



Groton School Facilities Initiative

Potential Sites

July 11, 2013





Criteria for New School Sites

- Maximum State Reimbursement for Elementary Site: 10 Acres Plus 1 Acre for Each 100 Students
- Maximum State Reimbursement for Middle Site: 15 Acres Plus 1 Acre for Each 100 Students
- Optimum Site Size for New Construction Elementary (Parking, Fields, Community Uses): 16-25 Acres
- Optimum Site Size for New Construction Middle: 25+ Acres



Potential Sites

Potential Sites Summary

| # | Address/Name | Acres | Current Land Use | Suitability Indicator | Owner |
|----|------------------------------|-------|--|--|------------------------------------|
| 1 | 0 FISHTOWN RD | 38.3 | VACANT | >25 acres | SUTPHEN JOHN H & EUNICE E |
| 2 | 0 FORT HILL RD | 32.9 | VACANT | >25 acres | NORTHWOODS FINANCIAL COMPANY LLC |
| 3 | 0 NOANK LEDYARD RD | 160.2 | VACANT | >25 acres | WOLFEBROOK DEVELOPMENT LLC |
| 4 | 0 ANTONINO RD | 41.5 | VACANT | >25 acres | ANTONINO LEO |
| 5 | 0 PAULSON RD | 74.0 | VACANT | >25 acres | PAULSON PAUL H SR |
| 6 | 20 PAULSON RD | 86.3 | VACANT | >25 acres | DOWNES PATTERSON CORP |
| 7 | 0 GOLD STAR HWY | 27.8 | VACANT | >25 acres | TILCON INC |
| 8 | 1030 NOANK LEDYARD RD | 196.7 | Agriculture | >25 acres | WHITTLE ROBERT & WILLIAM & RICHARD |
| 9 | 228 BRIAR HILL RD | 120.6 | Agriculture | >25 acres | CERAVOLO DOMINICK D & JOYCE A |
| 10 | 0 FISHTOWN RD | 18.9 | VACANT | 16 to 25 acres | FISHTOWN RD WB LLC |
| 11 | 375 DROZDYK DR | 17.2 | VACANT | 16 to 25 acres | GROTON MULTIFAMILY LLC |
| 12 | 0 LONG HILL RD | 21.1 | VACANT | 16 to 25 acres | BOULDER HEIGHTS OWNER LLC |
| 13 | 0 COW HILL RD | 20.3 | VACANT | 16 to 25 acres | LEUBA HOPE F ETAL |
| 14 | 0 GODFREY RD | 24.5 | VACANT | 16 to 25 acres | UMRYSZ CURTIS W & HONORA E |
| 15 | 995 PLEASANT VALLEY RD NORTH | 22.4 | VACANT | 16 to 25 acres | LETZ PETER G |
| 16 | 0 BRIAR HILL RD | 22.7 | VACANT | 16 to 25 acres | LETZ LINDA M |
| 17 | 0 COW HILL RD | 22.7 | Agriculture | 16 to 25 acres | MITCHELL JAMES R |
| 18 | 250 BRANDEGEE AVE | 40.6 | Community Facilities (West Side MS) | Potential School Site Reuse | GROTON TOWN OF |
| 19 | 160 FISHTOWN RD | 40.5 | Community Facilities (Cutler MS) | Potential School Site Reuse | GROTON TOWN OF |
| 20 | 155 OCEAN VIEW AVE | 9.3 | Community Facilities (SB Butler ES) | Potential School Site Reuse | GROTON TOWN OF |
| 21 | 500 POQUONNOCK RD | 124.1 | Community Facilities (Kolnaski ES) | Potential School Site Reuse | GROTON TOWN OF |
| 22 | 380 PLEASANT VALLEY RD SOUTH | 16.7 | Community Facilities (Pleasant Valley ES) | Potential School Site Reuse | GROTON TOWN OF |
| 23 | 0 FLANDERS RD | 19.1 | VACANT | Potentially Suitable: Flanders Rd | NORTHWOODS FINANCIAL COMPANY LLC |
| 24 | 351 FLANDERS RD | 92.4 | VACANT | Potentially Suitable: Flanders Rd | 327-449 HAZELNUT LLC |
| 25 | 0 FLANDERS RD | 18.8 | VACANT | Potentially Suitable: Flanders Rd | MYSTIC PARK LLC |
| 26 | 1085 NOANK LEDYARD RD | 33.6 | Agriculture | Potentially Suitable: Flanders Rd | MYSTIC PARK LLC |
| 27 | Eastern Bus Site | 34.5 | Commercial Retail (184 Frontage) / Vacant Land | From Existing Inventory of Potential Sites | L&L GROTON |
| 28 | Fitch Middle | 11.3 | Former School | From Existing Inventory of Potential Sites | GROTON TOWN OF |
| 29 | Flanders Road | 17.2 | Vacant Land | From Existing Inventory of Potential Sites | GROTON TOWN OF |
| 30 | Merritt Property | 34.6 | Open Space / Park | From Existing Inventory of Potential Sites | GROTON TOWN OF |
| 31 | Sutton Park | 17.8 | Park | From Existing Inventory of Potential Sites | GROTON TOWN OF |
| 32 | Winding Hollow | 12.8 | Vacant Land / Open Space | From Existing Inventory of Potential Sites | UNIVERSITY OF NEW HAVEN |



Questions?