

Reasons why specific properties in the Village Center did not work...

37 South Main St. -This property was submitted through the RFP process. Many on the Council felt it was too far from any major part of Town and the site did not have natural gas.

82 Main St.- This was talked about in 2012 as a new Town Hall when it went through a foreclosure. The Council at the time decided that they did not want to move forward with a Town Hall at that time since the new High School project was being proposed.

90 Main St.- This property was in probate around 2014-2015 the Town made an offer during the probate process but due to the municipal approval process the Judge saw it in the best interest of the estate to award the property to a private entity that could offer a 100% assurance on the purchase of the property. Additionally, in order for this location to work the Town would have had to also acquire 88 Main St..

3 Main St.- This property was offered to the Town through the RFP process. It was determined to not be large enough to meet the needs of the PD/ Town Hall.

1 Watrous St.- The Town gained ownership of this property through a foreclosure proceeding. It is known to be contaminated. Additionally, It is in the flood plain of the creek that runs through the village center. State Statute will not allow for the construction of a municipal vault in a flood plan.

101 Main St.- Attempts were made to contact the owner in an effort to see if there was interest in selling the property. In the end these efforts were abandoned due to the creek the runs behind it, the brownfields history and lack of space.

8 Walnut- This property was looked at in conjunction with 101 Main St. and was abandoned for the same reasons as above.

13 Summit St.- This property was considered internally but was determined to not be suitable due to structural concerns resulting from the stream that flows under it. Additionally, the state statute will not allow for a vault to be built in a flood prone area and the site lines for police response would be very challenging and there is not enough parking.

7 Summit St.- The Center School was extensively evaluated for a PD/Town Hall. It does not have enough land available to meet parking needs since the property behind the school is deed restricted for recreational use only. Efforts to purchase the adjacent property for parking were met with public opposition and the cost of \$44 million dollars and a 5 year construction window was untenable.

21 Skinner St.- This property was considered internally but was abandoned when the flood plain was considered.

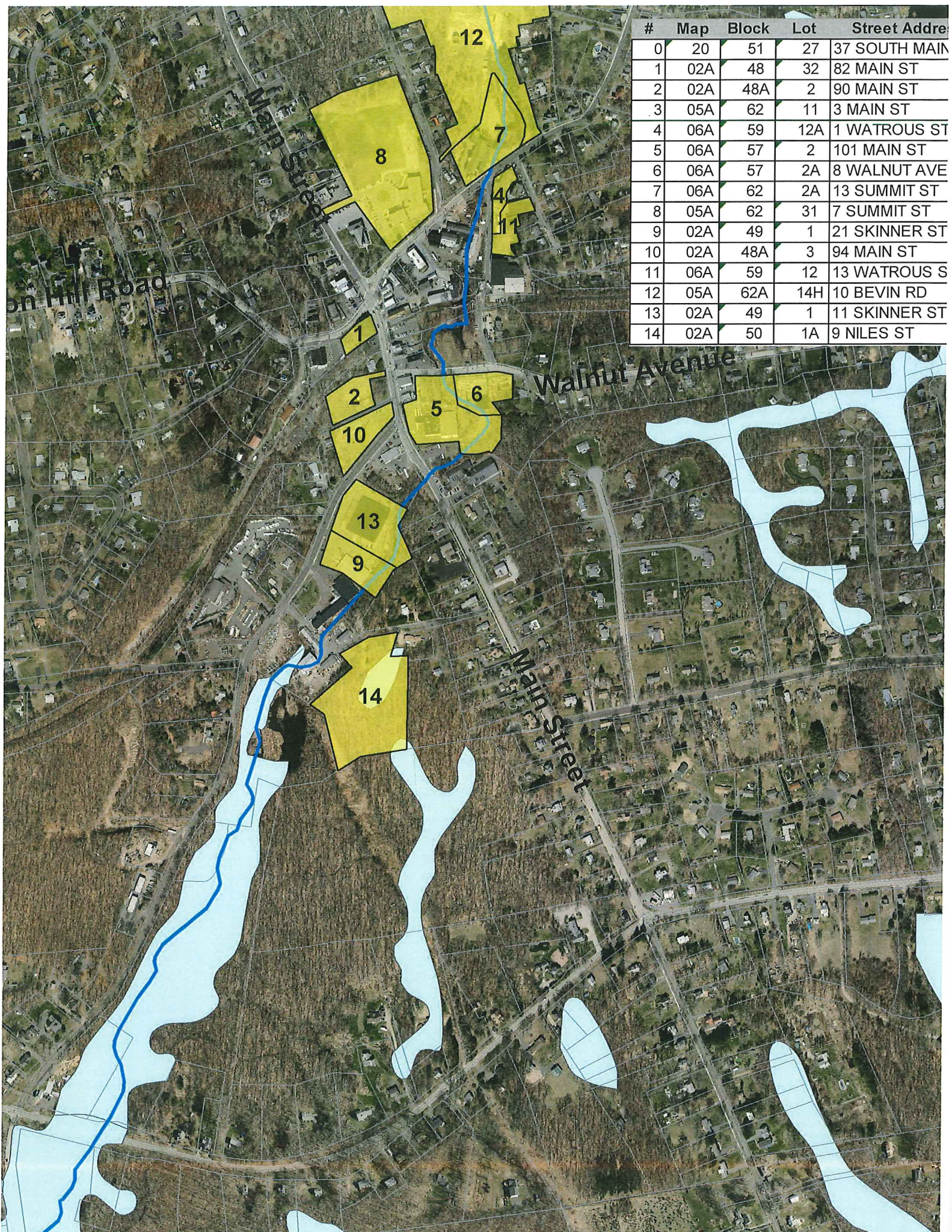
94 Main St.- The BOE property was considered in conjunction with 90 Main St. but when the probate Court awarded the property to a private bidder the Town abandoned the idea. The property on its own is not large enough for a Town Hall/ PD.

13 Watrous- This property is highly contaminated with TCB's and PCB's. The Town has already spent close to \$1 million dollars of grant funds to clean it up and it has not yet been determined to be clean. Once the determination is made most likely the only use that will be allowed for this site is to cap it and pave it for a parking lot.

10 Bevin Rd.- The Town attempted to purchase this property in an effort to expand parking for the Center School conversion but was met with public opposition.

11 Skinner St.- Some members of Town Council, Town Staff and the Town Engineer walked this property around 2015-2016. It was determined the back half of the property is in a flood zone, there were questionable structural concerns regarding the roof.

9 Niles St.- This is a large tract of vacant land behind most of Main St. The council considered it on multiple occasions but did not move forward due to its location behind residential homes, terrain and cost.



#	Map	Block	Lot	Street Address
0	20	51	27	37 SOUTH MAIN
1	02A	48	32	82 MAIN ST
2	02A	48A	2	90 MAIN ST
3	05A	62	11	3 MAIN ST
4	06A	59	12A	1 WATROUS ST
5	06A	57	2	101 MAIN ST
6	06A	57	2A	8 WALNUT AVE
7	06A	62	2A	13 SUMMIT ST
8	05A	62	31	7 SUMMIT ST
9	02A	49	1	21 SKINNER ST
10	02A	48A	3	94 MAIN ST
11	06A	59	12	13 WATROUS S
12	05A	62A	14H	10 BEVIN RD
13	02A	49	1	11 SKINNER ST
14	02A	50	1A	9 NILES ST