

---

**INTER**

**OFFICE**

**MEMO**

---

TOWN OF MANSFIELD, ASSESSOR'S OFFICE

**To:** Cherie A. Trahan, Director of Finance  
**From:** Irene E. Luciano, Town Assessor  
**Subject:** School Building Project Questions  
**Date:** May 31, 2012

Yesterday, you relayed to me a few questions that the Town Council had asked in connection with the School Building Project. Following are each question along with my response.

- What property value changes might occur if a school was pulled out of a neighborhood?

A: Only future sales can determine whether the values in such neighborhood will increase or decrease. Theoretically, they may change to a degree, but how much depends. Some people do choose a home because they want their children to go to a specific elementary school, but if that school was combined with another and/or a new school was built, they would actually have more options as to where they could live.

- What property value changes might occur if a school was repurposed for something like a senior center?

A: If a school was repurposed for something like a senior center, that might have a slight impact on values, depending on what other amenities are close by, such as apartments, senior housing or condos, public transportation, dining and shopping. But, again, future sales would determine what impact, if any, there would be.

- What if it was repurposed for a fire station?

A: Fire stations are typically located on or near a main road, at least in Mansfield. Being on a main road would typically have a greater impact on neighborhood values than whether or not there's a fire station nearby. Although, that's not to say it's irrelevant. I would hazard to guess that someone who's had a fire might not mind being close to a fire department, while others would find having the whistle within hearing distance disturbing.

<b>Town of Mansfield 2012 School Projects Proposed Schedule – November 6, 2012 Referendum Target Date</b>		
<u>Action</u>	<u>Time Requirements</u>	<u>Proposed Date</u>
Town Council refers project to Planning and Zoning Commission	--	Thursday, June 7 <sup>th</sup> special Town Council meeting
Planning and Zoning Commission acts on Conn. Gen. Stat. § 8-24 referral for review as to conformance with municipal plan of development	If adopted post-referendum, appropriation and borrowing authorization not effective until approval received	<i>TBD</i> [?? Monday, July 2 <sup>nd</sup> regular meeting??]
Provide Bond Counsel with final project description and budget (including capitalized financing costs as reviewed with Town's Financial Advisor)	--	Not later than Wednesday, August 15 <sup>th</sup>
Bond Counsel provides draft authorization document package to Town for review and comment	--	Not later than Wednesday, August 22 <sup>nd</sup>
Town Council adopts Bond Resolution and schedules referendum; may approve preparation of explanatory materials; <i>Conn. Gen. Stat. § 9-369b advocacy limitations commence</i>	Not later than Thursday, September 6 <sup>th</sup>	Tuesday, September 4 <sup>th</sup> (special meeting)
Notice of Referendum posted and published	Publish at least five (5) but not more than fifteen (15) days prior to election/referendum (exclude both terminal days from minimum day count)	Post not later than Wednesday, October 31 <sup>st</sup>  Publish not earlier than Monday, October 22 <sup>nd</sup> and not later than Wednesday, October 31 <sup>st</sup>
Referendum held from 6:00 a.m. to 8:00 p.m.	--	Tuesday, November 6 <sup>th</sup>

Cherie:

With respect to the draft "conceptual description" of the 2012 school projects below, I would suggest that it be revised, and incorporated into a motion or resolution along the following lines:

[MOVED][RESOLVED], that the Town Council hereby determines to proceed with further review and public input on the following conceptual project with respect to the Town's elementary and middle schools, consisting of:

1. The closure and demolition of the \_\_\_\_\_ Elementary School and the \_\_\_\_\_ Elementary School, and the construction and equipping of a new elementary school on each of these sites, including, if necessary or desirable to accommodate the new school design, the purchase of land adjacent to either of the sites, and including related work and improvements;

2. Select heavy renovations to the Mansfield Middle School, including but not limited to roof and window replacements, installation of solar panels, and the replacement of modular classrooms, and related work and improvements; and

3. The closure of the \_\_\_\_\_ Elementary School, the future use of which is undetermined at this time.

FURTHER [MOVED][RESOLVED], that the above project be referred to the Planning and Zoning Commission for a report pursuant to Section 8-24 of the Connecticut General Statutes.

You may wish to tweak the language prior to the project description. It could be a lot stronger without triggering the referendum advocacy limitations, even indicating that the Town Council recommends this concept. Please let me know your thoughts on this.

The Planning and Zoning Commission resolution that would follow the Town Council's action would then read as follows:

RESOLVED, that the Planning and Zoning Commission of the Town of Mansfield approves the following project with respect to the Town's elementary and middle schools, pursuant to Section 8-24 of the General Statutes of Connecticut, consisting of:

1. The closure and demolition of the \_\_\_\_\_ Elementary School and the \_\_\_\_\_ Elementary School, and the construction and equipping of a new elementary school on each of these sites, including, if necessary or desirable to accommodate the new school design, the purchase of land adjacent to either of the sites, and including related work and improvements;

2. Select heavy renovations to the Mansfield Middle School, including but not limited to roof and window replacements, installation of solar panels, and the replacement of modular classrooms, and related work and improvements; and

3. The closure of the \_\_\_\_\_ Elementary School, the future use of which is undetermined at this time; and

provided that this resolution is for approval of conceptual plans only. Each project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that any such project is in compliance with any such applicable laws, regulations or permit approvals.

Of course this language would need to be conformed to the Town Council's completion and any revisions to its resolution.

Please let me know how we can be of further assistance.

Cordially,  
Doug

Douglas W. Gillette  
Attorney at Law  
Day Pitney LLP  
242 Trumbull Street | Hartford CT 06103-1212  
| t (860) 275-0186 | f (860) 881-2453  
[dwgillette@daypitney.com](mailto:dwgillette@daypitney.com)    [www.daypitney.com](http://www.daypitney.com)

# **School Building Project Conceptual Reuse Options**

---

Town Council Special Meeting

May 31, 2012

## Goodwin Elementary Potential Municipal Reuse Option

### LONG TERM Shared Senior and Recreation Center

- Retain building and retrofit for Senior Center and Recreation Center uses
- Replace playscape (within 5 years)
- Remove backstop and convert ballfield to multi-use field

### INTERIM REUSE OPTIONS

- Recreation program overflow space
- Preschool, after school and vacation camp programs



## Goodwin Elementary Redevelopment Options

### Existing Conditions

- 11.8 acres
- Zoned RAR-90
- Across from Medium-High Density Residential Planned Development Area

### Redevelopment Options

- Detached Single-Family Homes (90,000 SF lots)
  - No rezoning needed
  - Estimated yield: 3 lots, possibly 4
  - Estimated land sale revenue: \$290,000
  - Annual fiscal benefit at build-out: \$3,000
- Attached Single-Family Homes
  - 43 units
  - Rezoning & Special Permit needed
  - Estimated land sale revenue: \$1.3 million
  - Annual fiscal benefit at buildout: \$28,000



# Vinton Elementary

## Potential Municipal Reuse Options

### LONG TERM

#### Option 1: Shared Senior and Recreation Center

- Retain building and retrofit for Senior Center and Recreation Center uses
- Replace playscape (immediately)
- Improve ballfield turf & infield; maintain backstop
- Improve turf on multi-use field (overlaps with ballfield)

#### Option 2: Municipal Field Complex

- Demolish building
- Redevelop former building site, ballfield and multi-use field as additional park fields

- Replace playscape

### INTERIM REUSE OPTIONS

- Recreation program overflow space
- Preschool, after school and vacation camp programs



# Vinton Elementary Redevelopment Options

## Existing Conditions

- 22.7 acres
- Zoned RAR-90
- Diagonally across from Planned Business Mixed-Use Area

## Redevelopment Options

- Detached Single-Family Homes (90,000 SF lots)
  - No rezoning needed
  - Estimated yield: 6 to 7 lots
  - Estimated land sale revenue: \$580,000
  - Annual fiscal benefit at buildout: \$7,000
- Mixed Use
  - 35 attached residential units
  - 16,000 SF retail
  - Rezoning & Special Permit needed
  - Estimated land sale revenue: \$1.25 million
  - Annual fiscal benefit at buildout: \$64,000



## Southeast Elementary Municipal Reuse Options

### LONG TERM

#### Option 1: Shared Senior and Recreation Center

- Retain building and retrofit for Senior Center and Recreation Center uses
- Maintain playscape (15 year replacement timeframe)
- Combine multi-use field and ballfield for baseball/softball field(s)

#### Option 2: Municipal Field Complex

- Demolish building
- Redevelop former building site, ballfield and multi-use field as additional park fields
- Maintain playscape (15 year replacement timeframe)

### INTERIM REUSE OPTIONS

- Recreation program overflow space
- Preschool, after school and vacation camp programs

