

FAIRFIELD HILLS CAMPUS  
NEWTOWN, CONNECTICUT

### Community Summary

- Further development at Fairfield Hills may include potentially significant unanticipated costs to upgrade the sewers.
- Added costs may be incurred even without additional development, given the current state of the sewers.
- Lack of development may include potentially significant unanticipated costs to upgrade the water system.

### Detailed Infrastructure Report

Note that the following discussion is very preliminary. A more comprehensive engineering study is needed to better understand overall costs and tradeoffs of various approaches for ensuring that the campus has adequate and cost-effective access to key infrastructure.

#### WATER SUPPLY

The Campus is served by a town owned water supply system that serves Nunawalk Meadows, Garner State Prison, Reed School, 5 private dwellings on Mile Hill South, and the state owned property to the north of Wasserman Way along with the Fairfield Hills Campus area.

The water supply is adequate to meet current and foreseeable demand. It should be noted; however most of the service lines were installed in the 1930's for the most part. There is a 16 inch main line that was installed in 1953.

Consideration should be given to the repair or replacement of lines. If the main water service loop of 7,000 linear feet was to be relined at \$125.00 per linear foot the cost would be \$875,000. If the internal cross connection pipes were added the cost could go up an additional \$500,000 (4,000 L.F. @ \$125/LF). The water service line upgrades can be done in sections over a period of time.

The water supply system is managed by the Newtown Water and Sewer Authority.

#### SEWERS

The sewer lines in the campus and town are managed also by the Newtown Water and Sewer Authority. The sewer lines in the campus are mostly of the 1930's vintage. The condition and viability of the existing sewer is being evaluated. Preliminary investigation is indicating major repairs (or replacement) should be made to the lines. If the town was to replace the main line from Nunawalk Senior Housing to the 1996 sewer line the cost could be around \$500,000. (2,850 L.F X say \$175 per L.F.) This cost could vary depending on the depth of the piping system. If

the pipe could be raised from its current depth the cost could be reduced but some lateral line may also need to be replaced.

The 100,000 gallon per day sewer capacity set aside for the Campus, Nunawalk Senior Housing and housing on the east side Queen Street (previously State owned) is adequate to handle needs for the foreseeable future.

### ROADS

The campus is served by a network of roads that are town designated roads. The designated town roads are Trades Lane, D.G. Beers Boulevard, Simpson Street, Primrose Street, and Keating Lane. The various driveways are currently maintained by the town.

### ELECTRICAL

The electrical service has been upgraded to Newtown Hall. This service could serve Washington Square, Newtown Hall and Woodbury Hall. It is expected that any major upgrade to the remainder of the buildings, or building sites would require the extension of underground electrical services.

### NATURAL GAS

Natural Gas is available, but service lines would need to be extended.

### CABLE AND TELEPHONE

It would be that underground cable and telephone lines would need to be extended if significant development happens to one of the buildings, or building pads.