

THESE MINUTES ARE SUBJECT TO APPROVAL BY BOARD OF SELECTMEN

The Board of Selectmen held a regular meeting Monday, August 17, 2015 in the Council Chamber of the Municipal Center, Newtown. First Selectman Llodra called the meeting to order at 7:37pm.

**PRESENT:** First Selectman Llodra, Selectman William F.L. Rodgers, Selectman James O. Gaston, Sr.

**ALSO PRESENT:** Director of Planning & Land Use George Benson, Grants Coordinator-Planning Department Christal Preszler, Community & Economic Development Coordinator Betsy Paynter, Fairfield Hills Authority Chairman Tom Connors, GERALYN HOERAUF or Diversified Maintenance, one members of the public and two members of the press.

**VOTER PARTICIPATION:** none.

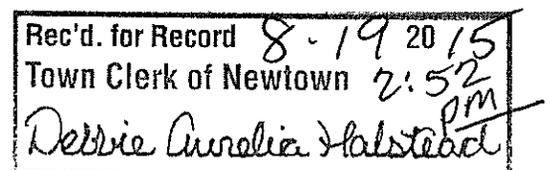
**ACCEPTANCE OF THE MINUTES:** Selectman Rodgers moved to accept the minutes of 7/6/15. Selectman Gaston seconded. All in favor.

**COMMUNICATIONS:** First Selectman Llodra shared an updated list of Brownfields; none have been added. Also shared was a letter received relative to Queen Street speed tables and the reply. There will be an unanticipated cost for state mandated registrar educational requirements. A letter was received from Dr. Grossman complimenting the professionalism and generosity of Donna Culbert, Director of Health, who has assisted Monroe in establishing their own municipal health department. An email of commendation was received about tree warden Mike McCarthy and his professionalism. The Town has been approved to receive \$4,000 from the CT State Library for historic documents preservation. The Town has been awarded a grant in the amount of \$150,000 under the Remedial Action and Redevelopment Municipal Grant Program Round 7. Selectman Rodgers noted that the brook at Hattertown green has dried up. Mr. Sibley is looking into this.

**FINANCE DIRECTOR REPORT:** none.

**UNFINISHED BUSINESS:**

- 1. Update on Municipal Building Strategic Planning:** GERALYN HOERAUF said the group is still in the information gathering work. DRA has been hired to assess the physical condition of three buildings, compile a database and do a space need assessment of some targeted departments. A draft report of the facilities assessment work was given to the MBSPC on the Multipurpose Center, Town Hall South and Hook & Ladder. First Selectman Llodra asked if there would be a recommendation regarding Town Hall South. Ms. Hoerauf said there will be a final space analysis of what the police department needs today and in the future. The committee will look at the numbers to see if the building itself still lends itself to an appropriate use as the police department. That will be packaged with a review of what is the bare minimum of physical improvements that need to be made to the building, even if it remains a PD. There will be an evaluation of the cost to correct immediate concerns and then elevate that to a better facility; the intent is to make a recommendation on all three buildings. The committee is looking at site issues. There are two separate profiles for the police station and the communication center with the understanding that should the two functions go forward and are co-located there would be some savings in square footage. Immediate concerns such as roofs, parking and HVAC components are being considered. Selectman Gaston noted that all zoning in the Borough is residential unless it is being used as a town building, a church or a school; the PD building may be grandfathered in.



**NEW BUSINESS:**

**Discussion and possible action:**

1. **Resolution to accept the Newtown Parent Connection Lease:** Selectman Rodgers suggested substituting the word 'subject' to 'subsequent' in the certified resolution. Selectman Rodgers moved the certified resolution (Att.) with that one change noted. Selectman Gaston seconded. All in favor.
2. **Fairfield Hills Campus Update:** George Benson, Christal Preszler, Betsy Paynter and Tom Connors presented a power point of the Fairfield Hills campus (Att). Mr. Connors stated that the focus is to improve the campus by demolishing buildings that won't ever be used and also to improve the landscape to make it more attractive for economic development. The removal of Kent would give the town an opportunity to generate revenue; many public events come to the campus. The Fairfield Hills Authority has not engaged the services of a consultant to illustrate what that area could look like. First Selectman Llodra suggested the Authority look into getting a use plan for an event field. The Authority will hire someone to design lighting and sidewalk along the entrance of Fairfield Hills. The fire department helped to drain the water from Plymouth Hall; electricity is being installed for sump pumps to keep the water level down. Ms. Preszler is working to apply for a structural study grant. There is no development allowed where Danbury Hall was because it is in the setback area. The infrastructure is in place for water and power which allows for future use to enhance the campus.
3. **CIP:** First Selectman Llodra presented the Capital Improvement Plan (CIP) (Att.) to the board. Selectman Rodgers pointed out that there is bonding for road work but it goes hand in hand with increased operational funds for roads. First Selectman Llodra said it is a short term plan for bonding, three times, three years. Fred Hurley will be present at the next meeting to discuss the truck washing station. Members of Parks & Recreation will be present at the next meeting to discuss a comprehensive plan that is not included in the CIP.
4. **Appointments/Reappointments:** Selectman Gaston moved the re-appointments of Dr. Robert Grossman and Herb Rosenthal to the Newtown Health District Board of Health for a term to expire 7/1/18. Selectman Rodgers seconded. All in favor. Selectman Rodgers moved the appointment of Dr. William Begg to the Newtown Health District Board of Health for a term to expire 7/1/18. Selectman Gaston seconded. All in favor. Selectman Gaston moved the re-appointment of Geraldine Carley (U) to the C.H. Booth Library Board of Trustees for a term to expire 7/1/18. Selectman Rodgers seconded. All in favor. Selectman Rodgers moved the re-appointments of Ross Carley (D) and Jim Bernardi (R) to the Fairfield Hills Authority for a term to expire 7/31/18. Selectman Gaston seconded. All in favor. Selectman Gaston moved to change Christopher Layda (D) from an alternate position on the Hattertown Historic District, to a full board member with a term to expire 6/30/16; to move Bruce Degen (D) from a full board member to an alternate member for a term to expire 6/30/20 and to moved Christine Degen (R) from a full board member to an alternate member with a term to expire 6/30/20. First Selectman Llodra seconded. The motion passed with Selectman Rodgers abstaining. A long term member of the Fairfield Hills Authority did not seek re-appointment. The opening was posted in the Bee on July 17, the last day to notify the office of interest was August 14 with an appointment date of August 17. Currently there are four republicans, two unaffiliated voters and one democrat on the Authority; the member not seeking re-appointment was a democrat. Notification was sent out to the candidates committee for the RTC and the DTC on July 16. The RTC sent a completed recommendation on August 12; a completed recommendation was not received by the DTC until after August 14. The protocol established has been in place for six years. There have been numerous occasions when people have come forward after the posted deadline and have been turned away. Their resume is kept on file for future use. Selectman Gaston said this is not an ordinance or a statute; it is a protocol he was unaware of. He asked if it was a protocol with flexibility under the circumstances. First Selectman Llodra stated

that every opening is noticed with the last day of notice. Selectman Gaston suggested allowing the next business day following the last day of notice be acceptable. First Selectman Llodra explained this is protocol established by the Board of Selectman six years ago so there would be equal opportunity, but in a structured way. Unaffiliated voters are referred to one, or both, political party. Selectman Rodgers understands Selectman Gaston's point however, the DTC not making the recommendation by the deadline is not a distinction that can be used between someone that comes directly to the office after the deadline. Selectman Rodgers is in favor of appointing Mr. Clark on the procedural grounds, not because of political party, and also thinks he is the more qualified candidate. Selectman Gaston said to balance the board and that going forward make it clear this is a cut in stone protocol. Selectman Rodgers moved to appoint Phil Clark (R) to the Fairfield Hills Authority for a term to expire 7/31/18. First Selectman Llodra seconded saying that Mr. Clark is willing to step aside from any potential involvement as a developer, either directly or indirectly, he has a skill set that can be used on the Authority; he is a very viable candidate. Motion passed (Aye: Llodra/Rodgers) (Nay: Gaston).

5. **Driveway Bond Release/Extension:** Selectman Rodgers moved the driveway bond release of \$1,000 to Douglas Samaha, LLC, 23 Pine Tree Hill, M35, B8, L5. Selectman Gaston seconded. All in favor. Selectman Rodgers moved the driveway bond release of \$2,500 to Yoli Moreno, 16 Taunton Hill Road, M6, B7, L36. Selectman Gaston seconded. All in favor.
6. **Tax Refunds:** Selectman Rodgers moved the August 2015 Refunds, refund No. 2, 2015/16 in the amount of \$27,760.34. Selectman Gaston seconded. All in favor.

**VOTER COMMENTS:** none.

**ANNOUNCEMENTS:** none.

**EXECUTIVE SESSION:** Selectman Gaston moved to enter executive to discuss legal matters (Halbig appeal of FOIC decision & Froelich vs. Town of Newtown). Selectman Rodgers seconded. Executive Session was entered at 9:28p.m.; nobody invited to attend and returned to regular session at 9:50p.m with the following motions:

Selectman Gaston moved to have Attorney Monte Frank represent the interest of the Town of Newtown in the Halbig appeal of the FOIC decision. Selectman Rodgers seconded. All in favor.

Selectman Rodgers moved to have Cohen & Wolf defend the interest of Newtown in civil suit Froelich vs. Town of Newtown. Selectman Gaston seconded. All in favor

**ADJOURNMENT:** Having no further business the Board of Selectmen adjourned their regular meeting at 9:52p.m.

Respectfully submitted,

  
Susan Marcinek, Clerk

Att.: Newtown Parent Connection Certified Resolution; Fairfield Hills Campus update power point; TON Board of Selectman proposed CIP 2016-17 to 2020-21

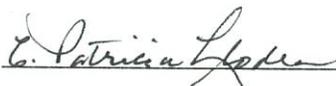
## CERTIFIED RESOLUTION

WHEREAS, the Town of Newtown is authorized to execute this lease; and

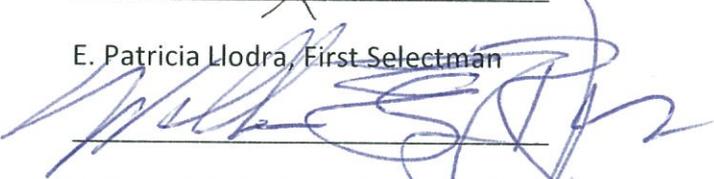
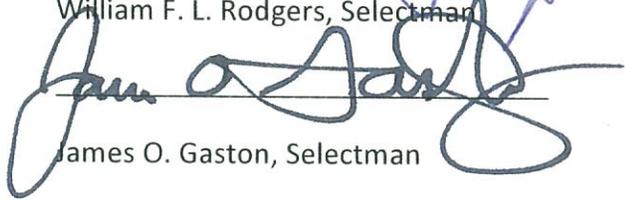
WHEREAS, it is desirable and in the public interest that the Town of Newtown enter into a lease for a term of 10 years with the Newtown Parent Connection for the use of the building known as Building 63R and 63L, also known as 2 & 4 Washington Circle on the Fairfield Hills Campus;

NOW THEREFORE, BE IT RESOLVED by the Newtown Board of Selectmen:

That the signing of the lease by The Town of Newtown is hereby approved <sup>subsequent</sup> subject to holding a public hearing as set forth in Section 7-163e of the Connecticut General Statutes, and that E. Patricia Llodra, First Selectman is directed to execute the lease with the Newtown Parent Connection, to execute any amendments, decisions and revisions thereto, and to act as the authorized representative of the Town of Newtown, Connecticut.



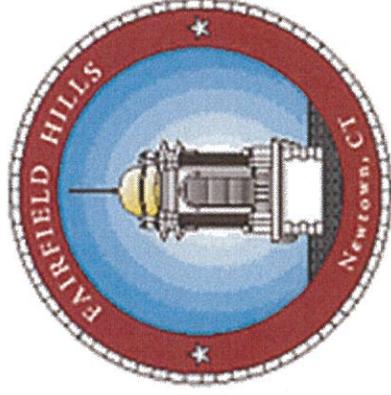
E. Patricia Llodra, First Selectman

  
William F. L. Rodgers, Selectman  
James O. Gaston, Selectman

Certified a true copy of resolution duly adopted by the Town of Newtown, Connecticut at a meeting of its Board of Selectmen on August 17, 2015 and which has not been rescinded or modified in any way.

# Fairfield Hills Campus Update

July 15, 2015





## Fairfield Hills Campus History



### History

- Built beginning in the 1930s
- 185 acres
- Purchased by the Town of Newtown in 2004
- 31 buildings existed







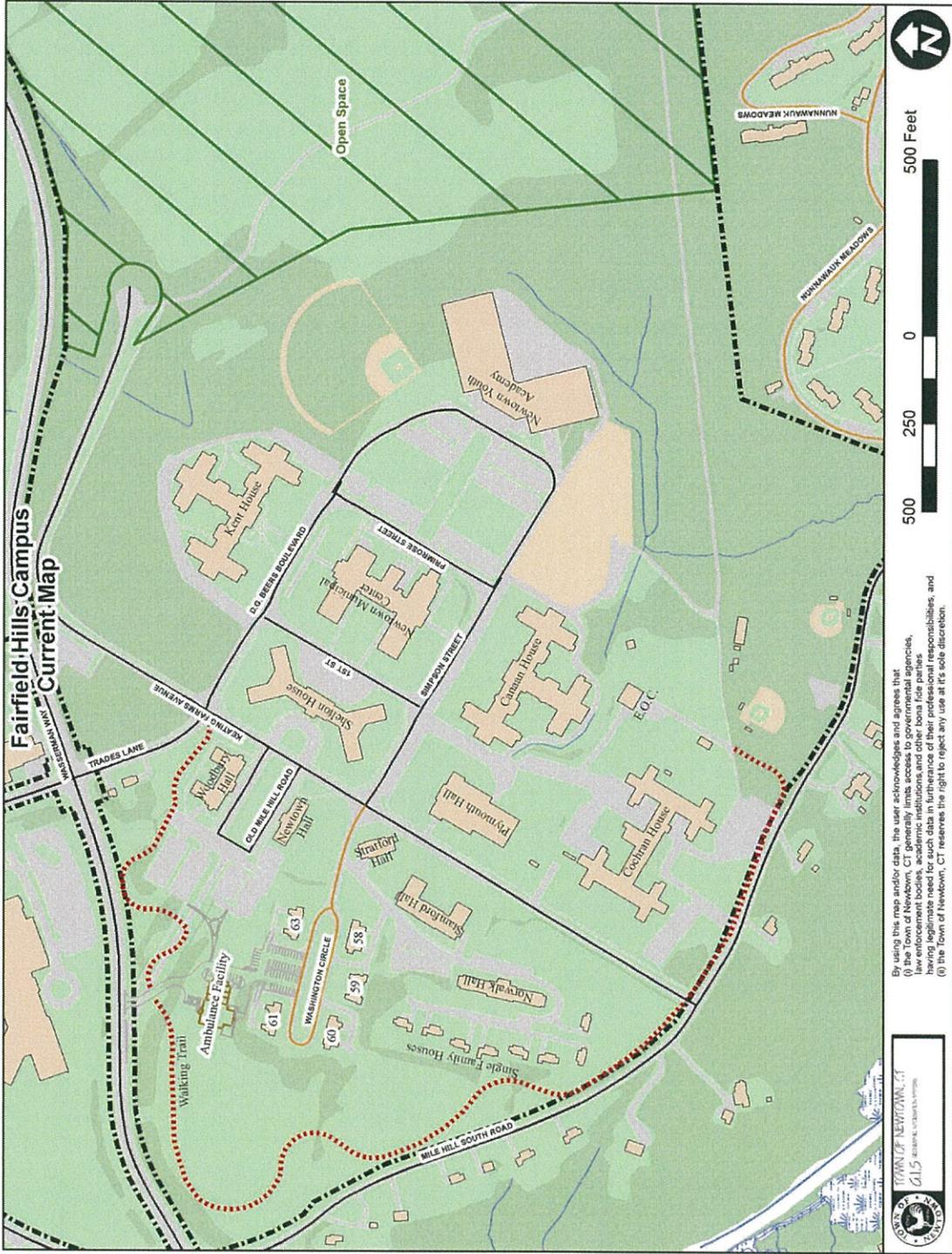
## Fairfield Hills Campus Master Plan / Vision



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### Master Plan Update 2013

- Created a vision for the Fairfield Hills campus, “as a *vibrant sustainable destination* where all members of the community can go to *enjoy recreational, social, cultural*, and indoor and outdoor activities. The campus would provide a home for *some municipal services* and a *gathering place for a variety of town-wide events. Small retail stores, restaurants, and professional offices* would be nestled harmoniously within a core section of the campus. The well-designed campus would connect the history of the site with its future”.



**Fairfield Hills Campus  
Current Map**



By using this map and/or data, the user acknowledges and agrees that  
 (i) the Town of Newtown, CT generally limits access to governmental agencies, law enforcement bodies, academic institutions and other bona fide parties, having legitimate need for such data in furtherance of their professional responsibilities, and  
 (ii) the Town of Newtown, CT reserves the right to reject any use at it's sole discretion.





## Fairfield Hills Campus Buildings



### Demolished

- Greenwich House
- Litchfield House
- Bridgewater House
- Fairfield House
- Yale Lab
- Danbury Hall
- Watertown Hall

### Renovated

- Bridgeport Hall – Newtown Municipal Center
- Engineer's House – Newtown Resiliency and Recovery Team

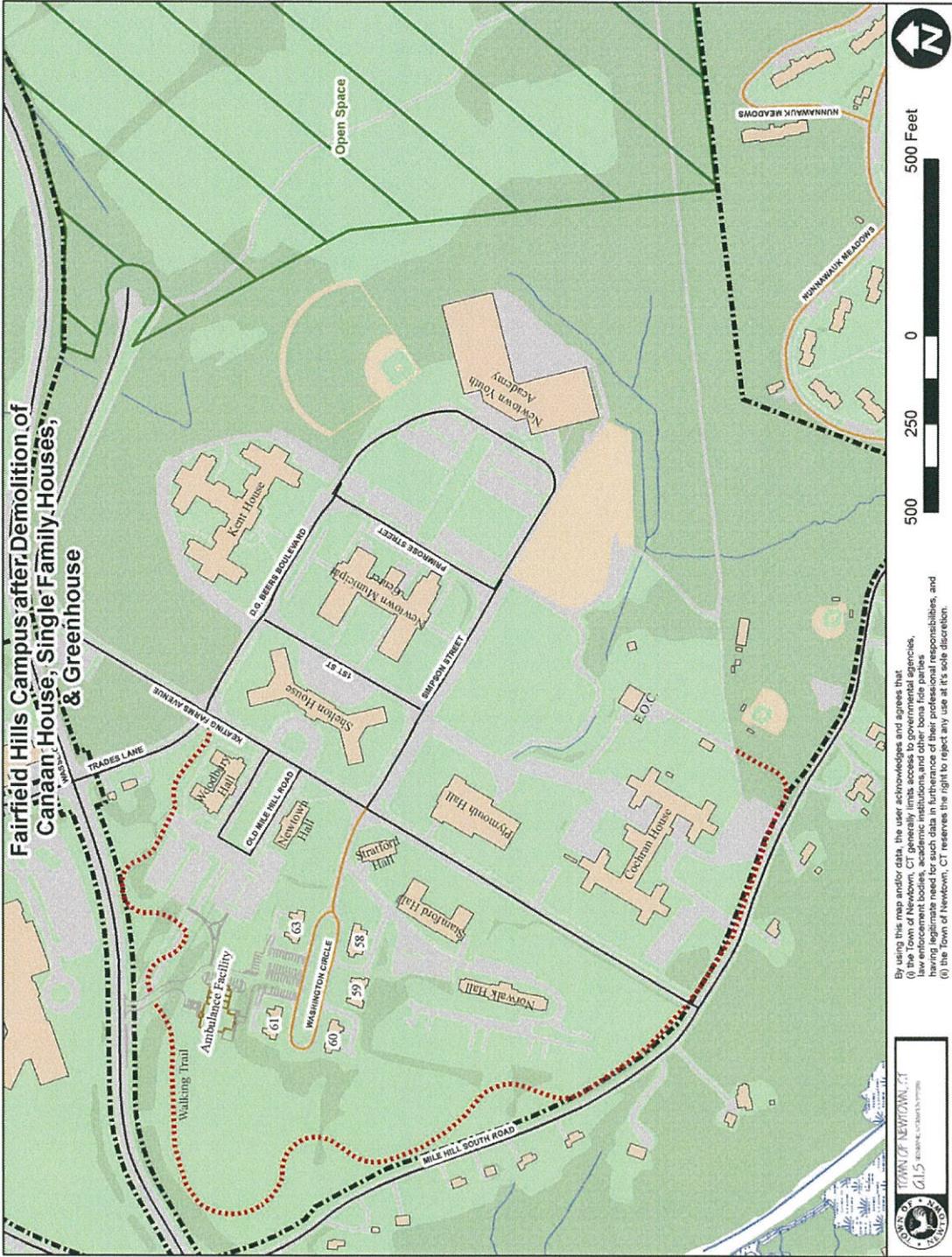


## Fairfield Hills Campus Buildings



### **Built**

- Newtown Youth Academy
- Newtown Volunteer Ambulance
- Emergency Operations Center

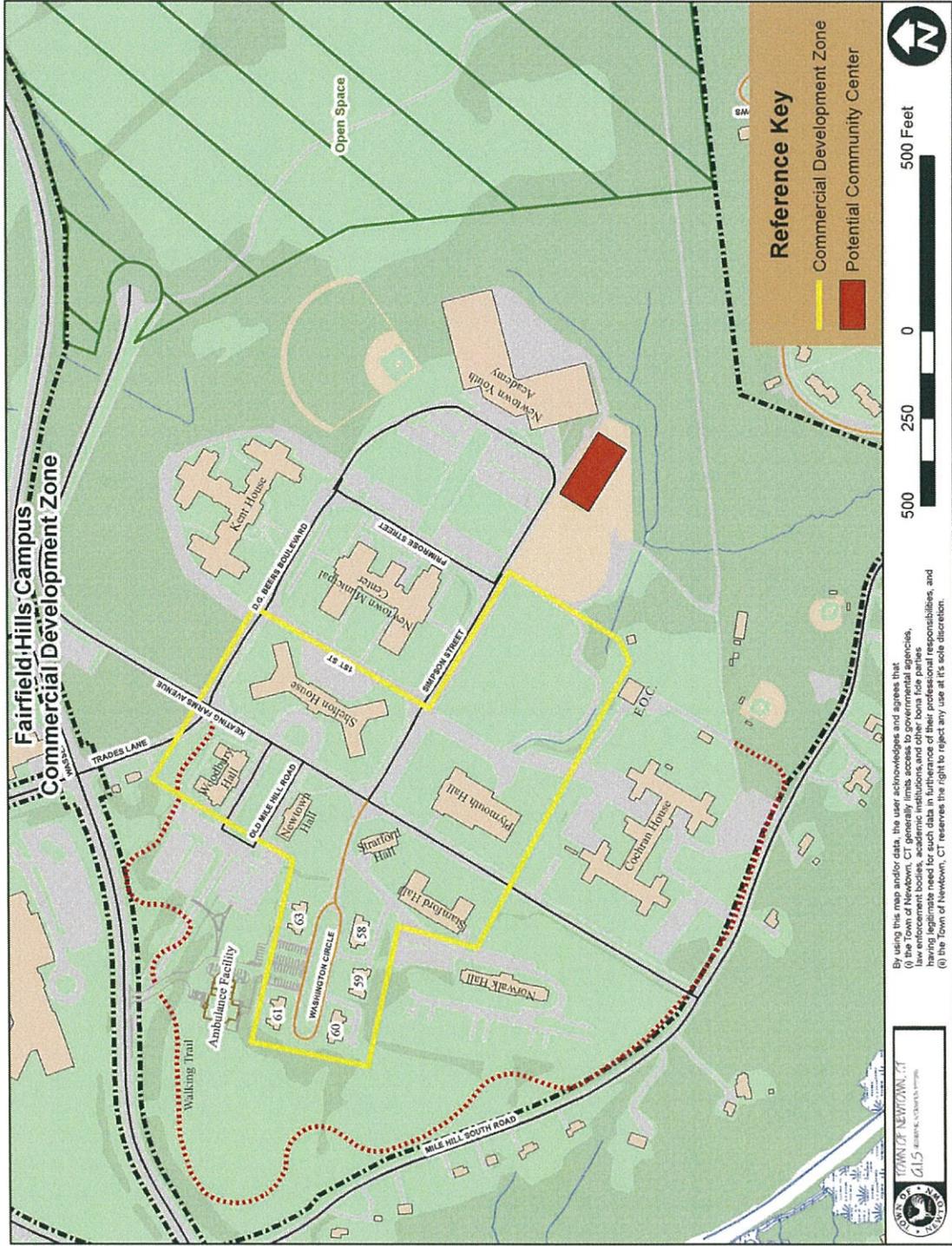


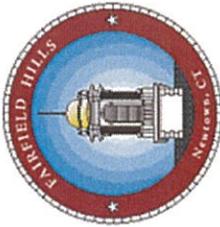
**Fairfield Hills Campus after Demolition of  
Canaan House, Single Family Houses,  
& Greenhouse**



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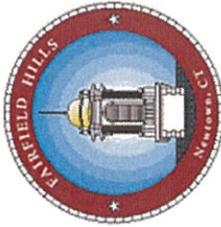




## Fairfield Hills Campus Master Plan - Approved Uses



- 
- Recreational or sport facilities and fields, indoor/outdoor
  - Museums, art galleries, cultural arts centers
  - Performing arts theaters
  - Public library
  - Senior Center
  - Teen Center
  - Municipal town Hall complex
  - Educational facility
  - Shops and stores for retail sales, limited to no more than 10,000 sq. ft
  - Shops for personal services: beauty, tailoring, day spa, copy center, etc.
  - Restaurants
  - Banks, financial services
  - Medical/dental office
  - Research and development facilities for testing products
  - Corporate headquarters
  - Publishing establishments
  - Hospitals
  - Conference Center/meetings halls
  - Child daycare facilities
  - Elderly day care centers
  - Nursery green house
  - Crop farming in open space
  - Structured parking to support permitted uses
  - Farmer's Market
  - Special Events – fairs/concerts

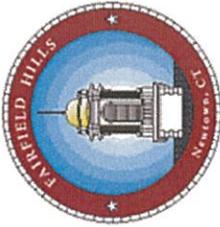


## Fairfield Hills Campus Economic Development Buildings/Locations Poised for Development



- Bridgewater house – NYA location
- Canaan House - remove building
- Duplexes (5) \*\* - Parent Connection
- Greenwich House (parking)
- Newtown Hall \*\*
- Woodbury Hall \*\*
- Plymouth Hall - auditorium
- Shelton House
- Stamford Hall
- Stratford Hall \*\* - ideal location for restaurant

\*\* buildings deemed most salvageable for reuse if economically feasible



## Fairfield Hills Campus Economic Development Recent Proposed Uses for Development



- Restaurants
  - Nursing Hospital
  - Mental Hospital
  - Apartment Building
  - Mixed Use – apartments over retail/office
  - Greenhouse
  - Performance Arts Center
  - Athletic facility (NYA) \*\*
  - Municipal Center \*\*
  - Non for Profit – Social Services (Newtown Parent Connection) \*\*
- \*\* reflect uses built on campus to date



## Fairfield Hills Campus Economic Development Opportunities & Obstacles

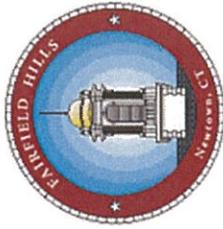


### Opportunities:

- Ideal location – between I-84 & RT. 25
- Campus Site is attractive
- Architecturally pleasing
- Infrastructure exists on the campus – sewers, electric, gas
- Many planned projects for campus improvements
- Development interest exists for at Fairfield Hills Campus

### Obstacles:

- Costs to construct or renovate are significantly vs. building on green site
- Business to be located near abandoned and rapidly deteriorating buildings
- 1 million square feet of abandoned structures exist on campus



## Fairfield Hills Campus Chairman Annual Update Planning Endorsements



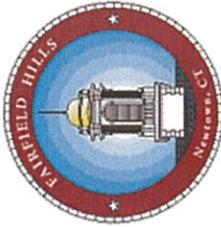
- Demolition/Remediation
  - Canaan/Kent
  - Single Family Homes
  - Duplexes
  - Greenhouses
- Streetscape/Landscape
  - Entryway – Lighting/Sidewalks
  - Infrastructure
- Proactive Marketing
  - Restaurant
- Revenue Opportunities
  - Venue
- Fair Market Value Analysis



## Fairfield Hills Campus Chairman Annual Update Development



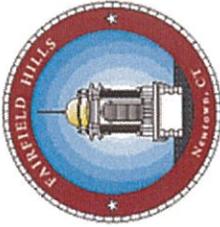
- Support Town
- Campus Visits  
Healthvest  
NYC Development Firm  
Mixed Use



## Fairfield Hills Campus Chairman Annual Update Community Support



- Events
  - Infrastructure and Planning Support
  - Site Visits
  - Parks & Recreation
- Non-Profit
  - Recovery & Resiliency Center \$18,000
  - Parent Connection \$175,000 CIP funds



## Fairfield Hills Campus Chairman Annual Update Campus Maintenance



- Trees: \$30k pruning/removal/planting
- Landscape/Streetscape: \$40k for entryway
- Drainage: Entrance  
\$10k Plymouth Hall
- Trails: Water Fountains
- Utility Infrastructure: Electricity – Farmers Market
- Safety/Demolition: Benches  
Danbury Hall \$20k

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TOWN OF NEWTOWN  
BOARD OF SELECTMEN PROPOSED CIP  
2016-17 TO 2020-21

8/17/2015

LEGEND:

Page 3 .....CIP Schedule  
Page 4 .....Projects & Funding Sources by Dept.  
Page 6 .....Dept. Summary  
Page 7 .....Project Detail

TOWN OF NEWTOWN							
BOARD OF SELECTMEN CIP - (2016 - 2017 TO 2020 - 2021) - WORKING REQUEST							
RANK	2016 - 2017 (YEAR ONE)			Proposed Funding			
	<b>BOARD OF SELECTMEN</b>	<b>Dept.</b>	<b>Amount Requested</b>	<b>Bonding</b>	<b>Grants</b>	<b>General Fund</b>	<b>Other</b>
	Capital Road Program	PW	2,750,000	1,000,000		1,750,000	
	Bridge Replacement Program	PW	525,000	525,000			
	Fire Apparatus Replacement	FIRE	975,000	575,000			400,000
	Community Center Construction Phase (2 of 3)	P & R	10,000,000	10,000,000			
	Town Sidewalk/Streetscape Plan	ECON DEV	350,000	350,000			
	Treadwell Park Parking	P & R	550,000	550,000			
	Senior Center Design Phase	SR CTR	500,000	500,000			
	Open Space Acquisition Program	LAND USE	250,000	250,000			
	FFH Building Remediation / Demolition	FFH	2,500,000	2,500,000			
	<b>TOTALS</b>	<b>&gt;&gt;&gt;&gt;&gt;&gt;&gt;</b>	<b>18,400,000</b>	<b>16,250,000</b>	<b>-</b>	<b>1,750,000</b>	<b>400,000</b>
RANK	2017 - 2018 (YEAR TWO)			Proposed Funding			
	<b>BOARD OF SELECTMEN</b>	<b>Dept.</b>	<b>Amount Requested</b>	<b>Bonding</b>	<b>Grants</b>	<b>General Fund</b>	<b>Other</b>
	Capital Road Program	PW	3,000,000	1,000,000		2,000,000	
	Bridge Replacement Program	PW	525,000	525,000			
	Community Center Construction Phase (3 of 3)	P & R	5,000,000	5,000,000			
	Eichlers Cove Improvements Phase (2 of 2)	P & R	500,000	500,000			
	Edmond Town Hall Renovations	ETH	250,000	250,000			
	Library Renovations	LIB	250,000	250,000			
	FFH Building Remediation / Demolition	FFH	2,500,000	2,500,000			
	Police Facility Design	POLICE	500,000	500,000			
	Town Sidewalk/Streetscape Plan	ECON DEV	350,000	350,000			
	Open Space Acquisition Program	LAND USE	250,000	250,000			
	Truck Washing Station	PW	600,000	600,000			
	<b>TOTALS</b>	<b>&gt;&gt;&gt;&gt;&gt;&gt;&gt;</b>	<b>13,725,000</b>	<b>11,725,000</b>	<b>-</b>	<b>2,000,000</b>	<b>-</b>
RANK	2018 - 2019 (YEAR THREE)			Proposed Funding			
	<b>BOARD OF SELECTMEN</b>	<b>Dept.</b>	<b>Amount Requested</b>	<b>Bonding</b>	<b>Grants</b>	<b>General Fund</b>	<b>Other</b>
	Capital Road Program	PW	2,000,000			2,000,000	
	Bridge Replacement Program	PW	538,000	538,000			
	FFH Building Remediation / Demolition	FFH	500,000	500,000			
	Dickinson Park Phase III	P & R	1,300,000	1,300,000			
	Municipal Facility - Construction Phase (1 OF 2)	(to be determined)	5,000,000	5,000,000			
	Town Sidewalk/Streetscape Plan	ECON DEV	350,000	350,000			
	Open Space Acquisition Program	LAND USE	250,000	250,000			
	Public Works Garage / Salt Storage	PW	650,000	650,000			
	<b>TOTALS</b>	<b>&gt;&gt;&gt;&gt;&gt;&gt;&gt;</b>	<b>10,588,000</b>	<b>8,588,000</b>	<b>-</b>	<b>2,000,000</b>	<b>-</b>
RANK	2019 - 2020 (YEAR FOUR)			Proposed Funding			
	<b>BOARD OF SELECTMEN</b>	<b>Dept.</b>	<b>Amount Requested</b>	<b>Bonding</b>	<b>Grants</b>	<b>General Fund</b>	<b>Other</b>
	Capital Road Program	PW	2,250,000			2,250,000	
	Bridge Replacement Program	PW	473,000	473,000			
	Municipal Facility - Construction Phase (2 OF 2)	(to be determined)	5,000,000	5,000,000			
	Town Sidewalk/Streetscape Plan	ECON DEV	350,000	350,000			
	Open Space Acquisition Program	LAND USE	250,000	250,000			
	FFH Building Remediation / Demolition	FFH	1,000,000	1,000,000			
	Tilson Artificial Turf Replacement	P & R	500,000				500,000
	<b>TOTALS</b>	<b>&gt;&gt;&gt;&gt;&gt;&gt;&gt;</b>	<b>9,823,000</b>	<b>7,073,000</b>	<b>-</b>	<b>2,250,000</b>	<b>500,000</b>
RANK	2020 - 2021 (YEAR FIVE)			Proposed Funding			
	<b>BOARD OF SELECTMEN</b>	<b>Dept.</b>	<b>Amount Requested</b>	<b>Bonding</b>	<b>Grants</b>	<b>General Fund</b>	<b>Other</b>
	Capital Road Program	PW	2,500,000			2,500,000	
	Hook & Ladder (old) Building Renovation	PW					
	Multi-Purpose Building Renovation	PW					
	Radio System Upgrade and Console	ECC	1,775,000	1,775,000			
	<b>TOTALS</b>	<b>&gt;&gt;&gt;&gt;&gt;&gt;&gt;</b>	<b>4,275,000</b>	<b>1,775,000</b>	<b>-</b>	<b>2,500,000</b>	<b>-</b>
	<b>GRAND TOTALS</b>		<b>56,811,000</b>	<b>45,411,000</b>	<b>-</b>	<b>10,500,000</b>	<b>900,000</b>

\*\* Orange highlights are dependent upon the outcome of the municipal facility study.  
 Yellow highlights are projects new to the CIP (not including year 5)  
 Green highlights are dependent upon the outcome of the community center commission.

Town of Newtown, Connecticut  
*Capital Improvement Plan*  
 '16/'17 thru '20/'21

**PROJECTS & FUNDING SOURCES BY DEPARTMENT**

Department	Project#	Priority	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
<b>Economic Development</b>								
Town Sidewalk / Streetscape Program	EDC -2	n/a	350,000	350,000	350,000	350,000		1,400,000
<i>Bonding</i>			350,000	350,000	350,000	350,000		1,400,000
<b>Economic Development Total</b>			<b>350,000</b>	<b>350,000</b>	<b>350,000</b>	<b>350,000</b>		<b>1,400,000</b>
<b>Edmond Town Hall</b>								
Edmond Town Hall Building Renovations	ETH-1	n/a		250,000				250,000
<i>Bonding</i>				250,000				250,000
<b>Edmond Town Hall Total</b>				<b>250,000</b>				<b>250,000</b>
<b>Emergency Comm Ctr</b>								
Radio System Upgrade	ECC -1	n/a					1,775,000	1,775,000
<i>Bonding</i>							1,775,000	1,775,000
<b>Emergency Comm Ctr Total</b>							<b>1,775,000</b>	<b>1,775,000</b>
<b>FFH</b>								
FFH Building Demolition	FFH-1	n/a	2,500,000	2,500,000	500,000	1,000,000		6,500,000
<i>Bonding</i>			2,500,000	2,500,000	500,000	1,000,000		6,500,000
<b>FFH Total</b>			<b>2,500,000</b>	<b>2,500,000</b>	<b>500,000</b>	<b>1,000,000</b>		<b>6,500,000</b>
<b>Fire</b>								
Replacement of Fire Apparatus	Fire -1	n/a	975,000					975,000
<i>Bonding</i>			575,000					575,000
<i>Other</i>			400,000					400,000
<b>Fire Total</b>			<b>975,000</b>					<b>975,000</b>
<b>Land Use</b>								
Open Space Acquisition Program	Land -1	n/a	250,000	250,000	250,000	250,000		1,000,000
<i>Bonding</i>			250,000	250,000	250,000	250,000		1,000,000
<b>Land Use Total</b>			<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>		<b>1,000,000</b>
<b>Library</b>								
Library Building Renovations	LIB-1	n/a		250,000				250,000
<i>Bonding</i>				250,000				250,000
<b>Library Total</b>				<b>250,000</b>				<b>250,000</b>
<b>Parks &amp; Recreation</b>								

Department	Project#	Priority	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Community Center <i>Bonding</i>	P & R - 1	n/a	10,000,000 10,000,000	5,000,000 5,000,000				15,000,000 15,000,000
Treadwell Parking Lot <i>Bonding</i>	P & R - 2	n/a	550,000 550,000					550,000 550,000
Dickinson Park Playground Phase III <i>Bonding</i>	P & R - 3	n/a			1,300,000 1,300,000			1,300,000 1,300,000
Eichler's Cove Improvements (phase 2 of 2) <i>Bonding</i>	P & R - 4	n/a		500,000 500,000				500,000 500,000
Tilson Artificial Turf Replacement <i>Other</i>	P & R - 5	n/a				500,000 500,000		500,000 500,000
<b>Parks &amp; Recreation Total</b>			<b>10,550,000</b>	<b>5,500,000</b>	<b>1,300,000</b>	<b>500,000</b>		<b>17,850,000</b>
<b>Police</b>								
Police Facility <i>Bonding</i>	Pol - 1	n/a		500,000 500,000				500,000 500,000
<b>Police Total</b>				<b>500,000</b>				<b>500,000</b>
<b>Public Works</b>								
Capital Road Program <i>Bonding</i> <i>General Fund</i>	PW - 1	n/a	2,750,000 1,000,000 1,750,000	3,000,000 1,000,000 2,000,000	2,000,000 2,000,000 2,000,000	2,250,000 2,250,000 2,250,000	2,500,000 2,500,000 2,500,000	12,500,000 2,000,000 10,500,000
Bridge Replacement Program <i>Bonding</i>	PW - 2	n/a	525,000 525,000	525,000 525,000	538,000 538,000	473,000 473,000		2,061,000 2,061,000
Truck Washing Station <i>Bonding</i>	PW - 3	n/a		600,000 600,000				600,000 600,000
Public Works Garage / Salt Storage <i>Bonding</i>	PW - 4	n/a			650,000 650,000			650,000 650,000
Hook & Ladder (old) Building Renovation <i>Bonding</i>	PW - 5	n/a					0 0	0 0
Multi-Purpose Building Renovation <i>Bonding</i>	PW - 6	n/a					0 0	0 0
<b>Public Works Total</b>			<b>3,275,000</b>	<b>4,125,000</b>	<b>3,188,000</b>	<b>2,723,000</b>	<b>2,500,000</b>	<b>15,811,000</b>
<b>Senior Center</b>								
Senior Center Design Phase <i>Bonding</i>	SR CTR - 1	n/a	500,000 500,000					500,000 500,000
<b>Senior Center Total</b>				<b>500,000</b>				<b>500,000</b>
<b>To Be Determined</b>								
Municipal Facility Construction - Phase 1 <i>Bonding</i>	T - 1	n/a			5,000,000 5,000,000	5,000,000 5,000,000		10,000,000 10,000,000
<b>To Be Determined Total</b>					<b>5,000,000</b>	<b>5,000,000</b>		<b>10,000,000</b>
<b>GRAND TOTAL</b>			<b>18,400,000</b>	<b>13,725,000</b>	<b>10,588,000</b>	<b>9,823,000</b>	<b>4,275,000</b>	<b>56,811,000</b>

Town of Newtown, Connecticut  
*Capital Improvement Plan*  
 '16/'17 thru '20/'21

**DEPARTMENT SUMMARY**

Department	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Economic Development	350,000	350,000	350,000	350,000		1,400,000
Edmond Town Hall		250,000				250,000
Emergency Comm Ctr					1,775,000	1,775,000
FFH	2,500,000	2,500,000	500,000	1,000,000		6,500,000
Fire	975,000					975,000
Land Use	250,000	250,000	250,000	250,000		1,000,000
Library		250,000				250,000
Parks & Recreation	10,550,000	5,500,000	1,300,000	500,000		17,850,000
Police		500,000				500,000
Public Works	3,275,000	4,125,000	3,188,000	2,723,000	2,500,000	15,811,000
Senior Center	500,000					500,000
To Be Determined			5,000,000	5,000,000		10,000,000
<b>TOTAL</b>	<b>18,400,000</b>	<b>13,725,000</b>	<b>10,588,000</b>	<b>9,823,000</b>	<b>4,275,000</b>	<b>56,811,000</b>

Source:

Bonding	16,250,000	11,725,000	8,588,000	7,073,000	1,775,000	45,411,000
General Fund	1,750,000	2,000,000	2,000,000	2,250,000	2,500,000	10,500,000
Other	400,000			500,000		900,000
Grand Total	18,400,000	13,725,000	10,588,000	9,823,000	4,275,000	56,811,000

Prior Year CIP (BOS) Bonding Amount	16,025,000	11,014,000	7,750,000	7,000,000	N/A	
Change in Bonding Amount	+225,000	+711,000	+838,000	+73,000		

**Reason for Change in Bonding:**

16/17 Change in bridge amount.

17/18 Change in bridge amount; truck washing station added.

18/19 Change in bridge amount; public works garage/salt storage added.

19/20 Change in bridge amount.

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

**Department** Economic Development  
**Contact** GEORGE BENSON, DIRECT  
**Type** Unassigned  
**Useful Life**  
**Category** Infrastructure  
**Priority** TBD

<b>Project #</b>	<b>EDC -2</b>
<b>Project Name</b>	<b>Town Sidewalk / Streetscape Program</b>

**Description**

Installation of sidewalks, curbing, landscaping and street lighting that will improve areas of Town and provide safety improvements for pedestrians and vehicles.

Possible Projects:

- Hawleyville Streetscape
- Main Street: Glover Ave to Walgreens at Mile Hill Rd
- Church Hill Rd: Flagpole to #3; St Rose to I 84 (to be coordinated with the realignment of Commerce Rd.
- Church Hill Rd: I 84 to Dayton St; both sides of road.
- Wasserman Way/Mile Hill from S. Main to Trades Lane.
- Wasserman Way: from Trades Lane to Berkshire Rd.
- Berkshire Road: from NHS to Sandy Hook Ctr

**Justification**

Sidewalk and streetscape improvements will contribute to the health and safety of residents and visitors and for streetscape improvements will increase the capacity for economic development.

<b>Expenditures</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Construction/Maintenance	350,000	350,000	350,000	350,000		1,400,000
<b>Total</b>	<b>350,000</b>	<b>350,000</b>	<b>350,000</b>	<b>350,000</b>		<b>1,400,000</b>

<b>Funding Sources</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Bonding	350,000	350,000	350,000	350,000		1,400,000
<b>Total</b>	<b>350,000</b>	<b>350,000</b>	<b>350,000</b>	<b>350,000</b>		<b>1,400,000</b>

**Budget Impact/Other**

MEMORANDUM

December 15, 2011

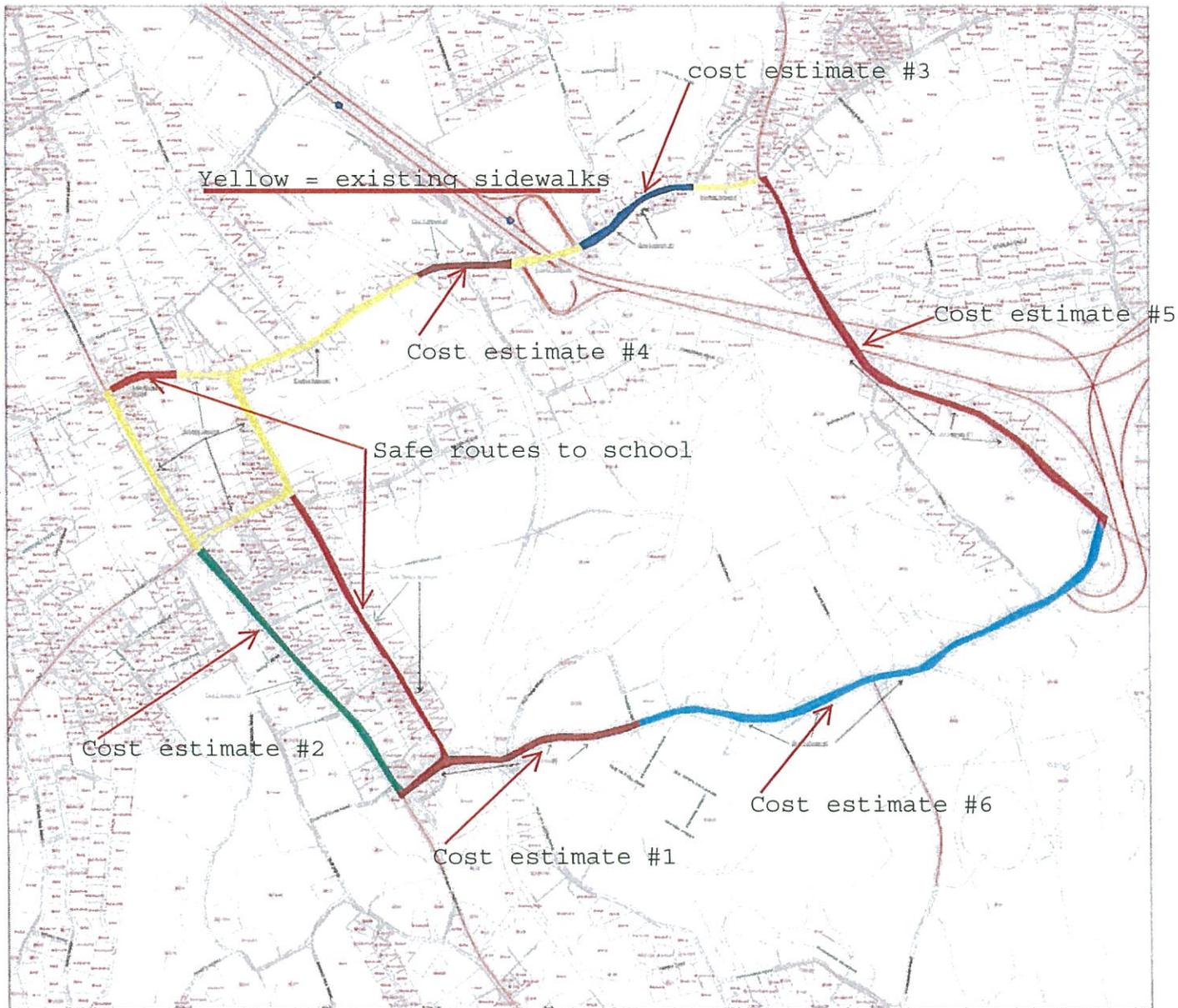
To: Elizabeth Stocker, Director Economic and Community Development

From: George Benson, Director, Planning and Land Use

Cost estimates for implementation of Town Sidewalk Plan:

1. Mile Hill Road to Queen Street up Wasserman Way to Trades Lane, Length = 2,500 feet x \$75.00/foot = **\$188,000 + PE \$37,600 = \$225,600**
2. Glover Avenue to Mile Hill at Walgreens, Route 25, Length = 3,500 feet x \$75.00 = **\$263,000. + PE \$52,600 = \$315,600**
3. Church Hill Road, Route 84 to Dayton Street, both sides of road, Length = 3,000 feet x \$75.00/foot = **\$225,000 + PE \$45,000 = \$270,000**
4. Church Hill Road St. Rose School to Route 84, Length = 1,800 feet x \$75.00 = **\$135,000 + PE \$27,000 = \$162,000**
5. Route 34, Washington/Berkshire from Sandy Hook to High School, Length = 5,000 feet x \$75.00 = **\$375,000 + PE \$75,000 = \$450,000**
6. Wasserman Way from Trades Lane to High School, Length = 6,500 feet x \$75.00 = **\$488,000 + PE \$97,600 = \$585,600**

Contingency of 20% should be added on to the final estimate for the Grant



Rob Sibley  
December 2011



## Town of Newtown Sidewalk Plan

\*\*\* Cost estimates are on next page

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

**Department** Edmond Town Hall  
**Contact**  
**Type** Building construction/renovati  
**Useful Life**  
**Category** Buildings  
**Priority** TBD

**Project #** ETH-1  
**Project Name** Edmond Town Hall Building Renovations

**Description**

Replace flat roof at the back of the building  
 Install ductless AC units  
 Replace all water piping in building  
 Replace old cloth electric wire with plastic coated wire.  
 Pave parking lot

**Justification**

Building components have reached their useful life.

<b>Expenditures</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Construction/Maintenance		250,000				250,000
<b>Total</b>		<b>250,000</b>				<b>250,000</b>

<b>Funding Sources</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Bonding		250,000				250,000
<b>Total</b>		<b>250,000</b>				<b>250,000</b>

**Budget Impact/Other**

The budget impact to the ETH BOM would be reduced maintenance costs. This may result in a lower contribution rate to the ETH from the Town

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

**Department** Emergency Comm Ctr  
**Contact** Maureen Will, ECC Director  
**Type** Unassigned  
**Useful Life**  
**Category** Equipment  
**Priority** TBD

**Project #** ECC - 1  
**Project Name** Radio System Upgrade

**Description**

The radio console and many components of the radio system will go out of support at the end of 2018. The console will continue to function however repair will be more and more difficult to do and at some point it will NOT be repairable this end of support includes items that make up the radio system and the console.  
 The town needs to begin the process of budgeting at a minimum of 1.3 million dollars for a radio system upgrade. If we continue to dispatch from 3 Main street the console will need to be replaced – the cost for this is about \$475K additional. The equipment is the life line to all the responders in our community – Police / Fire and EMS. I have maintained the system to the best of my ability with funding and grants. It has been well over ten (10) years since the radio system was installed and it is time for it to be upgraded

**Justification**

<b>Expenditures</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Equip/Vehicles/Furnishings					1,775,000	1,775,000
<b>Total</b>					<b>1,775,000</b>	<b>1,775,000</b>
<b>Funding Sources</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Bonding					1,775,000	1,775,000
<b>Total</b>					<b>1,775,000</b>	<b>1,775,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

**Department** FFH  
**Contact** Thomas Connors, Chairman, F  
**Type** Building construction/renovati  
**Useful Life**  
**Category** Land Improvements  
**Priority** TBD

**Project #** FFH-1  
**Project Name** FFH Building Demolition

Description	
Building Remediation / Demolition / Renovation	2016-17
Building Remediation / Demolition / Renovation	2017-18
Building Remediation / Demolition / Renovation / Infrastructure	2018-19
Building Remediation / Demolition / Renovation / Infrastructure	2019-20
Building Remediation / Demolition / Renovation	2020-21

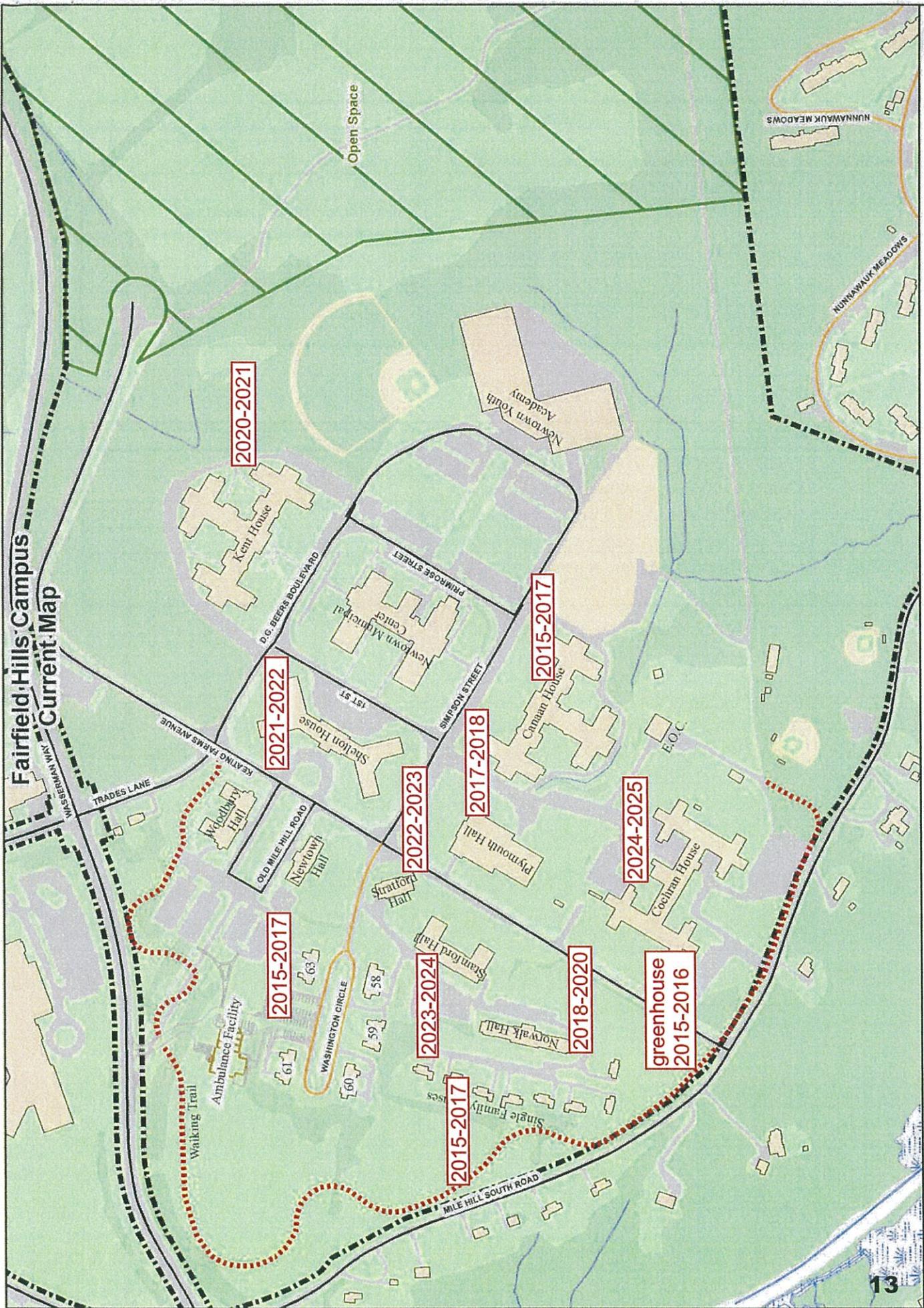
**Justification**  
 The remediation, removal and reclamation of former State hospital buildings that have been identified as beyond restoration is the next phase of the campus master plan. The buildings continue to deteriorate and are a risk to adjoining properties, personnel and the public. Demolition prepares the vacant land to be incorporated into the master plan.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Construction/Maintenance	2,500,000	2,500,000	500,000	1,000,000		6,500,000
<b>Total</b>	<b>2,500,000</b>	<b>2,500,000</b>	<b>500,000</b>	<b>1,000,000</b>		<b>6,500,000</b>

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Bonding	2,500,000	2,500,000	500,000	1,000,000		6,500,000
<b>Total</b>	<b>2,500,000</b>	<b>2,500,000</b>	<b>500,000</b>	<b>1,000,000</b>		<b>6,500,000</b>

**Budget Impact/Other**  
 There will be additional lawn maintenance costs. Cost TBD.

# Fairfield Hills Campus Current Map



By using this map and/or data, the user acknowledges and agrees that:  
 (i) the Town of Newtown, CT generally limits access to governmental agencies, law enforcement bodies, academic institutions, and other bona fide parties having legitimate need for such data in furtherance of their professional responsibilities, and  
 (ii) the Town of Newtown, CT reserves the right to reject any use at its sole discretion.

**Proposed project dates**

<u>Year</u>	<u>Amount</u>	<u>Project</u>	<u>Notes</u>
2016-2017	\$2,500,000	Building demolition and renovation	Canaan House, sf houses, greenhouse, duplex 63. Combined with 2015 - 2016
2017-2018	\$2,500,000	Building demolition and renovation	
2018-2019	\$500,000	Building demo / reno / infrastructure	Expands scope beyond current trail enhancement. Combines funds from 2018 - 2020
2019-2020	\$1,000,000	Building demo / reno / infrastructure	Combines funds from 2018 - 2020
2020-2021	\$4,000,000	Building demolition and renovation	
	\$10,500,000		

Next Five Years:

<u>Year</u>	<u>Amount</u>	<u>Project</u>	<u>Notes</u>
2021-2022	\$4,000,000	Building demolition and renovation	
2022-2023	\$1,500,000	Building demolition and renovation	
2023-2024	\$1,500,000	Building demo/ reno / infrastructure	
2024-2025	\$4,000,000	Building demolition and renovation	
2025-2026	\$1,000,000	Building demo / reno / infrastructure	
	\$12,000,000		

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

**Department** Fire  
**Contact** Robert Manna, Chairman, Boa  
**Type** Equipment Purchases  
**Useful Life**  
**Category** Vehicles  
**Priority** TBD

**Project #** Fire -1  
**Project Name** Replacement of Fire Apparatus

**Description**  
 Scheduled replacement:  
 2016-2017  
 Tanker #9 & Engine #111 (Newtown H & L, Sandy Hook)

**Justification**  
 Scheduled replacement of existing tankers due to their age. They have reached their useful life and have become too costly to repair. These tankers are the only water supply for most of the rural areas in town.  
 The apparatus has reached their useful lives:  
 Engine #111 - 1985; refurbished 2006  
 Tanker #9 - 1986; refurbished 2006  
 Tankers are expected to last 25 years, engines are expected to last 20 years and after refurbishment 10 years after that.

<b>Expenditures</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Equip/Vehicles/Furnishings	975,000					975,000
<b>Total</b>	<b>975,000</b>					<b>975,000</b>

<b>Funding Sources</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Bonding	575,000					575,000
Other	400,000					400,000
<b>Total</b>	<b>975,000</b>					<b>975,000</b>

**Budget Impact/Other**  
 There is no measurable operating budget impact relating to this project. Equipment maintenance expenditures will decrease for the Fire Commission. This will help keep down the annual budget requests of the Fire Commission.

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

**Department** Land Use  
**Contact** GEORGE BENSON, DIRECT  
**Type** Land Purchases  
**Useful Life**  
**Category** Land  
**Priority** TBD

**Project #** Land -1  
**Project Name** Open Space Acquisition Program

**Description**

To acquire open space per open space acquisition program

**Justification**

The Town of Newtown has a progressive open space acquisition program. The Town has identified the direct benefits of preserving land relating to natural resources, creation of passive recreation opportunities, historical preservation, habitat preservation and preservation of water quality. The Town has also identified the direct financial benefits from funding these purchases in advance of their market availability. To pursue this goal of preservation, in the past, the Town has always considered purchasing land when offered. More recently, in 2005, The Town of Newtown passed a referendum to bond the purchases of open space with funding equaling \$2,000,000 annually for 5 yrs. This town funding program was exhausted in 2010. The program preserved over 500 acres, resulted in the retaining of state and federal funds of nearly \$823,000, and resulted in the estimated savings of over \$1,000,000 annually, in perpetuity, in Town services.

<b>Expenditures</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Land Acquisition	250,000	250,000	250,000	250,000		1,000,000
<b>Total</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>		<b>1,000,000</b>

<b>Funding Sources</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Bonding	250,000	250,000	250,000	250,000		1,000,000
<b>Total</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>		<b>1,000,000</b>

**Budget Impact/Other**

The avoided additional cost of municipal and educational services exceeds the loss of property tax revenue. See attached.

3 Primrose Street  
Newtown, CT 06470  
203-270-4351  
Fax: 203-270-4278  
rob.sibley@newtown-ct.gov



*Robert Sibley  
Deputy Director  
Planning and Land Use*

## TOWN OF NEWTOWN

**Date:** October 15, 2013

**To:** Bob Tait, Director of Finance

**From:** Rob Sibley, Deputy Director of Planning and Land Use

**RE:** Open Space CIP review and modification request \$250,000 annual

---

The Town of Newtown has a progressive open space acquisition program. The town has identified the direct benefits of preserving land relating to natural resources, creation of passive recreation opportunities, historical preservation, habitat preservation and preservation water quality. The town has also identified the direct financial benefits from funding these purchases in advance of their market availability.

To pursue this goal of open space preservation I am requesting that the original sum for a one-time funding of \$2,000,000.00 be modified to a \$250,000.00 annual bonded amount.

This bond would be utilized if purchasing opportunities arose and not funded if no purchases were offered. The funding is sufficient for any time-sensitive purchases and further it allows the town to access grant reimbursement opportunities at the state and federal level.

I hope that this request is considered in the light of a balanced approach in which it is made; respective of the capital financial needs of the town it seeks to serve yet passionate in providing its intended goal of preserving open space.

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

Department Library  
 Contact  
 Type Building construction/renovati  
 Useful Life  
 Category Buildings  
 Priority TBD

Project # LIB-1  
 Project Name Library Building Renovations

**Description**

Roof replacement, window replacement, brick and mortar replacement (where needed).

**Justification**

Building components have reached their useful life

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Construction/Maintenance		250,000				250,000
<b>Total</b>		<b>250,000</b>				<b>250,000</b>

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Bonding		250,000				250,000
<b>Total</b>		<b>250,000</b>				<b>250,000</b>

**Budget Impact/Other**

Maintenance and energy costs will be reduced. Exact amounts will be determined in subsequent years.

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

**Department** Parks & Recreation  
**Contact** AMY MANGOLD, DIRECTO  
**Type** Building construction/renovati  
**Useful Life**  
**Category** Buildings  
**Priority** TBD

**Project #** P & R - 1  
**Project Name** Community Center

**Description**  
 To provide a community center for the residents of newtown.  
  
 A Community Center Commission has been created to determine the nature of the building.

**Justification**  
 A \$15,000,000 grant was awarded to Newtown from GE; \$10,000,000 for the design and construction of a new community center; \$5,000,000 for five years of operating expenses. This grant was to supplement the Town's current CIP commitment of \$15,000,000.

Prior	Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
9,550,000	Construction/Maintenance	10,000,000	5,000,000				15,000,000
<b>Total</b>	<b>Total</b>	<b>10,000,000</b>	<b>5,000,000</b>				<b>15,000,000</b>

Prior	Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
9,550,000	Bonding	10,000,000	5,000,000				15,000,000
<b>Total</b>	<b>Total</b>	<b>10,000,000</b>	<b>5,000,000</b>				<b>15,000,000</b>

**Budget Impact/Other**  
 A DETAILED OPERATING BUDGET IMPACT WILL BE CALCULATED AS THE PROJECT START DATE GETS CLOSER. NO ADDITIONAL STAFF REQUIREMENTS ARE ANTICIPATED (IN THE GENERAL FUND).

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

**Department** Parks & Recreation  
**Contact** AMY MANGOLD, DIRECTOR  
**Type** Park Improvements  
**Useful Life**  
**Category** Infrastructure  
**Priority** TBD

**Project #** P & R - 2  
**Project Name** Treadwell Parking Lot

**Description**  
 2016-17: To prepare a new parking lot at Treadwell park near the former maintenance building.

**Justification**  
 2016-17 TREADWELL: The current lot is always full and very crowded. The amount of cars entering and exiting at one time is problematic and unsafe. The parks and recreation department can add almost 70 parking spots at that site. This parking would be allocated for a specific field use along with the pavilion and employee parking in the summer for lifeguards, gate guards and counselors. This will free up parking in the main lot and create a much less crowded, busy and unsafe current situation.

<b>Expenditures</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Construction/Maintenance	550,000					550,000
<b>Total</b>	<b>550,000</b>					<b>550,000</b>

<b>Funding Sources</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Bonding	550,000					550,000
<b>Total</b>	<b>550,000</b>					<b>550,000</b>

**Budget Impact/Other**  
 A SMALL MAINTENANCE SAVINGS ON THE OPERATIONAL BUDGET

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

Department Parks & Recreation  
 Contact AMY MANGOLD, DIRECTO  
 Type Park Improvements  
 Useful Life  
 Category Land Improvements  
 Priority TBD

Project # P & R - 3  
 Project Name Dickinson Park Playground Phase III

**Description**  
 To install the splash pad, bath & concession and replace the pavilion.

**Justification**  
 Parks and Recreation has been trying to find a suitable replacement for the loss of a water facility at Dickinson Park. We also feel that it would be a wonderful addition to the camp program at Dickinson and the overall Community enjoyment that a splash pad would provide.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Construction/Maintenance			1,300,000			1,300,000
<b>Total</b>			<b>1,300,000</b>			<b>1,300,000</b>

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Bonding			1,300,000			1,300,000
<b>Total</b>			<b>1,300,000</b>			<b>1,300,000</b>

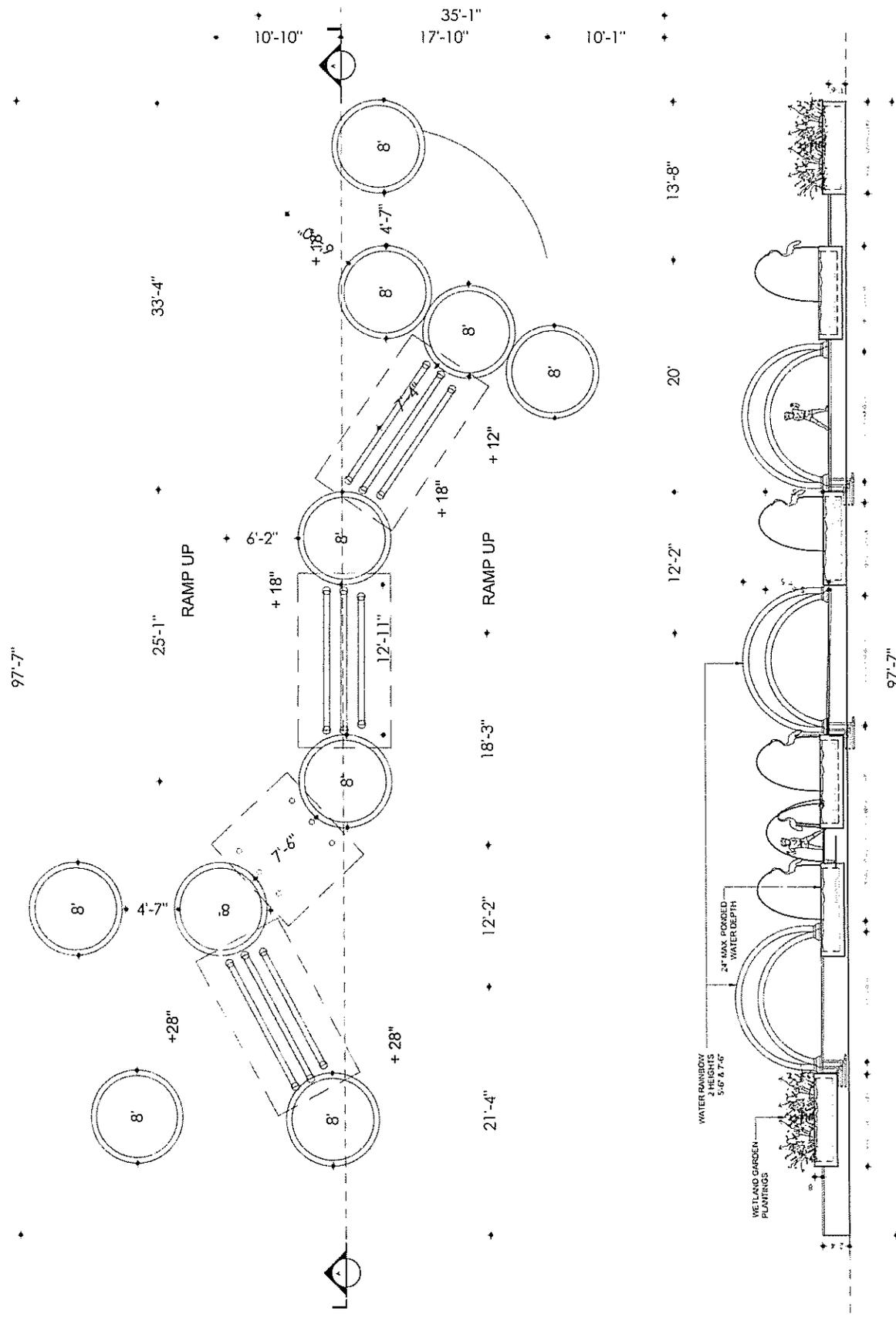
**Budget Impact/Other**  
 \$3,000 - Life guard or attendant  
 \$17,000 - Filter replacement and cleaning  
 \$4,000 - Equipment maintenance



NOTES:

DATE: PERSON: EUB

Billie Cohen, Ltd  
1450 WASHINGTON BLVD  
SUITE 200  
FARMINGTON, CT 06030  
TEL: 860-671-1000  
FAX: 860-671-1002  
WWW.BILLIECOHEN.COM



section A-A' scale 1/8"=1'

WATER PLAY & PLAY POOLS

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

**Department** Parks & Recreation  
**Contact** AMY MANGOLD, DIRECTOR  
**Type** Park Improvements  
**Useful Life**  
**Category** Buildings  
**Priority** TBD

**Project #** P & R - 4  
**Project Name** Eichler's Cove Improvements (phase 2 of 2)

**Description**

2017-18: A new bathhouse to provide showers, changing facilities, sinks & toilets.  
 (in 2015-16 parking and driveway improvements along with pavillion addition and septic reserve will be accomplished)

**Justification**

2015-16: The current parking lot is in very poor condition and has limited space. Currently there is not enough parking space to accommodate all users at Eichler's Cove. Visitors to this facility would like an appropriate and attractive shelter for picnics, shade and smaller special events.  
 2017-18; Currently there are no bathrooms at Eichler's cove. Patrons who pay to use the facility or rent a boat slip use portable bathrooms. There is no changing area, sinks, showers or toilets other than temporary.

<b>Expenditures</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Construction/Maintenance		500,000				500,000
<b>Total</b>		<b>500,000</b>				<b>500,000</b>

<b>Funding Sources</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Bonding		500,000				500,000
<b>Total</b>		<b>500,000</b>				<b>500,000</b>

**Budget Impact/Other**

NO IMPACT ON THE GENERAL FUND OPERATING BUDGET. ADDITIONAL OPERATING ITEMS SUCH AS UTILITIES AND SALARIES WILL BE FUNDED BY THE EICHLER'S COVE SPECIAL REVENUE FUND.



**EICHLER'S COVE PARK**  
PARKING EXPANSION AND ENHANCEMENT PLAN  
DECEMBER 3, 2010



**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

Department Parks & Recreation

Contact

Type Unassigned

Useful Life

Category Unassigned

Priority TBD

Project #	P & R - 5
Project Name	Tilson Artificial Turf Replacement

**Description**

Replace artificial turf at Tilson.

**Justification**

Turf has reached its usefull life

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Construction/Maintenance				500,000		500,000
<b>Total</b>				<b>500,000</b>		<b>500,000</b>

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Other				500,000		500,000
<b>Total</b>				<b>500,000</b>		<b>500,000</b>

**Budget Impact/Other**

Town of Newtown  
 Department CIP Summary Worksheet  
 For the Five Fiscal Years 2016/2017 to 2020/2021 WORKING DRAFT

**DEPARTMENT: Parks & Recreation**

Item #	Capital Item	PROJECT COST - TOTAL / BONDED				
		2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
Item # 1	COMMUNITY CENTER PHASE (2 OF 3)	10,000,000	-	-	-	-
		10,000,000	-	-	-	-
Item # 2	TREADWELL PARK PARKING	550,000	-	-	-	-
		550,000	-	-	-	-
Item # 3	COMMUNITY CENTER PHASE (3 OF 3)	5,000,000	-	-	-	-
		5,000,000	-	-	-	-
Item # 4	EICHLER'S COVE IMPROVMENTS PHASE 2 OF 2	-	500,000	-	-	-
		-	500,000	-	-	-
Item # 5	DICKINSON PARK PHASE III	-	-	1,300,000	-	-
		-	-	1,300,000	-	-
Item # 6	FAIRFIELD HILLS FIELD PLAN PHASE I or 2	-	-	900,000	-	-
		-	-	900,000	-	-
Item # 7	WATERFRONT IMPROVEMENTS - ALPINE PARK; LAKE LILL..	-	-	-	500,000	-
		-	-	-	500,000	-
Item # 8	RAIL TRAIL EXTENSION	-	-	-	700,000	-
		-	-	-	700,000	-
Item # 9	TILSON ARTIFICIAL TURF REPLACEMENT (NOT BONDED)	-	-	-	500,000	-
		-	-	-	500,000	-
Item # 10	DUPLEX REMEDIATION NEAR VICTORY GARDEN	-	-	-	750,000	-
		-	-	-	750,000	-
Item # 11	TREADWELL IMPROVEMENTS	-	-	-	-	1,000,000
		-	-	-	-	1,000,000
Item # 12	MAINTENANCE YARD IMPROVEMENTS	-	-	-	-	670,000
		-	-	-	-	670,000
Item # 13	TREADWELL POOL RENOVATIONS	-	-	-	-	1,500,000
		-	-	-	-	1,500,000
<b>TOTAL COST OF ALL PROJECTS</b>		10,550,000	5,500,000	2,200,000	2,450,000	3,170,000
<b>TOTAL TO BE BONDED</b>		10,550,000	5,500,000	2,200,000	1,950,000	3,170,000

\*\* Orange highlights represent new project requests (not including year 5). THESE NEW REQUESTS ARE NOT PRESENTED IN THIS CIP. THEY ARE PRESENTED FOR INFORMATION PURPOSES. THE P & R COMMISSION DID PROPOSE THEM. HOWEVER THEY DO NOT FIT IN THE DEBT FORECAST SCHEDULE.

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

**Department** Police  
**Contact** CHIEF MICHAEL KEHOE  
**Type** Building construction/renovati  
**Useful Life**  
**Category** Buildings  
**Priority** TBD

**Project #** Pol -1  
**Project Name** Police Facility

**Description**

A comprehensive space needs study was completed and it determined that the police facility at 3 Main St. was inadequate. The current facility no longer fulfills the day to day needs of policing functions for the Town of Newtown. Architectual & Engineering Designs fees are needed to move the project forward.

Specifics are not known at this point - the municipal space study will provide more information.

**Justification**

The Police facility was built in 1981 based upon projections that we have far exceeded. The growth of the community and police personnel have made the current facility overcrowded, outdated and inadequate for a modern and professional police agency. The planning of this project started in 2002 with numerous CIP requests for improvements. A comprehensive Space Needs Study and Site Evaluation of 3 Main Street was completed. Monies will be needed to professionally design the building.

<b>Expenditures</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Planning/Design		500,000				500,000
<b>Total</b>		<b>500,000</b>				<b>500,000</b>

<b>Funding Sources</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Bonding		500,000				500,000
<b>Total</b>		<b>500,000</b>				<b>500,000</b>

**Budget Impact/Other**

Detailed operational budget impact will be determined closer to project start date.

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

**Department** Public Works  
**Contact** FRED HURLEY, DIRECTOR  
**Type** Road Improvements  
**Useful Life**  
**Category** Infrastructure  
**Priority** TBD

**Project #** PW - 1  
**Project Name** Capital Road Program

**Description**  
 Complete reconstruction of aging roads per the current capital road plan.  
 See next pages for a list of planned road reconstruction

**Justification**  
 Public safety

<b>Expenditures</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Construction/Maintenance	2,750,000	3,000,000	2,000,000	2,250,000	2,500,000	12,500,000
<b>Total</b>	<b>2,750,000</b>	<b>3,000,000</b>	<b>2,000,000</b>	<b>2,250,000</b>	<b>2,500,000</b>	<b>12,500,000</b>

<b>Funding Sources</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Bonding	1,000,000	1,000,000				2,000,000
General Fund	1,750,000	2,000,000	2,000,000	2,250,000	2,500,000	10,500,000
<b>Total</b>	<b>2,750,000</b>	<b>3,000,000</b>	<b>2,000,000</b>	<b>2,250,000</b>	<b>2,500,000</b>	<b>12,500,000</b>

**Budget Impact/Other**  
 The budget impact is that the road maintenance costs will be stable. The roads that are improved or replaced cost less to maintain, the roads we don't improve or replace cost more to maintain. So the \$2,000,000 we invest into roads enable us to have stable maintenance costs. During the 2014-15 budget process it was understood that the capital road program budget amount would be increased incrementally so that \$2,000,000 would be reached by the 2017-18 fiscal year. This plan increases that amount further so that by 2020-21 it will reach \$2,500,000. This will depend on additional economic activity.

**NEWTOWN PUBLIC WORKS  
CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2016 – 2017**

**2016 – 2017  
Capital Road**

Birch Hill Road	\$125,000
Butterfield Road	\$100,000
Cadey Lane	\$50,000
Cannon Drive	\$100,000
Hanover /Dinglebrook	\$150,000
Hattertown Road	\$100,000
Hundred Acres Road	\$150,000
Keating Farm Road	\$100,000
Lakeview Terrace	\$100,000
Mile Hill South	\$100,000
Monitor Hill	\$125,000
Morgan Drive	\$75,000
Mt. Nebo	\$125,000
New Lebbon	\$100,000
Nunnawauk Road	\$150,000
Park Lane	\$75,000
Parmalee Hill Road	\$150,000
Phyllis Lane	\$125,000
Pond Brook Road	\$150,000
Riverside Road	\$150,000
School House Hill	\$100,000
Swamp Road	\$100,000
Toddy Hill Road	\$200,000
Whippoorwill Hill	\$50,000

**Total Capital Road \$2,750,000**

Bridges

Meadowbrook or Walnut Tree Hill \$525,000

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

**Department** Public Works  
**Contact** FRED HURLEY, DIRECTOR  
**Type** Road Improvements  
**Useful Life**  
**Category** Infrastructure  
**Priority** TBD

**Project #** PW - 2  
**Project Name** Bridge Replacement Program

**Description**  
 Bridge replacement per the bridge replacement schedule.  
 2016/17 Meadowbrook/Walnut Tree  
 2017/18 Old Hawleyville #2/Walnut Tree  
 2018/19 Pond Brook/Walnut Tree  
 2019/20 Echo Valley  
 2020/21 Jacklin Road

**Justification**  
 Public safety

<b>Expenditures</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Construction/Maintenance	525,000	525,000	538,000	473,000		2,061,000
<b>Total</b>	<b>525,000</b>	<b>525,000</b>	<b>538,000</b>	<b>473,000</b>		<b>2,061,000</b>

<b>Funding Sources</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Bonding	525,000	525,000	538,000	473,000		2,061,000
<b>Total</b>	<b>525,000</b>	<b>525,000</b>	<b>538,000</b>	<b>473,000</b>		<b>2,061,000</b>

**Budget Impact/Other**  
 The budget impact of replacing a bridge (at the right time) is that we avoid large maintenance costs.

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

**Department** Public Works  
**Contact**  
**Type** Unassigned  
**Useful Life**  
**Category** Unassigned  
**Priority** TBD

**Project #** PW - 3  
**Project Name** Truck Washing Station

**Description**

A truck and other vehicle washing station is proposed as either a standalone facility for the Town of Newtown or in conjunction with one or more neighboring municipalities. It would cost approximately \$50,000 for engineering and \$550,000 for construction. It would have the capacity to handle standard vehicles, large trucks, and construction equipment. It would be located behind the Park and Recreation Maintenance Facility on Trades Lane to afford access to public sewer and public water, and convenient access to I-84 should other municipalities participate in its use. Depending on final design, it will have the capability to operate in a manual, semi-automatic or automatic mode. Direct access to public sewer will eliminate the possibility of contaminated discharges to the aquifer or surrounding environmentally sensitive areas.

**Justification**

Removing salt, greases and other environmental contaminants from our vehicles meets the intent of State and Federal laws to reduce non-point sources of water pollution. Vehicle washing also provides the benefit of reduced maintenance costs due to rust and corrosion. The Town is required to clean its vehicles in an environmentally sensitive manner and this facility will meet that requirement. There are currently no such facilities in the area for trucks and heavy equipment.

<b>Expenditures</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Planning/Design		50,000				50,000
Construction/Maintenance		550,000				550,000
<b>Total</b>		<b>600,000</b>				<b>600,000</b>

<b>Funding Sources</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Bonding		600,000				600,000
<b>Total</b>		<b>600,000</b>				<b>600,000</b>

**Budget Impact/Other**

This facility will help stabilize vehicle operational repair and maintenance costs due to rust and corrosion removal and prevention. The actual project cost may be substantially reduced if any neighboring municipality chooses to participate in the construction and/or operation of the facility. We may entertain full municipal partners or simply charge other municipalities as users.

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

Department Public Works

Contact

Type Unassigned

Useful Life

Category Unassigned

Priority TBD

Project # PW - 4  
 Project Name Public Works Garage / Salt Storage

**Description**

The project would overhaul the existing salt storage and add a third storage bin. Overall, this would bring total storage capacity of Salt from 1,000 to 2,000 unmixed tons and additional 500 tons of mixed salt/sand. In addition to the salt storage shed improvements, the entire yard would have its drainage and storm water discharge system upgraded to meet current environmental standards and all parking and road areas paved. The overall cost for this project is \$50,000 for engineering and \$600,000 for construction.

**Justification**

With the shift in winter road maintenance to more salt and less sand, the capacity to store more salt has become critical. Each winter for several years, there have been continuing salt supply shortages mid-winter due to the inability of the vendors to ship enough product in a timely manner. Additional municipal storage capacity is the only viable response to avoid mid- winter shortages. In addition to this product need, the increased federal and state storm water management requirements necessitate improvements to our overall storm water collection and disbursement system. The yard has not been substantially upgraded since 1978. The asphalt is in general now obsolete and more patch than paving

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Planning/Design			50,000			50,000
Construction/Maintenance			600,000			600,000
<b>Total</b>			<b>650,000</b>			<b>650,000</b>

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Bonding			650,000			650,000
<b>Total</b>			<b>650,000</b>			<b>650,000</b>

**Budget Impact/Other**

More salt storage capacity ensures availability of product at a stable and not crisis driven price. The site overhaul assists in maintaining an efficient operation.

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

Department Public Works  
 Contact  
 Type Unassigned  
 Useful Life  
 Category Unassigned  
 Priority TBD

Project # PW - 5  
 Project Name Hook & Ladder (old) Building Renovation

**Description**

Placed in year 5 for discussion purposes. No amount determined.

**Justification**

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Construction/Maintenance					0	0
<b>Total</b>					<b>0</b>	<b>0</b>

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Bonding					0	0
<b>Total</b>					<b>0</b>	<b>0</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

Department Public Works  
 Contact  
 Type Unassigned  
 Useful Life  
 Category Unassigned  
 Priority TBD

Project # PW - 6  
 Project Name Multi-Purpose Building Renovation

**Description**

Placed in year 5 for discussion purposes. No amount has been determined.

**Justification**

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Construction/Maintenance					0	0
<b>Total</b>					0	0

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Bonding					0	0
<b>Total</b>					0	0

**Budget Impact/Other**

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

Department Senior Center  
 Contact  
 Type Unassigned  
 Useful Life  
 Category Buildings  
 Priority TBD

Project # SR CTR - 1  
 Project Name Senior Center Design Phase

**Description**

New Senior Center - Design  
 Specifics are not known at this point - the municipal space study will provide more information.

**Justification**

<b>Expenditures</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Planning/Design	500,000					500,000
<b>Total</b>	<b>500,000</b>					<b>500,000</b>

<b>Funding Sources</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Bonding	500,000					500,000
<b>Total</b>	<b>500,000</b>					<b>500,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**Town of Newtown, Connecticut**

'16/'17 thru '20/'21

**Department** To Be Determined

**Contact**

**Type** Building construction/renovati

**Useful Life**

**Category** Buildings

**Priority** TBD

<b>Project #</b>	T - 1
<b>Project Name</b>	Municipal Facility Construction - Phase 1

**Description**

Specifics are not known at this point - the municipal space study will provide more information.  
 \$5,000,000 has been identified for a municipal facility in year four and year five. What facility will be clearer in the near future.

**Justification**

<b>Expenditures</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Construction/Maintenance			5,000,000	5,000,000		10,000,000
<b>Total</b>			<b>5,000,000</b>	<b>5,000,000</b>		<b>10,000,000</b>

<b>Funding Sources</b>	<b>'16/'17</b>	<b>'17/'18</b>	<b>'18/'19</b>	<b>'19/'20</b>	<b>'20/'21</b>	<b>Total</b>
Bonding			5,000,000	5,000,000		10,000,000
<b>Total</b>			<b>5,000,000</b>	<b>5,000,000</b>		<b>10,000,000</b>

**Budget Impact/Other**