

NOANK SCHOOL RE-USE SURVEY RESULTS.

Archie C. Swindell, Ph.D.
Quantitative Services, August 11, 2011

A survey of Groton, Connecticut, residents was administered between June 22 and July 27, 2011, to measure public opinion about the re-use of the Noank School building and property. The survey was available on-line using SurveyMonkey.com® and on paper. A listing of all questions and answer-choices is attached, along with complete tabulation of numbers and percentages for each question/answer.

Respondents were asked to complete the survey only one time. Multiple entries from a single ISP address were permitted, to accommodate several members of the same household, or to permit entry from a central computer facility (e.g., public library). Of surveys entered on-line, fewer than 15% of the internet addresses originated more than one entry (2 to 5), but there was no evidence of consistency of multiple entries to suggest that results were compromised.

Questions 3 and 5 asked respondents to score the possible choices, from First to Last, for the use and the ownership of the Noank School property. Results are expressed (Table A3 and A5) as First Choice (value of 1) to Last Choice (value of 5 for Q3 and 4 for Q5). Scores are calculated from these data by reversing the scale and expressing as percentage of maximum possible score (i.e., if all respondents had rated a choice as First), using the formula:

$$Score = 100 \times \frac{Max - \bar{X}}{Max - Min}; \text{ } Max = 5 \text{ for Q3 and 4 for Q5, } Min = 1, \text{ and } \bar{X} = \text{mean of survey values.}$$

A total of 189 people responded to the survey, and 177 indicated they both pay taxes and have their primary residence in the Town of Groton (Table A2-1). Tables 1-2 are results from these 177. One-way analysis of variance was conducted to determine if differences in answers among groups of respondents were “statistically significant” (p-value less than 0.01) or were likely to be random variability. Results are presented according the primary residence of the respondent, and by cross-tabulating usage (1st or 2nd choice) with ownership 1st choice.

In addition to the multiple choices for three of the questions (Q3, Q5, Q6), open-ended comments were also solicited, along with a general comment at the end of the survey. Complete text of all comments is presented (Table 3), along with the respondent’s First Choice to use (Q3) and ownership (Q5) of the property, with abbreviation codes given in Table 1. For consistency, all entries from each respondent are presented in a single row. No significance should be attached to the order in which comments appear.

Raw Survey Results

Q1. Are you a taxpayer in the Town of Groton?

Answer Options	Response Percent	Response Count
Yes	95.80%	181
No	4.20%	8
	answered	189
	skipped	0

Q2. Where is your primary residence?

Answer Options	Response Percent	Response Count
Within 500 feet of the School	25.40%	48
Elsewhere in Noank	38.10%	72
Elsewhere in the Town of Groton	30.70%	58
Not in Town of Groton	5.80%	11
	answered	189
	skipped	0

Q4. What would you like to have done with the existing building?

Answer Options	Response Percent	Response Count
Demolish	42.20%	78
Renovate	25.90%	48
May want some portion of the building to stay	23.80%	44
No opinion	8.10%	15
	answered	185
	skipped	4

Q3. What uses do you think would be best suited for the property?

Answer Options	First Choice	Second	Third	Fourth	Last Choice	Response Count
Residential - Single Family Lots	39	12	11	7	75	144
Recreation	44	63	30	22	1	160
Community, Offices, Meeting Rooms, Public Events	37	30	33	29	17	146
Artist Cooperative	6	23	45	40	25	139
Open Space	46	33	25	28	10	142
					answered	178
					skipped	11

Q5. Who do you think should renovate (or demolish), own, and maintain the property?

Answer Options	First Choice	Second	Third	Last Choice	Response Count
Town of Groton Taxpayers	91	24	19	20	154
Noank Fire District Taxpayers	32	49	26	22	129
Non-Profit Organization	12	45	49	9	115
Private Party	40	10	12	58	120
				answered	175
				skipped	14

Q5. Who do you think should renovate (or demolish), own, and maintain the property?

Answer Options	First Choice	Second	Third	Last Choice	Response Count
Town of Groton Taxpayers	91	24	19	20	154
Noank Fire District Taxpayers	32	49	26	22	129
Non-Profit Organization	12	45	49	9	115
Private Party	40	10	12	58	120
				answered	175
				skipped	14

Table 1. Responses vs. Primary Residence

Question/Response	Q2. Where is your primary residence?			Statist. Signif.	Abbreviation for Table 3
	Within 500 feet of the School	Elsewhere in Noank	Elsewhere in the Town of Groton		
Q3. What uses do you think would be best suited for the property?	score*	score*	score*	p-value	
Residential - Single Family Lots	44.9	27.9	44.6	0.096	A
Recreation	69	69.7	70.5	0.96	B
Community, Offices, Meeting Rooms, Public Events	37.9	61.9	62.8	0.0009	C
Artist Cooperative	36	39.6	43.3	0.5	D
Open Space	82.7	69.7	41.5	<.00001	E
Q5. Who do you think should renovate (or demolish), own, and maintain the property?	score*	score*	score*	p-value	
Town of Groton Taxpayers	78.3	81	61.6	0.02	U
Noank Fire District Taxpayers	58.1	66	49.1	0.07	V
Non-Profit Organization	51.7	50	50	0.95	W
Private Party	35.8	25.2	61.9	0.00059	X

* For definition of score, see text.

Table 2. First or Second Choice of Use (Q3) vs. First Choice of Who Should Own (Q5)

Q3: Use Best Suited (Choice 1 or 2)	Value	Q5: Who Should Own (Choice 1)				TOTAL
		Town of Groton Taxpayers	Noank Fire District Taxpayers	Non-Profit Organization	Private Party	
Residential - Single Family Lots	N	15	3	2	27	47
	% of Row	31.9	6.4	4.3	57.4	
	% of Col	9	5.2	13.3	44.3	15.7
Recreation	N	59	18	5	13	95
	% of Row	62.1	18.9	5.3	13.7	
	% of Col	35.5	31	33.3	21.3	31.7
Community, Offices, Meeting Rooms, Public Events	N	35	12	1	9	57
	% of Row	61.4	21.1	1.8	15.8	
	% of Col	21.1	20.7	6.7	14.8	19
Artist Cooperative	N	14	6	2	4	26
	% of Row	53.8	23.1	7.7	15.4	
	% of Col	8.4	10.3	13.3	6.6	8.7
Open Space	N	43	19	5	8	75
	% of Row	57.3	25.3	6.7	10.7	
	% of Col	25.9	32.8	33.3	13.1	25
	TOTAL	166	58	15	61	
	% of Row	55.3	19.3	5	20.3	

First Choice to:		Comments on:			
Use	Own	Uses	Ownership	Demolition	General Comments
A	U	With Partial Passive Open Space!	With developer of partial residential for their portion.	and developer of residential.	
A	U				Build Homes = Tax Revenue
A	U				I think the property should be split between private development and open space with 3-4 high end homes (Which would generate income from the sale of the property and annual tax revenue) but still allow some open space to be enjoyed by all. It's a win-win for all
A	U	Residential and Partial open space	Patial by the residential builders	Town of Groton and Private~if residential	
A	W				In these tough economic times, I think we should sell the property to a private interest and let them develop it and make it a source of revenue for the town.
A	X				I think we have quite a bit of open space, already...which is GOOD...I would like for this area, if possible, to be bringing in taxes for our town...
A	X	Senior Housing (privately owned/run)	Make the property taxpaying		Please - not open space
A	X	Split - Some for single family homes and a park/recreation			
A	X	We feel the majority should be subdivided into large lots for residential single family homes and a portion be used for a park or open space.			Tax payers, especially in the present economy, should not have to have this burden placed on them. A high end, reputable builder should come in and buy the land and develop it, Mike Berg or JEM builders for example, The open space component and/or town park would help our community and give something back to the townspeople, besides revenue and not introducing
A	X			Number one choice should be a private investor(s). Second choice should be the Taxpayers and a private investor(s) sharing the bill to demolish the building. The third choice should be the taxpayers paying the entire bill to demolish it.	Demolishing the building is the way to go. Yes paying \$345,000 is alot of money but how much would the Town save in the public works budget each year by not having the building? Seems to me that after a certain number of years we would recover the cost of the demolition.
A	X	Sell off to investors for other alternative in an effort to increase the grand list if this is possible.			

A	X	expensive alternatives should be last choice....this property can MAKE money.	may not be the right time to sell property	may not be the right time to sell property	doing nothing is not a bad idea until the economy turns around.
A	X	income producing use that would bring tax relief	should not cost tax payers further money		any income generated from property should be used for education to raise standards of schools to what they have the potential of being
A	X	maybe renovate and use as Early childhood education center			
A	X	a combination of residential and open space			
A	X			It depends; taxpayers if public use; private party if private use	
A	X	both rec and housing	like mystic academy was supposed to be		
A	X	This is one the only space left in Groton with sweeping Ocean views from Watch Hill to Orient Point. When my kids went to School there I would stand on a picnic table to enjoy these views. This is very valuable land. Ideally you would build high= end Elderly Condos on this site. and take maximum advantage of these views.			I think the appraised value should be revisited. Let the appraiser stand 15 feet up or on the roof of Noank School.
A	X	Sell the Lot and end the drain on tax payers.			The town already has great parks, senior center etc... let's sell it to the highest bidder. The money supports the town and move on. The new owner will need to work within the Noank FD zoning ordinances to create what they see fit. Thanks.
A	X	Commercial development	This is a 1.5 million dollar property that has no use to most Groton tax payers, sell it	Noank Fire District	This property is perfect for residential development. Who ever wants it should pay Groton Town the 1.5 Mil price tag. We can give NFD right of first refusal if they want to buy it for the asking price. The Town of Groton should not be forced to pay for any part of its development, unless negotiated as part of the sales contract.
A	X				should sell property and add news homes to tax base
A	X	Single family lots will bring in tax dollars.		if the Town sells the property.	

A			whoever we designate as the buyer/developer for lots	see above	I felt very sad that it was closed...now that it is, I prefer we not add to our taxes by maintenance, insurance, etc., sell it and put it on the tax rolls as income for the town. Some if not all of the other choices have an expense element, even if it is open space.
B	U	Part of it as a dog park. Parks and rec facility - classes, etc.		No private entity will pay to demolish unless they get to develop.	
B	U	Both can benefit the residence of the Town			The town should not give up the property. It cannot be replaced. Don't let today's times dictate to you
B	U		Other choices dependent on use.	Private if sold to a private party	
B	U				Is it possible to sell two lots - use proceeds to demolish existing structure. Leave other land for rec/open space or further town development in the future.
B	U				Why in the world would you close Noank school because it was not healthy for the kids. They put the senior citizens in there for 2 years while the Groton Senior Center was being built. Hopefully in the future, the Town won't get to combine the middle schools as they did the grammar schools - just my opinion.
B	U				Thank you for the survey.
B	U		We support/pay for the other parks, community and open spaces in the town.		I don't want the land converted to residential. I'm open for any public use.
B	U				No More Houses!!
B	U	Measured Running/Walking Track	Taxpayers unless private developer	Taxpayers unless private developer	Love Living in Groton.
B	U	Do not sell the land. Once gone it can never be returned if needed in the future by the town and taxpayers.	If the property and/or building is not presently needed by the town it should still be retained for future use and can be used for passive recreation until a future need is identified by the town. The town will always grow and need space to expand services and recreation.		The town should do all it can to retain property from developers and maintain some sense of rural character and greenways. Selling the property to a developer will only increase the urban sprawl and negative impact on town services and recreational facilities and programs. Private sale and the building of additional homes or housing units will only increase traffic, noise, and pollution and have a negative impact on quality of life for town taxpayers and surrounding property owners.

B	U				The school should have remained a school! Since that option is not available, I think it should be used as a community/recreation center. Keep the gym and use it for community events- parks and rec could hold programs there, meetings could be held there- it SHOULD NOT become private residences!!!
B	U		If it changes hand to the fire district it needs to be purchased by the fire district (fair market value for the town as a whole no 1 dollar deal) - ie The Mystic River Park in the Mystic Fire District	Unless sold to an entity other than the town	I believe the town should retain the land - demolish the structure and keep it as interim recreation space for a future use that may not be realized today -who knows community schools may become fashionable again and at least the land is kept in public hands in a very expensive portion of the town without a building upkeep.
B	U	retain in town hands -get rid of the ex. building structures			
B	U	Make this part of rec dept. The town needs a swimming pool. Could it be here?	By non-profit I am thinking of entity like GOSA		The town should not lose this property. To do so would be shortsighted!
B	U	playing fields for youth sports			please do not give property to a subdivision that belongs to ALL Groton residents
B	U				I think the Noank property should be used for community use only. There has been so many different developments in the town of Groton for the past 10 years, but we have few places for the community to make use of. The actual school and land should be used for recreation and for people of the community to better themselves. To demolish the school would be useless when it can be used for community meetings, classes, and recreation. But remember have we ever had other closed schools that had ended up practically useless to us due to bad decisions?
B	U		duh, it's town property. look for grants etc.		
B	U			depends on use	
B	U			whatever entity becomes responsible for the property	
B	U				Please keep as property of the entire town and not a subdivision
B	U				Please keep this property public.

B	U	I would really like to see it use for both for recreation and office space. Since you asked, the Spice House should be used as an events destination, rent it for weddings a special occasions. Move Parks & Rec to the Senior Center and eliminate duplication of staff. With the Director leaving, you could make the changes without much to-do.	A combined effort between the Noank Fire, the Town and the State would be necessary to provide funding for demolition and then the Town should continue to support the property. A Board or Commission should oversea and implement the use..	This property should not be sold to a private developer. Land is important for the Town to secure, especially near the shore.	The Town Council wastes a lot of time. There should be fewer meetings and when the Council does meet, there should be REAL Business, not just proclamations to hand out. This manner would invite a better quality of candidate to sever on the Town Council.
B	U				The sale of the Noank School lot to any business interest (condos, et cetera) will be looked on in years to come as a shortsighted and foolish move by the town.
B	V	In this environment the Town should really consider selling the land and adding 6 lots/houses to the tax base. My first choice is a park, but my taxes are high enough already. Pfizer is leaving so the town has tough times ahead.		If it is to be developed to house lots the developer should pay. If it is public use the town/Noank fire district should share the cost.	The property is not central to the Town of Groton so spending a lot of \$ to make an artist co-op or meeting space is crazy since they don't generate revenue. The schools here are falling down, they should be apriority for our kids. If the town can profit from selling the property and raise tax revenue it's the smart thing to do. Spending more on the property is insane while schools like Butler, Cutler, Mary Morrison and Fitch Middle are falling down is irresponsible.
B	V				this property should remain public property.
B	V			?	This is a building with much potential, as a neighborhood resource.
B	V	passive recreation park managed by Noank Fire District/no artists space or offices			
B	W			Other	
B	X				Girls Softball Fields - Mystic Little League
B	X	Youth Center			

B	X	Mixed uses would be preferable	This depends on the proposed use for the building.	Again, this depends on the proposed use. If there is no use proposed, the Town should demolish the building. If there is a private interest involved, then that party should pay.	
B			The entity has final ownership based on final determination.		
C	U			Never - unacceptable option!	
C	U				We need to repair, especially the gym! The location is excellent! These questions are not clear - they are related and dependent on the plan.
C	U	Community Garden - Organic, Dinner Theater - Civic	If Noank Fire District becomes the owner, suggest that \$345k from the Town come with it (to help with renovations). After all, people from all over Groton would be welcome to come there for their personal enjoyments.	If used for the public good. Private if building lots. At least part of the building is unique to area and reusable (auditoriums and cafeteria). The classrooms might be great place for exercise classes as per William.	This is a great piece of land, which I hope will be enjoyed by many people in Nonak for years to come. Adding more houses does nothing to enhance the area. In fact, if a house has even one child in school, we will lose money b/c the cost of educating the child exceeds the property taxes. This means that my taxes will increase. I would rather have my tax increase benefit a wider swath of the community.
C	U	It would be nice to use the building itself and have a couple of swing sets and a basketball hoop on the grounds.			
C	U	\$\$\$ income from day care center would help prevent tax increases - There is a significant need for this service and there is no such adult day care available in Groton.			I believe this venue would be a significant \$\$ maker for the Town. With the onset of the Boomer population, the need is only going to be greater. Adult Day Care allows caregivers of parents and relatives who are working to have safe, affordable day care. If this is not possible for the Town to take on, I suggest we market it to an outside entity to develop it who would then in turn pay taxes for the land and business.
C	U	Private School			Zone Health Clinic, Storm Shelter, Art Gallery, Physical Therapy Center, Boy Scouts, Girl Scouts.
C	U	Private school physical therapy center			Zone change to allow: Professional Groups - Doctors, Lawyers, etc. Physical Therapy Center

C	U			Unless it goes to open space - parks	Why is there a 1 million \$ difference in the estimate for renovation? Renovate it for offices - public use as cheaply as possible.
C	U	Transfer to Noank Fire District			
C	U	Something like a volunteer tech school for all Groton residents, wood working, machine shop, etc.			Don't give this away .if this trend is followed we won't own anything in Groton
C	U	This should be a combination of public access and non-profit use indoors and recreation and open space outdoors. Development should not be an option.	This question is so narrow as to obviate the option of joint ownership and management. I agree with Ed Johnson that the town should help Noank get the property renovated--after, we pay a LOT of taxes that benefit the town--and that the Fire District should manage the property.	It depends on the future use. If the future use is open space, which is what it should be if the school is demolished, then the taxpayers should pay for it. If the future use is development the developer should pay for it, but I am strongly against that option.	Groton still has very little protected open space, and town's share of that existing space is very meager. The big pieces, Haley Farm and Bluff Point, are owned by the state. Noank School should be maintained as a public property, and renovated if economically feasible. This questionnaire is disappointing in that it does not consider creative options of joint public/private partnerships to restore the school nor does it consider various multiple use options for the building, such as a combined non-profit and public tenants, which would help make the maintenance financially viable.
C	U	education, agriculture			school should not have been closed
C	U			depends on who will use the site/maintain the site	I do not want to see this property transferred to the Noank FD, it's Town property and should stay Town property and not become another exclusive Noank amenity.
C	V	If zoning regs allow, could sell 1-2 lots for residential use but only if way to restrict McMansion type dwellings - inappropriate for the neighborhood - would generate tax income to the town.	NFD owning this would help eliminate \$ from town budget and liability insurance.	I am against demolition, would prefer renovation for mixed use with costs shared among Town, Fire District, interested non-profit and business, and fundraising.	I would favor town offices there i.e. rec. (which would free up Spicer House, currently under used and if an allowed use - subject to small offices, artists, etc. for revenue, all purpose room for assemblies, programs, athletic practice.
C	V	The above first four items can be combined with board of rec use.		I do not favor the recommendation in the first place.	The renovation costs should be shared among - the Noank Fire District (Taxpayers) and the Groton Taxpayers with contribution from Noank Historical Society and Private Donations.

C	V				We are tremendously pleased that the Reuse Task Force is conducting this survey prior to any recommendation to the Groton Town Council. No neighbor can legitimately complain that he/she was not given any opportunity to provide input. Thank you for your spirit of cooperation with the community.
C	V		Public use is a priority.		This property is a public asset. At a minimum, maintain a public park or ball field and playground. If the building can be used, it should be for public use by the Noank Fire District, Town of Groton, or non-profits. I am a resident of Groton.
C	V	Residential elderly housing apartments would be 5th choice instead of single family, which is not acceptable.	Private ownership is not desirable.	If it is to be demolished, don't spend much money. Neighbors would tear it down -- themselves or hiring someone to help.	
C	V	Medical clinic, Doctors, Attorneys, Architects, Artists and art gallery, Historical Society, Nursery School, Meeting hall, Community center, community playhouse, emergency shelter, location for cell tower \$\$ for Fire District		Don't tear it down. You will be building neighborhood school in the next ten years as fuel cost sky rocket and bussing becomes untenable.	
C	X	It is already for occupancy with rooms and offices so use it!	Eliminate GLP Police Force to pay if necessary.		
C			unsure		
C		see other comments at end of questionnaire	see other comments at end of questionnaire		Move Parks & Rec employees into the school and turn Spicer house over to the Noank Fire district to manage property (land) for taxpayer recreation, waterfront for boating, and building for leased office space.
C			Shared Costs - If some part of building is to remain.		
D	U	there are not many places for groups to hold meetings which require "stuff" such as artistic supplies, snacks, toys, etc.	If it is not kept as a property for the entire town to use then it should be used by a non-profit who will never be able to develop it as housing.	Please do not give this gem away to a private developer!	We the townspeople of Groton should be able to use this wonderful site for ourselves. And I am willing to pay for it!

D	U			Taxpayers assuming property is converted to recreation or open space.	Strongly recommend inquiries be made into grants available for repurposing the property.
D	W	Housing is the LAST thing that should be considered. We would love to see some innovative thinking with results that our community can be proud of, not just another bunch of houses.	Our household believes that the plan for artist and community garden space is the best use of the property.		This land is a valuable asset to Noank. Even as open space it becomes more interesting as it already supports a flock of turkeys. No one will ever visit Noank and rave about another batch of McMansions. This is an exciting time of great forward thinking - we challenge the task force to think outside the box, even just a little! Thank you all for the time you have given to this project.
D					green space for all of us to use and enjoy would be nice providing parking is available for all
E	U		Depends on final use.	Again, depends on decision about final use.	If the property becomes commercially developed, single family homes - the developer should pay for the demolition and land development. If it becomes a town site to support open space, recreation or artist's cooperative then Groton taxpayers should support this use as it will be open to the entire town.
E	U			Only if you could find someone but I can't imagine who and why.	
E	U		Depends on use and control of property.	Depends on use and control of property.	Return property to previous owners.
E	U	Passive open space for the community to enjoy!!	Fire District should own the property and maintain as open space.	Good opportunity for private funds to be raised to demolish the school if Groton Town is unwilling to allocate funds to do the job.	Our neighborhood has been waiting many years for a resolution on the disposition of the property. Time for Groton to hear the wishes of the neighborhood and get the job done. Keep the character of the neighborhood as a peaceful residential area. Demolish the school and make it passive open space which is what it is used for by all of the residents for decades.
E	U		with possible fundraising	with possible fundraising	
E	U		Depends upon ultimate use - Open Space - Tax Payers. Single Family - Private Party.	See Above Comment.	
E	U		If it goes residential		If houses are built they should be high quality private houses and custom. p.s. My children went to Noank School which was a very special place.
E	U				Keep and maintain some parking area.
E	U			They built it.	

E	U	Open Space to be enjoyed by all!!! Maintaining the integrity of Our Village of Noank!!	The Noank Fire District should own and maintain the property as open space.		Please keep our neighbor as a neighborhood. Peaceful and Pleasant!!
E	U	Park or Playground		Please consider long term effects on the area!!	
E	U	Open space is the best use because it is best for the surrounding residential area and would cost the least for the Town to maintain. Selling the land would provide only a short term financial benefit to the Town.	Since the Town built the structure, the Town should remove it in order to create open space. Allocating the cost to the Noank Fire District would be inconsistent with the cost allocation policy of various (probably most other) projects throughout the Town of Groton.		Selling the land to a private developer should not be an option and any such concept should be strictly scrutinized. With the current economic condition and with Pfizer leaving the area, additional housing is not needed and will unnecessarily add too much supply where there is already insufficient demand.
E	U	The property is best suited as a school facility or as a community public facility and open space for Noank. Given the the major issues this community faces in the future and the need to become energy efficient and to support local facilities, it would be appropriate for the town to transfer the Noank school property to the Noank Fire District.	The town/Bd Ed should pay to fix the building & transfer the facility to the Noank to own, operated and maintain the property	Facility should not be demolished.	If the Noank School is demolished, the land should become a community park and open space area.
E	U	Park			
E	U				Need to choose the most cost effective solution for the town. If the town can make money and reduce taxes for tax payers that should be the option. No more town buildings
E	U			All Groton taxpayers - not just Noank fire district	We need to keep the land for all to use - once it is gone, it is gone for ever.

E	V	The school grounds continue, at this date, to function as open space/recreational use.		Depending on the ultimate disposition of the property, those - private or public - benefitting from the property should pay.	As I have stated publicly, I believe that demo should be limited to the later addition (on Williams Street) and the new, ugly kitchen storage. The problematic heating system in the basement should be left in place, and the basement kept locked/sealed off. the Noank Fire District should pursue state government money to replace the roof and gym south side with solar/passive heating and light, eliminating the need for heat. if the building is for daytime use only. Finally, I would gladly buy and plant an apple/cherry orchard and encourage beekeepers to set-up hives as there has not been a honeybee in the neighborhood in 5 years. Sincerely, Robert Palm.
E	V	We should work with what we have and not add to our problems with more.	It is a public property - we do not need to sell.		With so much excess going to waste. Please let's work as publicly and as productively as possible.
E	V	A portion could be used to rent garden lots to grow good food. Boy Scout Troops could coordinate for Eagle Scout Awards. Think they did this near the old Town Library.			
E	V	Charter School		Neither, the school should not be demolished.	
E	V	Neighborhood park			We do not need more developed land either for homes or structured recreation. Open space is the most useful use for this land.
E	V	Neighborhood park			Neighborhood park would be wonderful
E	V	Park with passive use recreation			
E	V	community park		non-profit organization if it will be running the new park	strongly prefer park run by Noank Fire District or a non-profit organization
E	V			developer should pay if it is to be developed to building lots	
E	W	Leave it alone			
E	X	Community Pool	Totally subsidized by State because it is on historical area.		

E	X	Combination single family(3 lots)/ open space	Selling off three building lots should pay for demolition.		
E			Depends on what use is chosen.	Same as above	
E		Perfect property for high end senior living. The view is fantastic and the property is clearly not assessed at true market value -	If Noank fire district purchases it they should maintain it.	Unless sold to private enterprise	
	U	Autism School			
	U	Autism specific school			
	U	Elementary School			
	W	First Choice is a Local Food Coop & Green Market			Local farmers, cooks, food educators could make this a learning/teaching destination for food & culture. Space could be rented to non-profit and for profit vendors & educators. 2. Have website where we can make suggestions and discuss this on-line.
	W	SCHOOL FOR AUTISM KIDS, FULL THERAPIES			
	W	high school for children with Asperger's Syndrome or high functioning autism, who are challenged by the environment of a public high school. It would be beneficial if the school could be a mixed group of children with autism and typically-developing students. The classes would be smaller and both groups would benefit. There are lots of ideas that can be discussed and many well-educated people in this area that see a need and would be willing to sit on a planning committee.		If the school will be demolished but then reused for a private use	The State of Connecticut needs a state-of-the-art school for children with Asperger's Syndrome. Their social difficulties preclude them from truly being included in the school. Many of them have huge potential that is wasted because their social goals are not being met in public schools. Schools throughout the state pay big money to outpace these children to places that will provide more than the public can to these students, but it is far less than perfect. Often these naive and innocent children are mixed with children who are severely emotionally disturbed, which is totally different than autism. Please consider a task force to work on making your school a school that the whole state can turn to for these very special children. There are many people from the State and throughout the state that see this need and would be willing to work on this. Please consider this option.
	W			private if developed	property should be added to tax base
	X	Lease/sell to a non-profit manufacturer		Private if a non-town function goes in its place.	

	X	Sell to someone developing senior housing units	Please sell the property for what it is worth.	Let the buyer decide if they want to demolish or renovate. Up to them.	The format of this survey was much too rigid, limiting. I grew up in Groton. Went to Noank school. Would love to see it preserved if there is someone who can turn it into a profit making venture. However, my first priority is to see the town benefit from the income of selling the property. One idea I have is to sell to someone who would renovate it and make each classroom into a housing unit for seniors. However, unlike Mystic Academy, and Eastern Point, I hope we don't give the property away. It is too valuable, and the town needs the revenue. I don't object to residential housing lots. The town should not just give the property to the Noank Fire District.
	X	Sell the property as the town did with Mystic Academy			Sell the property
	X	Magnet School catering to the needs of students on the Autism spectrum	if Magnet school, state/federal funding may be available, other school districts who send students	see above	6 years ago 1 in 84 boys were on the autism spectrum, now is 1 in 70, rates are growing we need to think of this population and their future in our community
		Magnet school for children on the Autism Spectrum.			
		Autism Magnet School	CT state		Consider use as alternative school for kids that learn differently minding Magnet rules on funding

		<p>when the Noank school property was declared surplus by the Town we should, at that time, given citizens 2 weeks to come forward with a compelling reason to keep it as Town property. For any compelling reason submitted the town should have established 2 competing task forces, one to support the proposed re-use and the other to challenge that proposal and given them 30 days to complete their work. The TC would then decide and be done with it. It appears that there is no compelling idea for the property to remain in Town hands. Therefore we should put a "For Sale" on it tomorrow and return it to the private sector ASAP. As far as any specific use a private owner may desire for the property that is a zoning issue. We have an in-place structure to handle zoning. Especially in Noank! We should not use citizen committees to out-run zoning. As for demolition yes/no, what-ever is the best way to sell it. Query Real Estate professionals and find out what other towns have done with their surplus buildings. If demolition prior to sale is the way</p>	See above.	See above	Consider the use of competing citizen commissions in the future. To get best of both sides of an issue.
					<p>these are issues that should have been discussed as a part of phase I. tardiness of this survey is just another example of lousy groton government!!</p>