

Governor Malloy's Southbury Training School Task Force met in Moser Library at Southbury Training School, Southbury, Connecticut, on Wednesday, December 18, 2013.

Attendees: Terry Macy, DDS Commissioner (Co-Chair)
Gian Carl Casa, Representative for OPM Secretary (Co-Chair)
Ed Edelson, Southbury First Selectman
Steven Reviczky, Department of Agriculture Commissioner
Binu Chandy, DECD Civil Engineer (Representative for Catherine Smith, DECD Commissioner)
Eugene Harvey, STS Director
Diana Mennone, STS Guardian
Hugh Sullivan, Registered Architect, Town of Southbury
Leslie Kane, Business Representative, Town of Southbury
Christine M. Pollio Cooney, DDS Guest

Excused: Ben Barnes, OPM Secretary (Co-Chair)

Guests: Richard Harrall, Senior Planner, Milone & MacBroom, Inc.
Carlos Ruiz, Project Engineer, Milone & MacBroom, Inc.

Commissioner Macy opened the meeting at 2:02 p.m. with review and approval of the November 20, 2013 meeting minutes. The minutes were approved and accepted by all as presented. The final minutes are available on the DDS website.

Informational Hearing:

The Informational Hearing that was held on Wednesday, December 4, 2013 at the Southbury Town Hall was well received. Representatives from Milone & MacBroom, Inc. gave a power point presentation on the findings from their Comprehensive Campus Study – Existing Site and Building Conditions for Southbury Training School. Most favorable public input on the plan for reuse included 1) veterinary public school for reuse with an agricultural purpose; 2) agricultural use of land; 3) occupational therapy and similar medical use for military veterans and elderly; and 4) remain assistant care facility and respite with an educational purpose.

Other more favorable suggestions included, 1) a look at other state conversion examples for adaptive reuse – specifically scenic areas; i.e., parks; 2) adaptive reuse, energy collection locations – specifically solar; and 3) arts reuse; i.e., playhouse.

And finally other suggestions included 1) think smaller in terms of land use entities that are for profit; 2) as campus operations are reduced, vacant buildings to be used for ADA use; 3) cemetery reuse, as Southbury is experiencing a shortage of land; 4) use existing buildings to lease out as private commercial spaces; 5) recreational facilities for town use; and 6) has the state considered state branch campuses of the state higher education system? **Response to 6): Yes, it is unclear at this time if an additional state university campus would be economically feasible.**

At today's meeting, additional recommendations were suggested through committee member Leslie Kane which included a rural-type village setting with residential housing, walking & biking trails, and old industry-type businesses like pottery, wood making, etc.

STS on Historical Registry:

All property at Southbury Training School is listed on the Historical Registry. Milone & MacBroom suggested revisiting this issue and having the buildings studied individually and having a ruling on the significance of each. Also look at the architect of the buildings – who was it and

was it someone famous? It was suggested to have this as a to-do item on the report to the Governor that is due the end of January.

Report to the Governor:

Phase I of the Milone & MacBroom report needs more detail regarding remediation as it does not identify any hazardous areas. According to the engineers Phase II would include remediation testing results. No site remediation needs to be done, only the buildings. A question of whether adaptive reuse of STS property should include recommendations when STS closes or suggest an interim plan before it closes was brought up. The community consensus is to have some interim use of the property. Adaptive reuse is identified as only the use of the buildings. Reuse is identified as demolishing up to 90% of the buildings and rebuilding. One suggestion was to reanalyze the closed buildings that would be subject to demolition and take care of only a few at a time.

Binu Chandy's previous suggestion that was brought to the committee regarding possible future reuse of some of the closed properties at STS was discussed. Ms. Chandy would like to provide additional information to the international school that is looking to expand and considering STS property. This would include the power point presentation given at the Informational Hearing.

It was suggested to have committee members meet to prioritize the list of suggestions for the plan for reuse of the property from the Informational Hearing. Also, there was a suggestion that a Request for Proposal (RFPs) be issued for projects for specific parts of the campus that are designated closed areas. A question arose regarding the state budget supporting certain projects. This will be addressed with the Governor.

The Waterbury YMCA has a current contract with the state for use of a portion of the STS property for a summer camp for children. This camp needs to be taken into consideration with any proposed future reuse of the property. Also the committee needs to keep in mind the safety and well-being of the residents who continue to live here and call this their home with regards to future plans.

Committee members Ed Edelson, Hugh Sullivan and Leslie Kane agreed to meet to draft a priority list of proposals that have been suggested by members of the Southbury community. Richard Harrall then offered to draw up the first draft report to the Governor.

Commissioner Macy encourages the committee members to continue to explore options and keep communication open.

The next meeting of the STS Task Force will be **Wednesday, January 15, 2013 at 2:30 p.m. in the STS Moser Library.** The meeting adjourned at 3:25 p.m.

Respectfully submitted,

Pam Webb

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Southbury Training School