



Town of North Stonington
Board of Selectmen Special Workshop
Wheeler High School Media Center
August 14, 2018
5:00 PM

MINUTES

1. Call to Order/ Roll Call: 5:04pm; M. Urgo, R. Carlson, N. Kincaid
2. Pledge of Allegiance
3. Discussion of town owned and leased properties
 - **Process:** open discussion tonight, bring up ideas from this workshop at a future Board of Selectmen meeting, present any proposed changes to Planning & Zoning, vote at future town meeting. The purpose of meeting is to brainstorm collectively possible uses and direction for properties.
 - **Wheeler Middle/High School:** Any project/changes would begin after the school construction project is completed in 2020. Board of Education/Central Offices using main office area, Media Center envisioned as permanent meeting space.
 - a. Demolition of either the middle school wing or two-story high school wing. Demolition of the middle school wing was included in referendum vote for school project. Wheeler Library is interested in more parking, would prefer high school wing due to close proximity. More parking would be required to make the village an easier destination.
 - b. Rental options for either wing to another education-based group.
 - c. Economic Development Commission has expressed interest in using the middle school wing for a farmer's market and educational cooking classes.
 - d. Relocate Town Hall to open up the area in the village for commercial use.
 - e. Concern over PCB contamination. Standards are different if the property is not being used as a school.
 - f. School modernization building committee still committed to tear down of middle school should contingency allow.
 - **Clarks Falls Properties**
 - a. School house: offer to historical society
 - b. Give it through a leasing agreement to someone who would maintain the property
 - c. Give back to the church to allow the sale without deed restrictions
 - d. School house: possible housing opportunity, affordable housing
 - e. Church: sell to the person with the adjacent property for a music school if they are still interested.
 - **Rec Center (Former Fire House):** some work has been done inside the facility to prepare for recreation/town use. Three of the bays have been painted and epoxy

flooring installed. The location next to the fields makes it a logical space for recreation. This facility would give the option for another community meeting space.

- a. Leave the two back bays alone, rental potential for cross fit or batting cages
 - b. Potential polling place instead of having to close Town Hall
 - c. Currently under a 1-year leasing agreement with the NSVFC
 - d. "Incubator" space for businesses to work together
 - e. After school/teen programming
 - f. Relocate the Senior Center
 - g. Farmer's Market
- **Memorials:** Look into consolidation to one place in town rather than placed in multiple areas.
- **Ambulance Building:** not owned by town, deed restricted, ambulance association currently looking into their options.
- **Hewitt Farm:** 104 acre property, mostly to be kept as it.
 - a. **1750 Farm House**
 - i. Tenants leaving at the end of 2018 so improvements and repairs can be done to the building. Currently charging \$950/month for rent, 6 people living in the house, not what septic was built for
 - ii. \$3000-\$5000 a year has been allocated for maintenance
 - iii. Treat like you treat a lighthouse with a caretaker who lives there and takes care of the property for a reduced rate
 - iv. Create a community information center in the carriage house
 - v. Possibility of bathroom facilities in the carriage house
 - vi. Worthy of preservation
 - vii. Commercial potential with a paid museum
 - b. **Hewitt Cabin**
 - i. Has water, septic, working fireplace, chimney, no foundation
 - ii. Tear it down
 - iii. Visitor's Center with bathrooms for cross country skiing
 - iv. Possible project for girl scouts or boy scouts to preserve or rebuild with the existing materials
 - v. Grants available for environmental education center
- **Wintechog Hill Properties**
 - a. Possible affordable housing areas while maintaining 70% of property as open space with a community garden and farm stand
 - b. Partner with a non-profit to create the development
 - c. Is it too far removed to be affordable housing? No, the income bracket for North Stonington affordable housing is high enough to own a car
 - d. The property was gifted by a company in Illinois and in the letter it mentioned a vision for affordable housing
 - e. The town needs to have 10% of the housing to be affordable to meet the state guidelines. Failure to meet the guideline opens up the town to predatory developers that are not required to follow certain Planning and Zoning regulations.
 - f. Town owned property should not be used for housing, a developer should be the one to own the land

- **Main Street Properties**
 - a. Women's Institute proposed building affordable housing there 7 or 8 years ago
 - b. Could this be used as a commercial area? Limited commercial since it will be added to the historic village overlay
 - c. No need to hold the land for no reason, sell the land and add back to the grand list.
 - d. Historic Village Improvement Committee should discuss these properties.
 - **Kingswood/Meadowood Properties**
 - a. Open space required for current developments, but not at the time of construction. This land is viewed as open space for the development.
 - b. Certain lots are not buildable
 - c. Possible option for affordable housing within the neighborhood. Affordable Housing Committee should identify properties that they are interested in and present to the Board of Selectmen.
 - d. Ravenwood units near trails that can be used.
 - e. An area had been reserved for a future water tower, but a water tower would be placed behind the new Center for Emergency Services, if one would be built.
 - f. Land on Route 2 (not town owed) has been identified for affordable housing.
 - g. Sell the land to bring down the mill rate.
 - h. Town should not give away land, it should be sold.
 - i. A developer needs the land to be cheap or free to be able to build affordable housing.
 - **Cedars Drive parcels**
 - a. Town obtained land through foreclosures
 - b. Have the neighbors ever expressed interest in the lots?
- 4. Adjournment:** Motion to adjourn by Selectman Carlson, 2nd by Selectman Kincaid, 6:53pm

There will be a 2 minute limit on Public Comments pertaining to
Agenda Items Only