

STATE OF CONNECTICUT

OFFICE OF POLICY AND MANAGEMENT

February 22, 2011

This is in response to the comments you submitted concerning the proposed transfer of the Seaside Regional Center.

As you are aware, the State is in the process of selling the former Seaside Regional Center (Seaside) which is located on Shore Road in Waterford and as such the Department of Public Works (DPW), in accordance with CGS 4b-47, placed the required public notice in the *Environmental Monitor* and the public was afforded the opportunity to comment upon the proposed transfer of this property.

No Identified State Reuse

In January 2008, the State solicited reuse proposals from State agencies for the Seaside property. One agency, the Department of Public Safety, did submit a reuse proposal to utilize a structure on the property; however, that request was denied by this office. The Department of Environmental Protection's (DEP) comments indicate that DEP is currently working with DPW to transfer a Conservation and Public Recreation Easement on the subject property to the DEP. When the property is sold, the easement would assure public access to the entire waterfront portion of the site in perpetuity.

Determination of Current Market Value

To determine the current market value of the Seaside property, DPW obtained two (2) independent appraisals. The \$8 million purchase price exceeds the current market value for the property as established by these appraisals.

Town of Waterford's Establishment of the Seaside Preservation Zoning District

Since the State does not establish local zoning, the type and density of any future development on the property will be subject to the local zoning laws which have been established, and will be enforced, by the Town of Waterford.

Public Access, Open Space and Recreation

Prior to disposition of the property, the Conservation and Public Recreation Easement will ensure public access to Long Island Sound for passive recreation in perpetuity. The easement area will include the entire length of waterfront, all land within the 500-year flood zone, some adjacent upland area and access from Shore Road. Dedicated public parking and appropriate signage will be provided. The DEP will determine allowed and prohibited uses within the easement area as well as hours of operation.

In addition, the Seaside Preservation Zoning District, Section 17a.11 of the Town's zoning regulations states that *"All areas not approved for development as defined shall be set aside as permanent open space or recreation area in perpetuity to be held in common by the owners within the district."*

Connecticut Environmental Policy Act

After granting of the easement, the property is being conveyed in "as is condition." Therefore, the transaction is not considered to be a state action that would trigger the preparation of an Environmental Impact Evaluation pursuant to CEPA.

Natural Resource Inventory

The conservation easement area, which includes the entire waterfront and most of an existing watercourse, will protect any significant ecological resources on the property. The balance of the property is essentially developed, with lawns and buildings.

Site Plan Approvals

With regard to site plan approvals, Section 17a.12 of the Town zoning regulations states that "A site plan shall be submitted to the Commission in accordance with the provisions of Section 22 of these regulations and the purpose of this district, and no building or structure, parking lot, or outdoor use of land shall be used, constructed, enlarged, or moved until said site plan has been approved by the Commission. The development shall be constructed in accordance with these Regulations and the site plan as approved by the Commission. Changes to the approved plans may be made, the extent of which shall be set forth in the special permit."

In addition, as part of local planning and zoning approvals, the Coastal Site Plan Review requirements of sections 22a-105 through 22a-110 of the Connecticut Coastal Management Act would be applicable.

Development & Design

The design of any development of Seaside will be guided by Section 17a.13 of the Town zoning regulations which states "The architectural and site design of all buildings and improvements within the Seaside Preservation District, including typical floor plans and building elevations drawn to scale showing the exterior materials and treatment to be used, shall be submitted. The Plan submission shall specifically show how the development will result in the preservation and re-use of the Main Building, Employee Building I, the Duplex and the Superintendent's House, how the principal use is to be primarily located in these buildings and how all new construction will be integrated into a cohesive and unified development plan. The development shall be constructed in accordance with these design plans and the special permit shall specify the manner in which any changes to the design elements may be made."

Department of Public Works Request for Proposal (RFP) Process

The RFP for the sale of Seaside was conducted by the DPW and the disclosure of any information concerning the RFP process at this time shall be subject to applicable State law or regulation.

Council on Environmental Quality

Requests related to suggested actions which should be undertaken by the Council on Environmental Quality (CEQ) should be sent directly to CEQ which can be reached at (860) 424-4000 or www.ct.gov/ceq

Subdivision of the Property

With regard to suggestions that the Seaside property be subdivided; it is the State's intent and desire to sell the Seaside property as a single parcel.

Harkness Memorial State Park

Comments concerning the operation of Harkness Memorial State Park should be directed to the Department of Environmental Protection (DEP). DEP can be reached at (860) 424-3000 or www.ct.gov/dep

Leasing of the Property

It is the intent and desire of the State to sell the Seaside property.

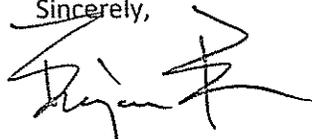
Public Informational Meetings

The disposition of the Seaside property is being conducted by the DPW in accordance with all applicable statutes, including Connecticut General Statute 4b-21 which does not include a public informational meeting requirement.

Alternative Proposals

With regard to suggestions for various alternative proposals; as the DPW's RFP process has concluded no alternative proposals are being solicited.

Sincerely,



Benjamin Barnes
Secretary

O'Brien, Patrick M.

From: d4green@sbcglobal.net
Sent: Monday, June 14, 2010 10:07 PM
To: O'Brien, Patrick M.
Cc: Kopetz, Kevin
Subject: Comments on the sale of Seaside Regional Center
Attachments: Submitted Reuse Proposal for Seaside.doc; Seaside proposal.doc

To: Office of Policy and Management (OPM):
Date: June 14, 2010
Subject: Seaside Regional Center, 36 Shore Rd, Waterford
Attachments: 1) Submitted Reuse Proposal for Seaside
2) Seaside Proposal

These are my views on the state of Connecticut's sale of the Seaside Regional Center to Mr. Steiner of Seaside in Waterford, LLC. I have two objections; one is the sale specifically to this firm and the second is concerning the sale of this seaside property.

Mr. Steiner was chosen as the preferred developer, after years of meetings, based on a proposal presented at Waterford Town Hall on November 22, 1998 consisting of 80 units being built with 70% in the existing historical buildings. The Seaside Property at that time was zoned one unit per three acres, indicating a desire to keep the area density consistent with the properties in the area already in existence.

After Mr. Steiner's plan was selected however; he decided that he could not make the project work financially unless he built more than his initial 80 units. To incorporate this change, Seaside in Waterford, LLC proposed an increase to 115 units in the present structures for a total of 164 units. This alternative plan included the construction of many duplexes on the property outside of the existing buildings. And this is the situation that the local home owners were and are upset about - the increase in population density. To assist with this revision the local board changed the zoning to four units per one acre and since the development will be senior housing that number can be doubled. That means that the firm Seaside in Waterford, LLC could build more than 240 units on approximately 30 acres of land. That would be eight units per acre which is not a reflection of the surrounding community that averages more than half an acre per household.

In addition; I thought according to state law the funds from the sale of the Seaside Regional Center are to go to the Department of Mental Health and not into the state's general fund.

If the developers went back to their original proposal of using the existing buildings, adding only three new buildings and providing the promised park and beach areas, I believe many of the neighbors would accept this sale. However once Seaside in Waterford, LLC has acquired the property there will be little recourse for the neighbors of the property when the developer change the plan.

My second point on this sale is the following: the state of Connecticut is selling ocean front property that can never be recovered and the existing structures could be used to facilitate the disabled (mentally, physically and financially) that are not being helped by the state currently. THEY want a hand up and THEY want to be a part of their own solution. I wrote such a proposal that was presented to your committee in 2007. Although I was never contacted concerning this proposal I was told that this proposal had some sway in the committee turning down the sale at that time.

I tried to submit my idea as a reuse proposal, but was told by Policy Development and Planning Division that because I am not a state agency, the proposal could not be accepted. Previous to submitting a reuse proposal I submitted copies of my proposal to several state agencies and the results were disheartening at best. I was told by one commissioner that the disabled would not be interested (*if the people meant to be helped by my proposal are the ones not being served by the state, how could he know what those people want?*); I was told that the Department of Public Works did not have jurisdiction and the proposal was lost by the Department of Social Services after the governor's office sent it to that agency for evaluation.

My idea, in summary, is to have people apply for jobs consisting of 20 hours of work per week on the Seaside Campus and in exchange, they would receive room and board. I figure if only 100 people were to be in the facility, the state would save about \$6.5 million dollars per year. Of course if more people lived on the campus the savings would be higher.

I hope the state will change its mind about selling this property.

Respectfully submitted,

Deborah Green, Waterford resident

To: Office of Policy and Management
450 Capitol Avenue - #52ASP
Hartford, CT 06106-1379
Attention: Patrick O'Brien
Subject: Reuse Proposal of Seaside Property

Section #1 - Property Information

The property is on Shore Rd in Waterford with identification number 121007.

Section #2 - Agency Contact Person Information

For questions regarding this proposal contact:
Debby Green
9 Woodsea PL
Waterford CT 06385
D4green@sbcglobal.net
(860) 440-2788

Section #3 - Transmittal Memo

As a private citizen with a proposal, I am not part of an agency. I have talked with a few nonprofit developers and members of several CT departments; however my idea gets caught in Catch 22's.

Section #4 - Program Description

1. (this is the narrative at the beginning of my proposal submitted in April 2006) I envision 'Seaside House' being a nonprofit organization where people can come to live (receiving room and board in exchange for 20 hours of work per week) in a safe environment with others. My goal would be at sometime in the future the facility would be self sufficient.

I propose to set up a nonprofit organization that would be run by a board of trustees that would lease Seaside from the state, oversee restoration of the buildings and then continue administration once the campus is occupied.

First step would be to lease the property from the state. At present there exist historical buildings on the property that need work. There is asbestos, lead paint, PCBs and ground water contamination. Seaside was built in the early 1900 and was originally used as a tuberculosis asylum. (I would like to see a display set-up in the main building to show the many uses and transitions the facility has seen.) Later the state, changed Seaside's use to a hospital for mentally retarded children (the state still maintains one building with 17 residents on the property) and finally shutdown all unused buildings and is trying to sell the property.

The state and city have explored many options for these buildings, but in the end the site was put into cold storage and allowed to deteriorate. I would like to arrange a long term lease of the 33 plus acres and buildings,

My vision would be this:

- a. Lease Seaside from the state
 - i. Find a couple to move into the caretaker's house (after any refurbishing is done) and they would be responsible for overseeing the running of the kitchen and grounds maintenance in exchange for free rent of the house.
 - ii. Hire a contractor to renovate the kitchen.
 - iii. Renovate one building for dorm usage.
 - Initial contract with each individual and the campus would be for three months and at the end of that period, a re-evaluation would occur and either the campus or the individual could break the contract
 - If both parties agree to the contract the individual would move into a more permanent residence.
- b. Other considerations:
 - i. Zoning would have to be changed before anyone could move in
 - ii. Insurance would have to be acquired
 - iii. See if Parks and Recs would like to put in a public playground and walking/running loop
 - iv. Perhaps have the state set up water access for handicap
 - v. Increase bus route

2. Have people apply to live at Seaside like an application for work, I would advertise for whatever job needs to be filled. For example – initially it would probably be for construction type work.
 - a. I foresee people applying based on the needs of Seaside House. For example; a cook, a storeroom keeper, a driver, etc.
 - b. I propose paying the residents in theory; therefore we would have to pay taxes, so that they would acquire work credits and benefits.
 - i. SSI
 - ii. Health care
 - iii. Work history
 - iv. Other
 3. As the number of people increase we would have to renovate more of the buildings.
 - a. Maybe send some people to training for asbestosis removal to cut the costs of that type of work; or have several people get training on working with lead paint, etc. These skills could then be used at Seaside House and the people would then have those skills for future employment if they desired.
 - b. If they wanted to work more than the 20 hours, then they would be paid accordingly.
 4. If families moved in all members of a family over the age of three would be required to do 20 hours of something.
 - a. Children could do 10 hours of homework and 10 hours of something that would be age appropriate
 - b. The hours would fit the abilities of the resident
 5. Possibilities for self sufficiency
 - a. Cleaning/housekeeping business
 - b. Painting company
 - c. Pet sitting service
 - d. Children's parties
 - e. Retreat center
 - f. other
2. This program would allow disadvantaged persons a place to live and work (appropriate to the person's abilities). I believe the state is in need of this kind of a facility to help those people that fall through the gaps in the state's system. Examples: People without SSI benefits that can't support themselves; People that could live on their own with a bit of supervision – these people are in nursing homes and jails; People who can not support themselves for any reason, but might thrive in this environment.

3. This program would be new. Under present doctrine, it is believed that disadvantaged people should live on their own. This program would provide the resident room and board, safe living environment and meaningful employment. Not all disadvantaged people can or should be making their own meals. By having everyone come to a dining room; the risk of kitchen accidents is minimized, diets can be maintained and social contact is made available.

Section #5 - Implementation Schedule

See attached proposal for time table.

Section #6 - Budgetary Information

This is probably the biggest stumbling block since the state is in a deficit fiscal position. However, once the facility is fully functional I figure the state will be saving over a million dollars a year on nursing home and jail costs. I would also like to investigate a bond issue for the construction of a windmill on the property. The bonds would begin to mature in ten years and the power produced would provide power to the facility and the additional electricity could be sold for about a million dollars per year. I figure initially the program would need \$30 million to take the project to completion.

The facility would need to have access to state programs; maybe some of those offices could use the property – saving the state money.

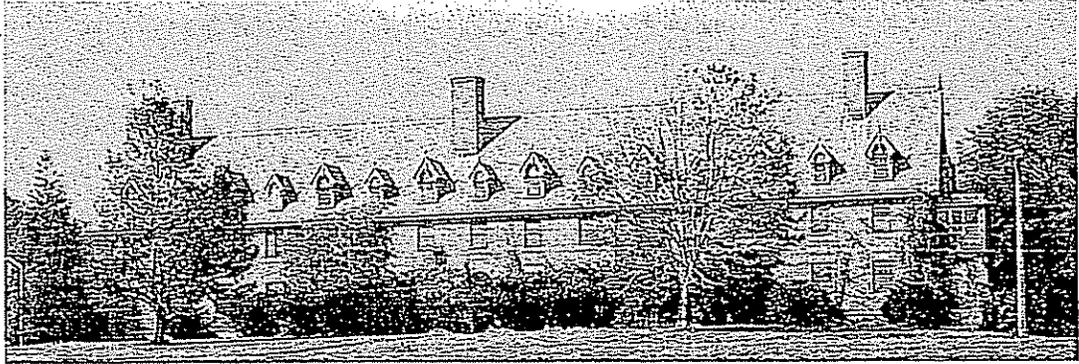
In addition; most facilities of this scale are built, then filled and soon fail. Since this idea would grow slowly and address problems as they arise with new residents; it has a better chance of succeeding.

Section #7 - Alternative Options

This program was designed for Seaside; therefore the program would not be developed if this proposal is rejected.

Section #8 - Additional Documentation (optional)

See details of the proposal in the attached item labeled Seaside Proposal.



SEASIDE HOUSE

Proposal
By
Debby Green

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The town of Waterford has refused the offer from the state to purchase a 33-acre piece of seaside property. According to government officials, the option to buy the property goes to a preferred developer. I have a proposal that could be a win-win for the state, town and local residents if it is allowed to go forward. I acknowledge that my idea is coming to the process late; however, I was not in the area when it started. Once the state sells the property, it can not be recovered; however, if this idea is allowed to go forward and fails (which I do not intend) the state could then sell the property at a later date. And the right answer is always the right answer.

My vision for the property is for housing for the disadvantaged. Like too many other states, Connecticut tends to place those who are physically handicapped in nursing homes rather than trying to integrate these people into the community even though it would be a cost saving measure for the state. These people are cast aside, put out of sight and therefore out of mind even though many of these people would rather have the opportunity to contribute to their own well-being and that of others.

Enclosed please find a copy of my proposal for the use of the Seaside property in Waterford, CT and a possible phasing of the project.

The vision is to create a facility/campus that would help Connecticut comply with Olmstead's Law and, at some point in time, become a self-sufficient nonprofit entity. The target group for residence would be those people who have fallen through the cracks of programs already in place for one reason or another. They want to work cannot quite support themselves without help, and they are not finding that help presently.

This proposal has been shown to many people. One man's response (this gentleman has MS, is divorced, and is without a means to support himself; he is currently on short term disability with no hope of returning to his job): *"This is definitely a dream, but dreams are what keep us going. It sounds similar to Utopia here in Preston, I appreciate your knowledge, and the dream."* I hope that for his sake and many others like him I can make this vision a reality.

I hope you will consider this endeavor worthy of your support.

Very Respectfully,

Deborah Green
9 Woodsea Place
Waterford, CT 06385

Seaside House Proposal

Disadvantaged Independent Living

I envision Seaside House as a nonprofit organization where people can come to live (receiving room and board in exchange for 20 hours of work per week) in a safe environment with others. The goal would be at sometime in the future to become self sufficient.

The nonprofit organization would be run by a board of directors that would lease Seaside from the State, oversee restoration of the buildings and then continue administration once the project is occupied.

The first step would be to lease the property from the State. At present there exist historical buildings on the property that need work. There are asbestos, lead paint, PCBs and ground water contamination. Seaside was built in the early 1900s originally as a sanitarium for tuberculosis of the bone. A display set up in the main building could show the many uses and transitions the facility has seen. Later the State changed Seaside to a regional center run by the Department of Mental Retardation. The state still maintains one building with 17 residents on the property, finally shutdown all unused buildings and is trying to sell the property. The State and town have explored many options for these buildings, but at the present the site has been put into cold storage and allowed to deteriorate.

I would like to arrange a long term lease of the 33-plus acres and buildings; my vision would be to:

- a. Lease Seaside from the State
 - i. Find a couple to move into the caretaker's house who would be responsible for overseeing the kitchen and grounds maintenance in exchange for free rent.
 - ii. Retain a contractor to renovate the kitchen.
 - iii. Renovate one building for dorm usage.
 - Initial contract with the resident would be for three months; at the end of that period, a re-evaluation would occur and either the campus or the individual could break the contract
 - If both parties agree to the contract, the individual would move into a more permanent residence.
- b. Consider:
 - i. Zoning would have to be changed before anyone could move in.
 - ii. Insurance would have to be acquired.
 - iii. Parks and Recs might put in a public playground.
 - iv. Possibly the State might set up water access for the handicapped.
 - v. Access the bus route might be necessary.

2. Have people apply to live at Seaside in conjunction with application for work, at whatever job needs to be filled. For example, initially probably construction.
 - a. Based on the needs of Seaside House, work might be that of cook, storeroom keeper, driver, etc.
 - b. Paying the residents in theory; requires also payment of taxes, so that they would acquire work credits and benefits.
 - i. SSI
 - ii. Health care
 - iii. Others
3. Realize that as the number of residents increases more of the buildings would require renovation.
 - a. Send some people to training in asbestos removal and working with lead paint to cut the costs of that type of work. These skills could then be used at Seaside House and future employment.
 - b. If resident ants wanted to work more than 20 hours, they would be paid accordingly.
4. Require 20 hours of work or chores from all family members over the age of three, if families moved in.
 - a. Children could do 10 hours of homework and 10 hours of something else.
 - b. Hours or chores would fit the abilities of the worker.

State savings: *For each resident that would have been placed in a nursing home at the State's expense; the state will save on average \$100,000 per year. If the campus has at least 100 of these residents living on Seaside House, the State would save a million dollars a year!*

Expectations

What Seaside House would expect of each resident:

- 20 hours of work
 - If the resident wants to go on vacation, then trading of hours can occur
- Follow the rules
 - Example: One of the residents would like to drink beer while watching the football game, but the TV is in a public lounge area. The rule is no open alcohol in public spaces; so either the resident watches the game without beer, the resident goes to a friend's house to watch the game and drink beer or the resident can go to a sports bar and watch the game.

In return the resident would get:

- Room & board
 - Three meals a day prepared in the kitchen
 - Snacks available in the kitchen
 - An apartment for the resident with or without family members
 - New residents would receive a laundry basket with toothbrush, toothpaste, mouth wash, floss, soap, Klinex, linen, comb, brush, towel, drink cup, deodorant, etc.
- Laundry facilities
- Security
 - Buildings
 - Personal property
- Work benefits
 - SSI and other taxes would be paid on the twenty hours
 - Health Insurance including dental coverage
 - Of course whatever insurance already in effect may be continued.
- Routine schedule
- Advocacy
 - Possibly an on-site social worker
 - Possibly employment counseling

Possible Campus Rules

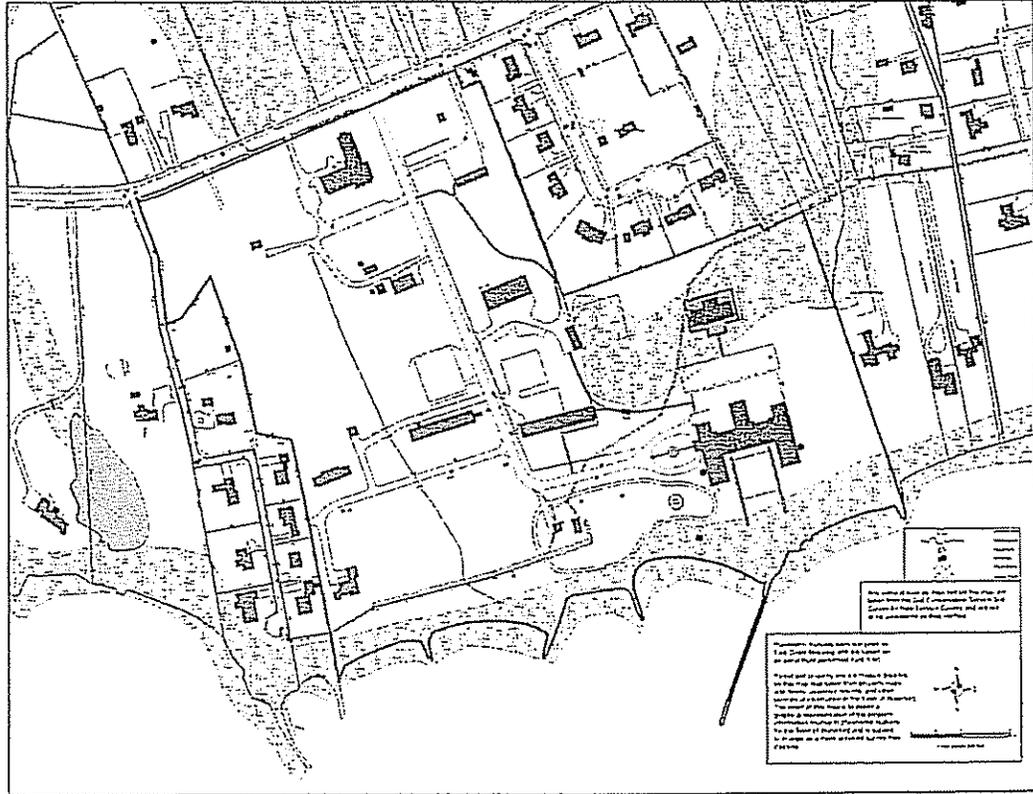
No smoking anywhere on campus

Overnight cars need a special sticker

- To obtain sticker
 - proof of insurance
 - registration
 - driver's license

No open alcohol in public spaces

Map of Seaside as it Exists Now



PRE-CONSTRUCTION PHASE

- 1 Gain approval of the Seaside House Proposal
- 2 Apply for designation as Non Profit Organization - 301C
Call the campus Seaside House
- 3 Research and visit other similar organizations
- 4 Write the by-laws including a mission statement
- 5 Apply for grants
- 6 Gather a Board of Directors
Possibilities for board members
Facilitator
Lawyer
Tax accountant
Social worker
Local neighbor
Resident
Grounds supervisor
Kitchen supervisor
Business person
State government representative
Town government representative
Local citizen
Vocational Rehabilitation Program
- 7 Lease the property from the state
Retain the security service
- 8 Retain the services of a contractor
Optimal condition would be that the contractor stay through the entire project
Have the contractor assess the condition of each of the buildings
Obtain the reports that have been done on the property

- 9 Bringing the Caretaker's House up to code
Set-up local phone service
Electric
Cable
Water
Sewer
Set up a postal box with the Post Office
Apartment style, so each resident has his or her own mailbox



- 10 Hire 12 people - advertise for the jobs needed to be done –construction work
Check references
Move into caretaker's house
Find a group health care plan
Set up hours
Security, cooking, cleaning
Any work over 20 hours/week would be for pay
Set up benefits
Work hours
Employee taxes
Any other taxes to show work credit
Bank accounts
Have car stickers for overnight vehicles
Proof of insurance
Proof of registration
On in take form, note
Emergency contact information
Talents and hobbies
Medical information
- 11 Set up a security system

TWO FAMILY HOUSE RENOVATION



- 1 Bringing the Two Family House up to code
 - Set-up local phone service
 - Electric
 - Cable
 - Water
 - Sewer

- 2 Advertise for occupants
 - Resident Manager
 - Food Service
 - Supervisor

- 3 Newly hired people/families to go through hiring process
 - Upon approval from the board of directors
 - the people can move in to the renovated building

PHASE ONE OF CONSTRUCTION

- 1 Decide which building would be better suited to become a temporary stay building



- 2 Design the inside to accommodate three apartments
- 3 Each apartment should have:
 - Two bunk beds, four locked closets, chairs and reading lights, half bath,
 - Temperature control, ceiling fan, desk and folding table and chairs
- 4 At one end of the building put in a community shower room with a bath tub
- 5 At the other end of the building establish a community lounge with TV, stereo and drink area including hot and cold drinks
- 6 Set up utilities
- 7 Move the 12 workers in
- 8 Advertise and hire a Grounds/Maintenance supervisor to move into the Caretaker's House

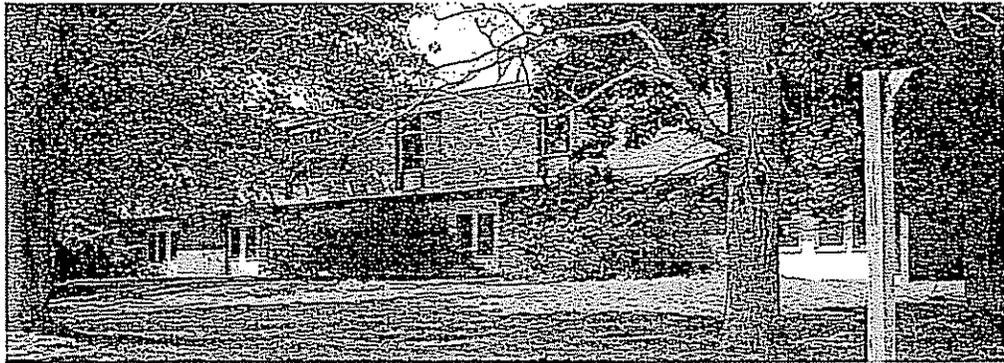
Note – This temporary stay building would be used for the initial three month stay until the Temporary Resident Buildings is done. After that point, this building could be used for family or guests of the residents of Seaside House or the State-owned facility.

PHASE TWO OF CONSTRUCTION

- 1 Remodel the kitchen with input from Food supervisor
This will be the place where all food is prepared, served and kept
This phase will also include the addition of an office
for the Seaside House campus.
- 2 Get certification to cook and serve food

PHASE THREE OF CONSTRUCTION

Remodel the Temporary Residence



- 1 Design the changes to include
 - Laundry room
 - Supply room
 - Community lounge
 - Security desk
 - Intercom to all rooms
 - Each apartment
 - Full bathroom
 - Living room
 - Bedrooms - one, two or three
 - Furnished
 - Locked storage area
- 2 Addition of a corridor for security purposes

Note - Initially this will be the permanent residence until the first Permanent Residence is done. At that point; this will become the Temporary Residence and the previous temporary resident building will become open for guests and families to use.

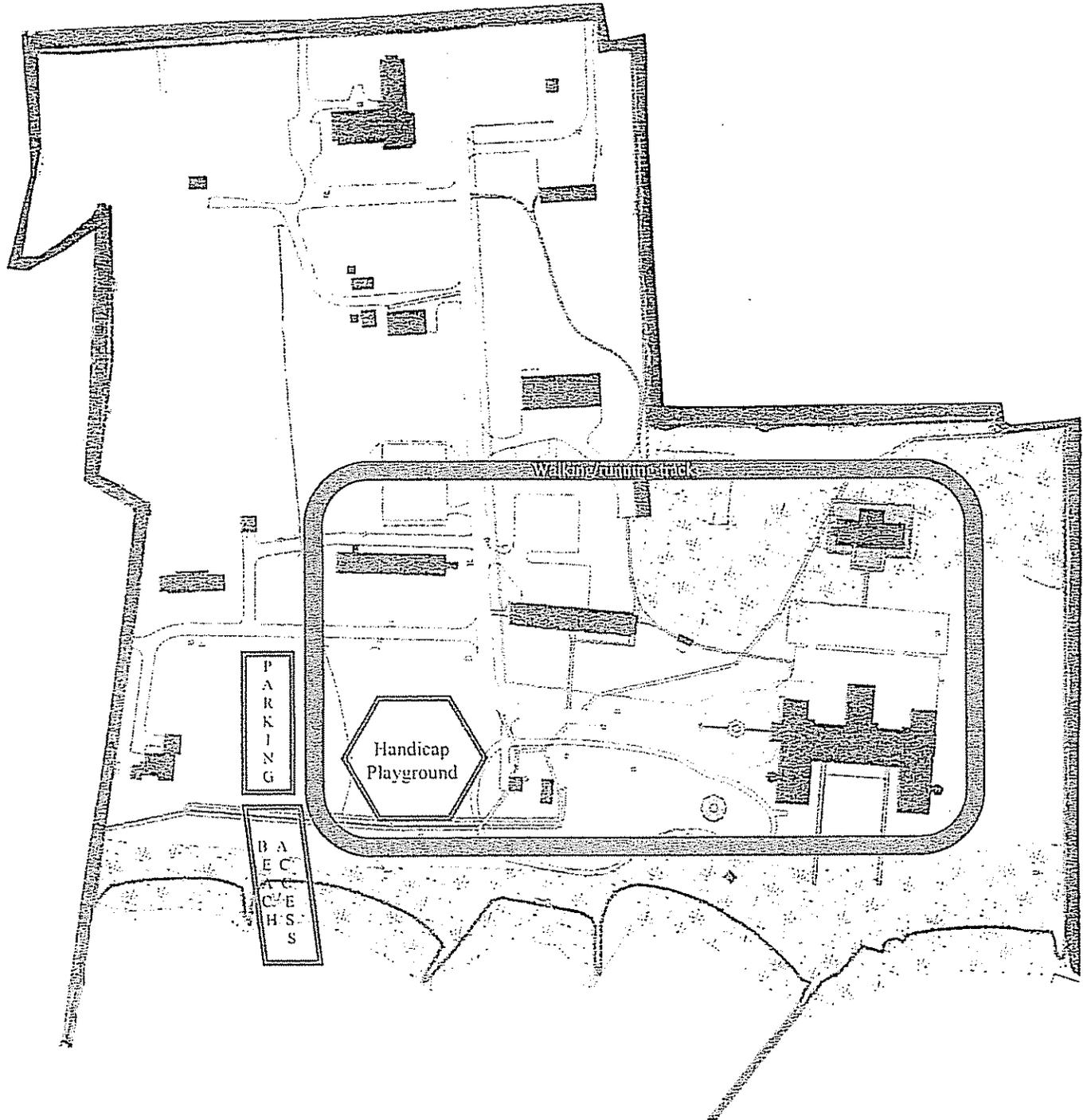
PHASE FOUR OF CONSTRUCTION

Building of Public use area

- 1 Put in walking/running track
- 2 Put in handicapped playground
- 3 Build access to beach for handicapped
 - Outdoor shower
 - Changing room
 - Public washroom or handicap Port-a-Potty
- 4 Public parking
- 5 Post rules for using the property
 - No open alcohol in public areas
 - No smoking
 - No littering
 - No overnight parking
 - No fishing if people are on the beach areas
 - No feeding the wildlife
 - Use of the beach and property at your own risk
 - Public usage stops at sundown
 - All domestic animals must be on a leash
 - All domestic animal feces must be picked up by owner
- 6 Install doggy bag dispenser and trash cans

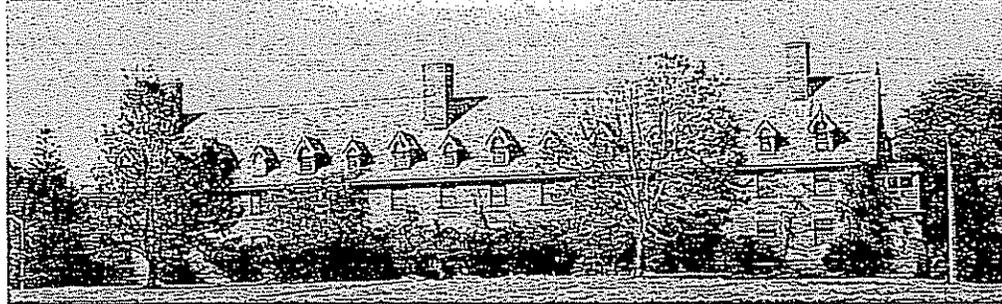
Notes – It would be hoped that the State would assist in this phase since the area would be open to the public. For the playground and track, perhaps the use of shredded recycled tires would be appropriate.

Possible Layout for Public Areas



PHASE FIVE OF CONSTRUCTION

Remodeling of the First Permanent Resident building

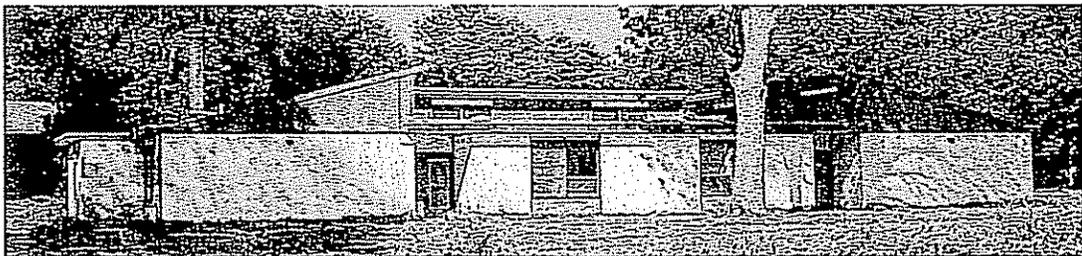


- 1 Reception area
Put in Seaside display
- 2 Apartments
Same as in the temporary residence
- 3 Laundry room
handicap accessible
- 4 Storage room

Notes – This building already has the kitchen remodeled and the campus office. An elevator needs to be installed or the existing elevator repaired. All entrances need to be handicapped accessible.

PHASE SIX OF CONSTRUCTION

Remodeling of old school building

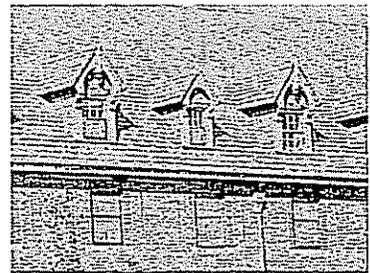
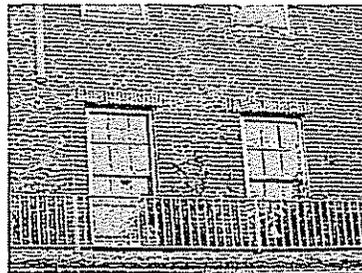
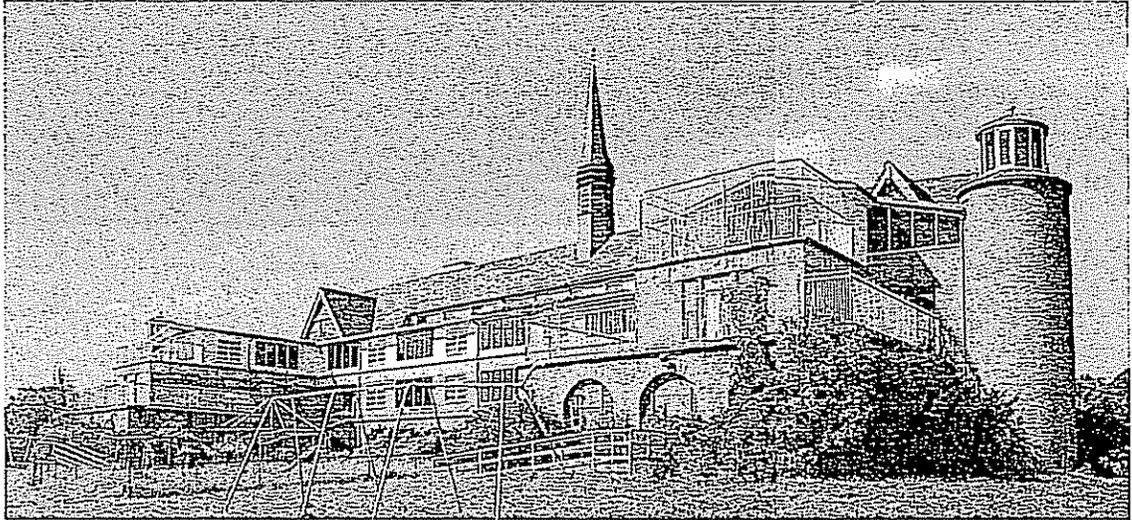


Note – By this time in the project there should be a use for this building: Child care, Senior Daycare or a business operated out of it. Examples might be a pet sitting service, house painting, yard work, rockwall building, Retreat facility, large rental function room, children's parties, grocery shopping, a Limo service to the airports or some other non-profit business to support the campus.

PHASE SEVEN OF CONSTRUCTION

Remodeling of second permanent building

This would be similar to the first Permanent Resident Building. It's possible that the campus might not need the space yet, but the renovation would go forward for future use.



Note –It would be during this period of construction that exterior architectural features would be restored on all historical buildings.