



Town of Groton, Connecticut

Town-Owned Property Evaluation Committee

45 Fort Hill Road
Groton, CT 06340

Town Manager: 860-441-6630

Town Clerk: 860-441-6640

Special Meeting Minutes

Wednesday, November 15, 2023

5:00 PM

Town Hall Annex - Community Room
1/Hybrid Virtual Meeting

134 Groton Long Point Road, Groton

Broadcasted Live on GMTV & YouTube

*Chairman John Burt, Mark Berry, Robert Boris, Paige Bronk, Larry Dunn,
Megan Granato, Greg Hanover, Deb Jones, Dee Morrison and Jon Reiner*

1. CALL TO ORDER

Town Manager John Burt called the meeting to order at 5:04 p.m.

2. ROLL CALL

All members present except Megan Granato.

3. CALENDAR AND COMMUNICATIONS

Town Manager John Burt reported that he received letters of comments that will be posted on the website with the agenda in the calendar.

4. APPROVAL OF MINUTES

4.1. 2023-930 October 18, 2023 Special Meeting Minutes

MOTION: To approve the Town Owned Property Evaluation Committee Special Meeting Minutes of October 18, 2023.

Moved by: Reiner, Jon		Seconded by: Hanover, Greg		
Committee Members	YES	NO	ABSTAIN	RECUSE
John Burt	X			
Mark Berry	X			
Robert Boris	X			
Paige Bronk	X			
Dee Morrison	X			
Greg Hanover	X			
Larry Dunn	X			
Deb Jones	X			
Jon Reiner	X			
APPROVED				

5. NEW BUSINESS

5.1. 2023-926 Former S.B. Butler School Excess Property Disposition - Public Comment

The Town's T.O.P.E. Committee will be taking comments on potential future uses for the S.B. Butler School. Comments will be limited to 3 minutes each.

Town Manager Burt reviewed the process for the TOPE process policy for the attendees.

Tom Olson, 180 Crosswinds Dr, supports affordable housing.

Stephen McGuire, 46 Ocean View Avenue, Mystic, supports an SB Butler Park and Recreation area.

Stephen Kanyock, 117 Ocean View Avenue, Mystic, supports open space, or utilizing a building for something like a pre-k.

William Sweeney, Attorney with Tobin, Carberry, O'Malley, Riley & Selinger, represents a community-based developer, has a client who is interested in adaptive re-use with open space, one that is consistent with the surrounding neighborhood. His client would support to approve the property for disposition and disposal through the RFP process.

Andre Bumgardner, 162 Daniel Brown Drive, Mystic, supports open spaces.

Lauren Gauthier, 31 Boardson Rd, would like to see an Affordable Housing Development and recreation use.

John Goodrich, 1315 River Road, Mystic, supports affordable housing.

Christopher Sirrell, 153 Old Evarts Lane, Mystic, believes the property should be partially a park and housing.

Russell Nickerson, 80 Island View Avenue, Mystic, supports open space and housing.

Kristen Stam, 182 Bayview Avenue, Mystic, would like a walking trail/ track, fields for soccer, softball, or other sports, and a community center with a kitchen.

Elizabeth Bialek, 172 Bayview Avenue, Mystic, supports building lots with similar housing, or something similar to Washington Park with pavilions, walking space, fields and a playground.

Dennis Walsh, 213 Capstan Ave, Mystic, believes a park has value to the neighborhood.

Margie Gookins, 26 Daniel Brown Drive, Mystic, is interested in affordable housing, especially for seniors.

Maggie Favretti, Chair Director of the Alliance for the Mystic River Watershed, suggests a regenerative development.

Bonnie Wardle, 4 Conrad St, Mystic, would like open spaces, parks or fields, or something with a low cost to the town, such as small park or RS12 housing.

Bobby Jo Clni, 316 Groton Long Point Rd, supports affordable housing.

Portia Bordelon, 24 Jefferson Dr, supports open space and flex areas.

Kevin Quinn, 223 Ocean View Avenue, Mystic, would like to see a playground and fields in the southern end and the northern end could be sold to a developer for building on.

Richard Gipstein, 42 Misty View Avenue, Mystic, supports adaptive reuse and an RFP with or without a program.

Katie Flynn, 130 Ocean View Avenue, Mystic, supports a lower field being utilized as a playground, with the upper field having housing that matches the existing neighborhood.

James Gustavson, 61 Algonquin Drive, Mystic, supports open space with few houses.

John Leger, 181 Ocean View Avenue, Mystic, supports open space.

Jarrod Antkowiak, 54 Lapstrake Court, Mystic, supports a park/ open space.

Dan Gaiewski, 136 Ocean View Avenue, Mystic, did not state his opinion for the property.

Peter Fairbank, 60 Lapstrake Court, Mystic, supports regular housing and open space.

Town Manager Burt provided a summary of the letters and emails received.

DISCUSSED

5.2. 2023-835 Former S.B. Butler School Excess Property Disposition

Director Reiner has spoken with appraisal firm and they will begin process soon.

Director Hanover stated that no A2 survey was. There was a site plan and it was built in 1953. The surveyor has done preliminary research. Fences are pretty much on the property lines. The Town Attorney needs to do a title search. The property was taken through a Court Judgment and it needs to be checked for title constraints.

DISCUSSED

6. ADJOURNMENT

MOTION: To adjourn at 6:13 p.m.

Moved by: Jones, Deb		Seconded by: Reiner, Jon		
Committee Members	YES	NO	ABSTAIN	RECUSE
John Burt	X			
Mark Berry	X			
Robert Boris	X			
Paige Bronk	X			
Dee Morrison	X			
Greg Hanover	X			
Larry Dunn	X			
Deb Jones	X			

Jon Reiner	X			
APPROVED				

DRAFT