

# Brief History of Stanley Wasson

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A Timeline for Public Discussion

February 2026

# Origins & Early History

**1890**

Vermont State Hospital built

**1900**

Wasson Hall built as dormitory for nurses

**1927**

Devastating statewide flooding impacts entire village

**1949**

Stanley Hall added to the complex

*1960s–70s: Reduced residency at State Hospital. Both halls converted to office space.*

# Storms & Transition

**2011**

Tropical Storm Irene — 2.5' above 100-year flood level — destroys ground floor of entire State Complex and municipal offices. State Hospital closes.

**2013**

Town proposes to convert Stanley Hall into Municipal Offices including library and police. \$5M bond vote fails.

**2014**

\$3M bond vote passes to build municipal office on library site.

**2021**

State demolishes Stanley & Wasson Halls. Cost approx. \$1M.

# Housing Initiative

**2022**

Housing Task Force created to support town plan goals of creating more housing and affordable housing.

**2023**

State approves the sale of the Stanley Wasson parcel (2.3 acres) to the Town to expand housing.

**2024**

Updated bylaws completed to encourage more housing and density in the downtown area. Any development in this area will come before the DRB. Overlay with Historic District likely to require historic review by the State.

# Recent Progress — 2025 to Present

<b>2025</b>	Parcel added to Waterbury Designated Downtown district. This designation typically doesn't require Act 250 permits.
<b>Apr 2025</b>	Town formally executes the option to purchase the parcel for \$400,000 with no obligation to purchase.
<b>2025</b>	After two public meetings, the Town issues an RFQ to gauge ideas, developer interest, and willingness to reimburse the \$400,000 purchase price.
<b>2025</b>	Phase I environmental site assessment completed — no obvious contaminants found. Additional testing planned.
<b>Oct 2025</b>	Town receives one response to RFQ from DEW.
<b>Feb 2026</b>	Informational meeting for public discussion of Pre-Development Agreement between Town & DEW.

# Thank You

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## Questions & Discussion

Stanley Wasson Parcel — Pre-Development Agreement  
Town of Waterbury • February 2026