Why now?

- Several past committees have reviewed Town facilities but were unable to achieve consensus within the community on a path forward.
- The Town Facilities Review Committee was created by the Board of Selectmen in early 2020 to conduct a more comprehensive review of town facilities.
Litchfield Town Facilities Review Committee

The mission of the Town Facilities Review Committee shall be to review and evaluate future town facility needs and to recommend the most efficient use of the current Town Hall Annex, the Litchfield Intermediate School and any other underutilized Town-owned property that could be repurposed within Litchfield and Bantam Borough Planning and Zoning regulations. The Committee shall consider municipal needs and shall work...through completion of the project mission as determined by the Town Facilities Review Committee. Upon completion the Committee shall deliver its recommendation to the Board of Selectmen.
Litchfield Town Facilities Review Committee

- Sam Olmstead - Chair
- Chris Casiello - Vice-Chair
- Anne Haas – Secretary
- Barbara Putnam – Recording Secretary
- Denise Raap *ex-officio*
- Jeff Zullo – BOS liaison
- Matt Blasavage – BOF liaison
- John Morosani – BOE liaison
- Nancy Latour – Bantam Borough liaison
- Dave Carroll
- Marc Moura
- Bill Deacon
- Burke Gibney
Facilities Overview
Principal Space-Use Programs

- Schools
- Town Offices
Bantam Town Hall Annex

- Built as Bantam School in 1954
- Renovated late 1980s & early 1990s
- Current use:
  - Park and Recreation Office/Gym
  - Land Use Offices
  - Bantam Post Office (leased)
  - Social Services & Food Pantry
  - Emergency Operations Center
- 29,000 gsf
- Approximately 50% occupied
Litchfield Town Hall – 74 West Street

- Built in 1961
- Minor renovations and maintenance over time including addition of AC to main floor
- Currently used as Town Offices, Probate Court and Resident Trooper
- 8,000 gsf
- 100% Occupied
Summary of Findings – Town Hall and Annex

• Both buildings will require significant investment to extend useful life
• Current maintenance approach is to fix what breaks
• This approach is NOT SUSTAINABLE
• Public Works is doing excellent work keeping the buildings going
• The two buildings together are larger than is required for current Town Hall space program
Schools

• LIS originally included in Mission of TFRC
• COVID has changed space use and precluded facility tours
• Potential regionalization may change space needs and requirements in the future
Town Office Program

- Currently split between Town Hall and Bantam Town Hall Annex
- Prior studies indicate 12,000 – 16,000 gsf required
- Considerations:
  - Compatibility of program with existing spaces (size/location)
  - Cost effectiveness/efficiency of renovation vs. new construction
  - Town feedback on satisfaction with existing facilities and desired location
  - Potential use of technology to reduce space requirements
Town Facilities Survey

The Committee felt strongly that prior efforts had been unsuccessful due to lack of early public input.

Survey Structure:
- Use of and satisfaction with existing facilities
- Desired new facilities
- Areas of investment
- Town Hall and Bantam Annex specific questions
Town Facilities Survey

Survey sought feedback across broad categories of town facilities and operations.

- 4,700 surveys distributed
- Almost 1,000 responses – THANK YOU!
  - 1/3 online
  - 2/3 paper
- Thank you to Wamogo students for doing data entry on over 600 surveys
Most Used Facilities

1. Recycling Center
2. Town Hall
3. Litchfield Community Field
4. Litchfield Town Beach
5. Bantam Post Office
<table>
<thead>
<tr>
<th>Facility Name</th>
<th>Usage Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Litchfield Recycling Center</td>
<td>Highest</td>
</tr>
<tr>
<td>Litchfield Town Hall</td>
<td>Medium</td>
</tr>
<tr>
<td>Litchfield Community Field</td>
<td>Medium</td>
</tr>
<tr>
<td>Litchfield Town Beach</td>
<td>Medium</td>
</tr>
<tr>
<td>Bantam Post Office</td>
<td>Medium</td>
</tr>
<tr>
<td>Bantam Annex Town Offices</td>
<td>Medium</td>
</tr>
<tr>
<td>LIS Auditorium</td>
<td>Medium</td>
</tr>
<tr>
<td>Northfield Community Field</td>
<td>Low</td>
</tr>
<tr>
<td>Litchfield High School Gym</td>
<td>Low</td>
</tr>
<tr>
<td>Bantam Community Field</td>
<td>Low</td>
</tr>
<tr>
<td>Bantam Gym</td>
<td>Low</td>
</tr>
<tr>
<td>Center School Gym</td>
<td>Low</td>
</tr>
</tbody>
</table>
Satisfaction with Town Facilities

Highest Level of Satisfaction:
1. Bantam Post Office
2. Recycling Center
3. Litchfield Community Field
4. Town Hall
5. LHS Gymnasium
Satisfaction with Town Facilities

Lowest Level of Satisfaction:
1. Bantam Gym
2. Bantam Community Field
3. Litchfield Town Beach
Satisfaction with Town Facilities

Bantam Post Office
Litchfield Recycling Center
Litchfield Community Field
Litchfield Town Hall
Litchfield High School Gym
LIS Auditorium
Bantam Annex Town Offices
Litchfield Town Beach
Center School Gym
Bantam Community Field
Northfield Community Field
Bantam Gym

- Meets/Exceeds my needs
- Adequate
- Needs improvement/Does not meet my needs
Town Interest in New Facilities – Top 5

• Municipal Broadband
• Community Pool
• Starter Housing
• Senior Housing
• Dog Park
Areas Identified for Investment – Top 5

• Community Pool
• Town Hall
• Sports Complex
• Municipal Broadband
• Town Beach
Town Hall Questions

- Town Hall in the center of Litchfield
- Town offices in one building
- Having public meeting space in the Town Hall
- Having Town services online instead of in person
- Accessing archived Town records

■ Very important  ■ Some what important  ■ Not important
Town Hall Questions

• Support for Town Hall being in the center of town
• Desire to have all town offices in one building
• Strong Support for online services
Bantam Annex Questions

Keeping the existing Bantam Annex for municipal uses

Repurposing the Bantam Annex building for alternate uses

Keeping the Bantam Annex property under Town ownership, without the building

Sell the property for non-municipal use, putting it on the tax roll

■ Very important  ■ Somewhat important  ■ Not important
Bantam Town Hall Annex Questions

• Highest support for repurposing for alternate use
• Roughly equal support for municipal use vs. sale

• Important Context:
  • Current zoning is single-family residential, limiting potential alternate use absent a zone change