

Brief History of Stanley Wasson

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

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

Thank You

Questions & Discussion

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