

Questions and Answers from April 15, 2025 Meeting

(Answers below are based on our research of town meeting recordings and/or attending meetings in person.)

- Do we have \$\$ on the cost of the demo?
 - Not officially. Noank School in 2017 demo cost \$605,000. 32,500 sq. ft. We know Seeley School demo was included in the 2020 bid at \$1.4 Million. 34,200 sq. ft.
 - The architect's estimate for Claude Chester's demo is \$2.050 Million. 43,580 sq. ft.
 - Butler is 40,989 sq. ft.
 - Flannagan Associates a Planning and Development Service hired by Groton in March 2024 placed a demolition cost of \$25.00 per sq. ft. or \$1,025,000 Adding in the gun range concrete covering and removal of the lead, I would start at \$2.5 Million as a minimum.
- Question on whether we can retro-fit the existing building?
 - It is possible. It would be costly, but if we removed a number of the smaller add-on buildings and just focused on the main school building it could be done.
 - Retrofit costs would depend on what you wanted to do with the building. We know the roof needs work and the boilers are bad. In August 2011 in an interview, the head of Groton School's Buildings and Grounds stated it would take between \$9.2 to \$10.5 Million to bring Butler up to a fully functioning modern school.
 - Would another community center make sense with the existing one at the old Fitch school? Not sure – but definitely worth discussion given the lack of those kinds of things in the West Mystic area
- Question was asked about the 90,000 housing units requested by the state – do we have a town-by-town breakdown?
 - No, there is none. The Governor wants individual towns to identify needs and potential properties for development. The Connecticut Municipal Redevelopment Agency, created by the state with \$60 Million in funding is the agency set up to assist.
 - Groton Town Council was given a presentation on 3/8/25. New London is participating in the program. HOWEVER the 2021 housing study stated Groton has the opportunity to add 5,260 housing units, updated in 2023 to 6,450 units. This study appears to be flawed -> Examples: It assumes 545 people will upgrade to newer housing, it assumes 1,200 commuters into town to work will sell their present homes and buy in Groton, it assumes

1,970 renters will move to newer units or buy homes in Groton. Presently per Planning and Zoning 1,200 units have been built or under construction. By our count there are 1,000 additional units that are in the approval or planned stages.

- One member stated that Mystic doesn't have any recreation areas so Butler is a prime location for pickleball, baseball, basketball, kid playground, even the community/rec center idea
 - Correct, HOWEVER it is clear the towns focus is on rebuilding the Fitch High Schools football fields, track, field house, and bleachers since the area is non ADA compliant. \$37+ Million,
 - Next in no particular order:
 - Claude Chester area fields \$12.9+ Million with demo of school,
 - Upgrade to Poquonnock Plains fields and playground \$1.0+ Million,
 - Sutton Park, expansion \$6.4+ Million and
 - Shennecossett Golf Course improvements \$7.0 Million.
 - It must also be noted that in 2021 Councilor (now mayor) Franco voiced her opinion on Butler's use for playground / open space. NO
 - As recently as February 2025 Mr. Berry head of Parks and Rec. stated he was in favor of limiting the amount of parks and playgrounds in town. The constant repair and upkeep as prime examples.
 - FYI: Pickleball courts are intended to be built this spring near the library.
 - Note: The 2023 Groton Ct. Parks and Recreation Master Plan (pages 103-104) includes recommendations for work and improvements to the grounds at Butler. Most are if the Building was converted to a Recreation Center.
- The value of the property
 - The 2021 Town Assessment lists the value of S. B. Butler at \$2,615,620.
 - Flannagan Associates in March 2024 (the 98 cottages) broke down the value on the land at \$1,283,240 and the building at \$1,332,380.
 - Movoto, an independent real estate firm appraised the property in October 2024 and placed a value of \$11,978,089