

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