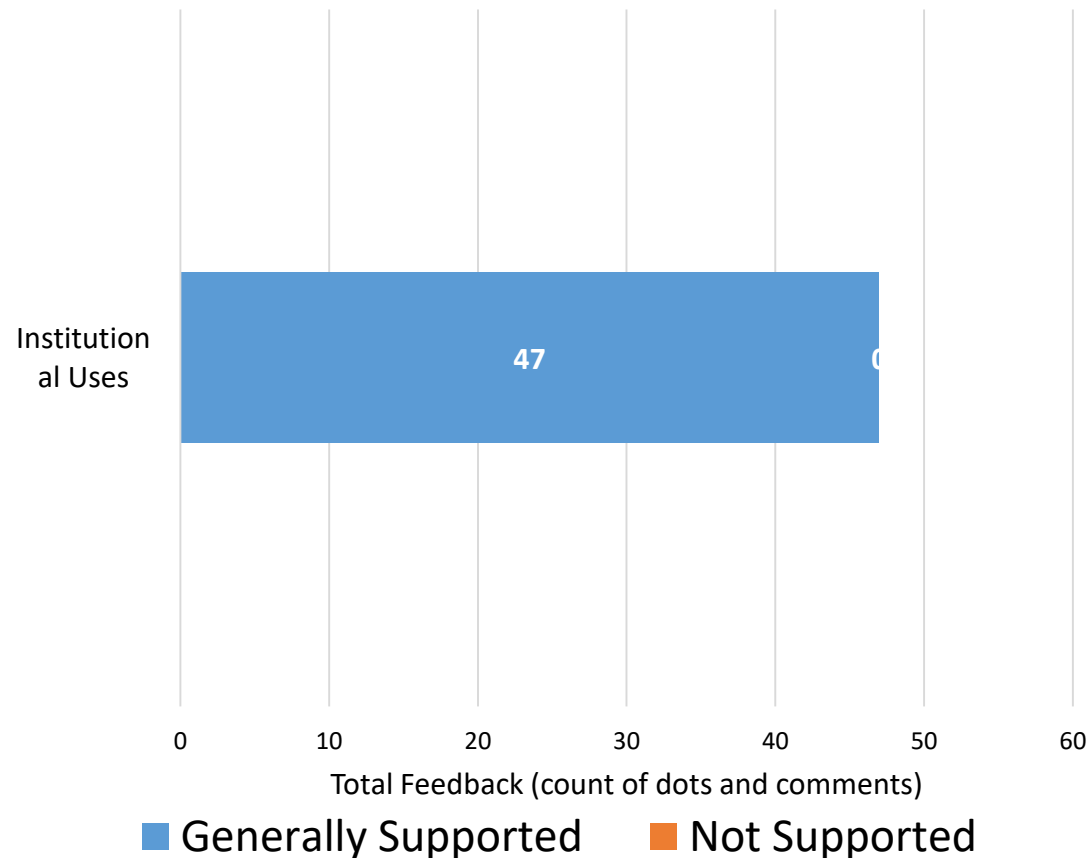




Institutional Uses

- Broad support of a variety of institutional uses:
 - Campus to Consolidate Town Functions
 - Freeing up property in town center
 - Group homes for current residents, disabled
 - Services and residences for veterans
 - Services and residences for addiction recovery
 - Collaborative efforts with Naugatuck Valley Community College or other job training

Public Feedback on Institutional Uses

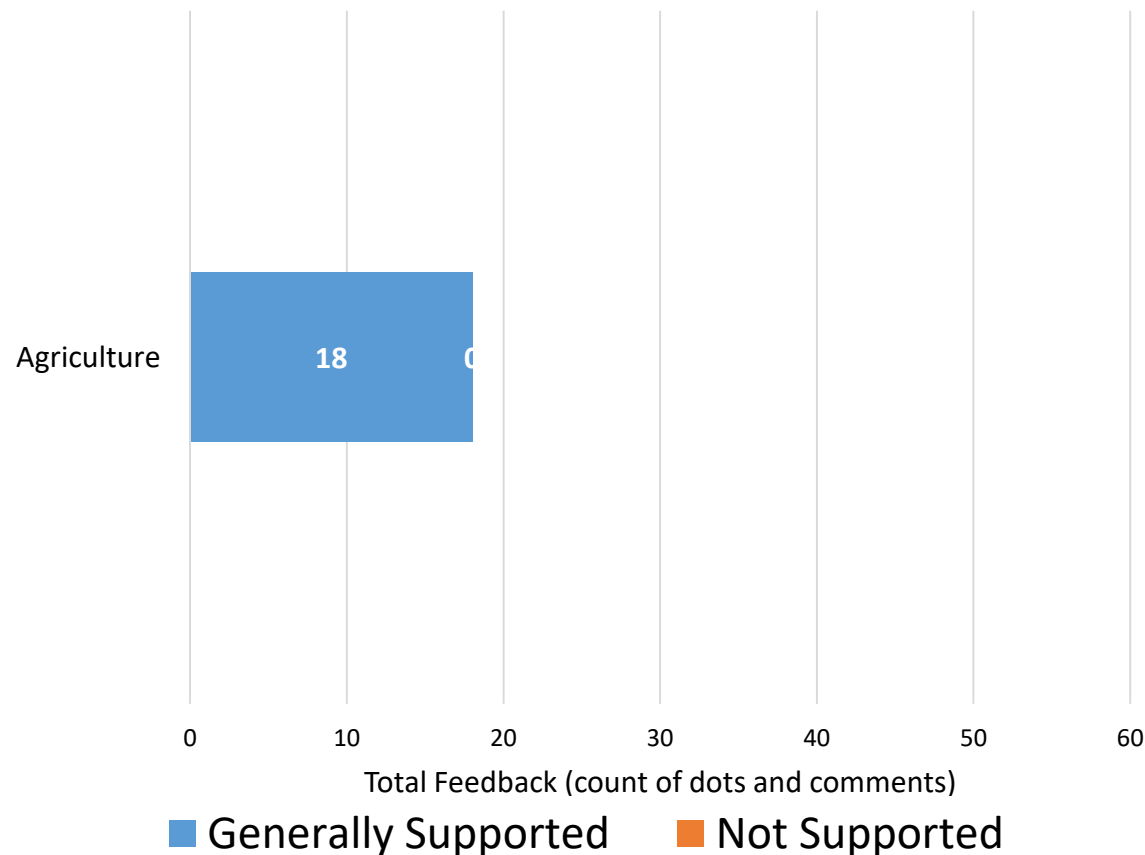




Agricultural Uses

- Broad support for agricultural uses
- Sustainable farming, hydroponics, greenhouses, and culinary institute with a farm-to-table focus were suggested
- Could be coupled with renewable energy such as solar panels to fuel operations

Public Feedback on Agricultural Uses

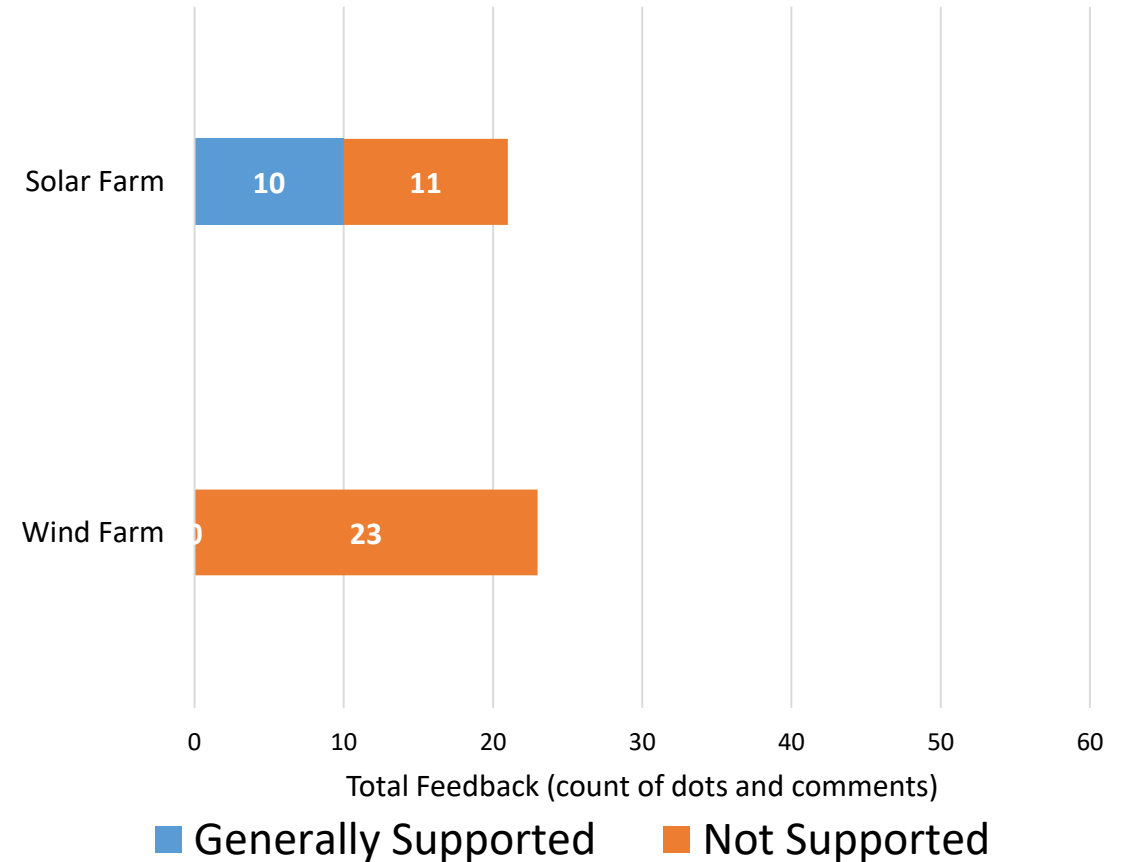




Renewable Energy Uses

- Community is split on solar energy uses, concern about appropriateness (cloudy winters)
- No positive feedback on wind farm uses

Public Feedback on Renewable Energy Uses





DETACHED SENIOR HOUSING (PDD)

- ±290 detached units of age-restricted housing
- High density “cluster” development single-family units and on-site amenities
- Planned Development District

SENIOR RENTAL HOUSING

- Proposed Pierce Hollow Village Project
- 180 units of affordable elderly housing
- Project currently on hold due to state requirements

SINGLE-FAMILY RESIDENTIAL

- ±70 single-family units
- Single-family homes on 2 acre lots would be permitted as of right in underlying R-80 zone
- Site subdivided based on existing roadway network

PASSIVE USE

- Environmental constraints limit development opportunities
- Area preserved for passive use such as park or agriculture

Place Comm Here



SINGLE FAMILY RESIDENTIAL
 ±55 Single-family Units
 Single-family homes on 2 acre lots would be permitted as of right in underlying R-80 zone

SENIOR RENTAL HOUSING
 Proposed Pierce Hollow Village Project
 180 units of affordable elderly housing
 Project currently on hold due to state requirements

SINGLE FAMILY RESIDENTIAL
 ±105 single-family units
 Single-family homes on 2 acre lots would be permitted as of right in underlying R-80 zone

PASSIVE USE
 Environmental constraints limit development opportunities
 Area preserved for passive use such as park or agriculture

Apple Orchard Winery

Handwritten Notes:

- Affordable Homes for young families not age restricted
- Housing for individuals w/ disabilities. Current waiting list for housing for this population is 2000+! Buildings are set up for rehab, wheel chair accessible. Alexandra H. (Hartford) 910.1100
- Let's keep the buildings for group homes where the residents are not criminals - and let group homes remain for people who need to be in a group
- GROUP HOMES FOR DDs, INDIVIDUALS AND VETERANS
- Group homes for people on the group - home list
- More varied affordable housing for young families not just professionals
- Senior Housing
- Residential Homes for the current clients.



Residential Uses - Comments

- Don't need more single housing
- Affordable homes for young families, not age restricted
- Need affordable housing for young families not just professionals.
- Senior housing
- Elderly housing
- Senior housing/mixed housing, ranches 1,800-2,000 SF
- Private area & wooded - nice area for affordable elderly housing
- Consider an affordable senior housing component similar to Grace Meadows. Small efficient units for people who cannot afford Heritage Village and need to leave.

[illegible]



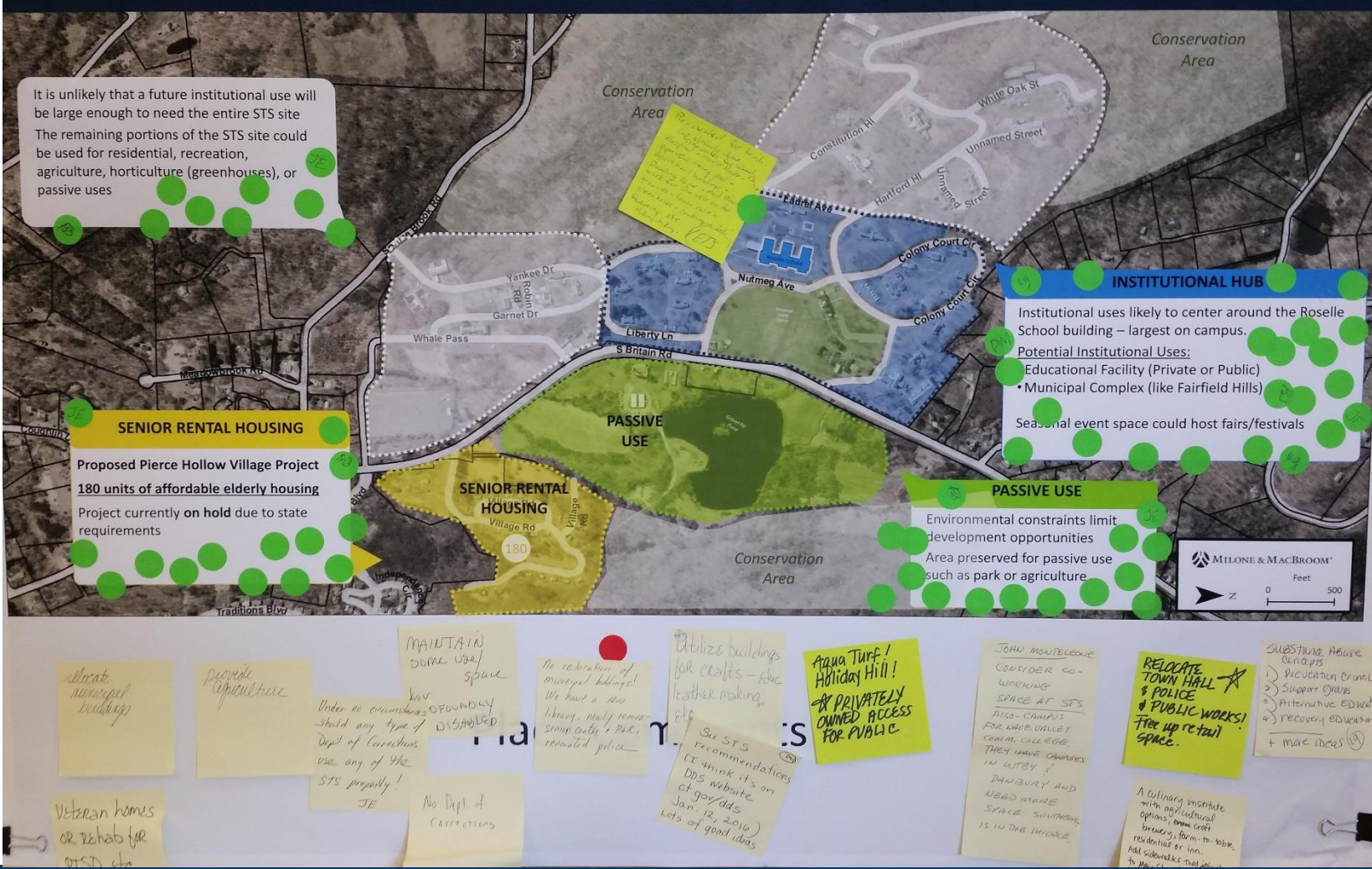
Recreational Uses - Comments

- Demolition of buildings is costly – I look at each building as a brownfield cleanup – BIG \$
- Town upkeep of recreation is very costly
- Community center or YMCA
- Teen Center, Special Olympics Park, lighted fields
- Sculpture garden! Museum
- Chelsea Piers example – privately run
- Equine center
- Aqua Turf! Holiday Hill! Privately owned access for public



Institutional Board

Potential Future Uses: Institutional





Institutional Uses - Comments

- Use current/remaining residences on STS campus to: Help in decreasing DDS wait list (residential); Provide respite services; Transition for DDS clients in need or in crisis; Housing for individuals with disabilities. Current waiting list for housing for this population is 2,000! Buildings are set up for nurses & wheelchair accessible. (signed name & email)
- Let's keep the buildings for group homes – where the residents are not criminals – and let group home residents be able to relax!
- Group homes for DDS individuals and veterans
- Group homes for people on the group home list
- Residential homes for the current clients.
- Want to save historical buildings that were renovated in 1980 – 1990s for injured vets in CT
- Relocate municipal buildings
- Veteran homes or rehab for PTSD, etc.
- Maintain some use/space for profoundly disabled
- Utilize buildings for crafts – educational, leather making, etc.
- Consider co-working space at STS. Also – campus for Naug. Valley Comm. College. They have campuses in Waterbury & Danbury and need more space Southbury is in the middle.
- Relocate Town Hall & Public Works! Free up retail space.
- Substance abuse concepts: Prevention Council; Support groups; Alternative education; Recovery education, + more ideas
- Renovated for handicap already done, sidewalks for wheelchair. Hospital. Movie House. Gym – swimming pool. Apartment buildings. Bowling alley. Mail room. Work for the vets on the grounds. Lawn care. Greenhouse. Cooking in deli. Farming, etc. Hiking and biking. VETS.
- Consider if the site can be turned into a vocational/training center/ school for trades (plumbing etc.)



Agricultural Uses - Comments

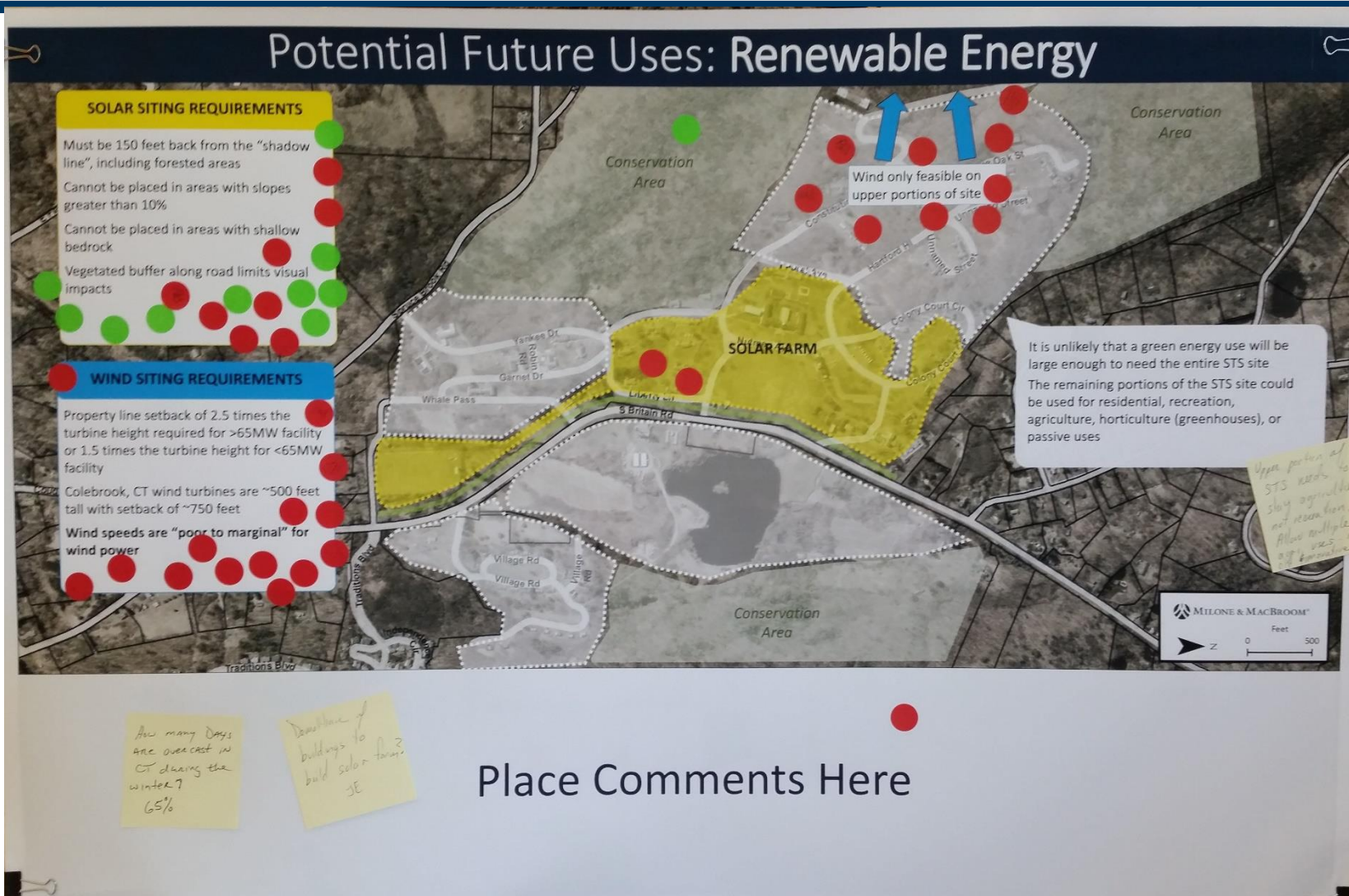
- Consider an agriculture component, Aquaponic and hydroponic – sustainable farming – greenhouses and/or convert the existing buildings
- Consider an agriculture co-housing facility where people live and farm the land (similar to Centerbrook Architects project in Bethany)
- Agriculture certification programs
- Apple Orchard or Winery
- Agricultural science development park. Aquaponic & Hydroponic indoor sustainable farming. Agrilyst.com. Sustainable healthy communities Litchfield, CT
- Upper portion of STS needs to stay agriculture – not recreation. Allow multiple agricultural uses – new, old, & innovative
- Site has excellent agricultural soils and greenhouses exist which may be converted to hydroponics. - “Next Generation Farming” <http://magazine.uconn.edu/2017/05/the-next-generation-of-farming/>
- A culinary institute with agricultural options, craft brewery, farm-to-table, residential or inn. Add sidewalks that join it to Main St./Flood Bridge for walkable community.



Renewable Energy Board

Renewable Energy - Comments

- How many days are overcast in CT during the winter? 65%
- Demolition of Buildings to build Solar Farm?





Discussion and Next Steps.

