

Board of Selectmen
August 19, 2019

THE FOLLOWING MINUTES ARE SUBJECT TO APPROVAL BY THE BOARD OF SELECTMEN

The Board of Selectmen held a regular meeting Monday, August 19, 2019, in the Council Chamber, Newtown Municipal Center, 3 Primrose Street, Newtown. First Selectman Rosenthal called the meeting to order at 7:33p.m.

PRESENT: First Selectman Daniel C. Rosenthal, Selectman Maureen Crick Owen and Selectman Jeff Capeci.

ALSO PRESENT: Fairfield Hills Master Plan Review Committee Chair Deborra Zukowski, members Chandravir Ahuja, Bob Bowen, Bob Rau and Gary MacRae, Board of Finance member Ned Simpson, Deputy Fire Marshal Steve Murphy, Economic & Development Commission Chair Wes Thompson, Fairfield Hills Authority Chair Ross Carley, six members of the public and two members of the press.

VOTER COMMENTS: none.

ACCEPTANCE OF THE MINUTES: Selectman Crick Owen moved to accept the minutes of the regular meeting of 07/15/19. Selectman Capeci seconded. All in favor.

COMMUNICATIONS: First Selectman Rosenthal stated the Castle Hill Farm grant has been awarded. This will reserve thirty acres of the property; the town will contribute half the value of the grant, approximately \$320,000.

FINANCE DIRECTORS REPORT: none.

OLD BUSINESS

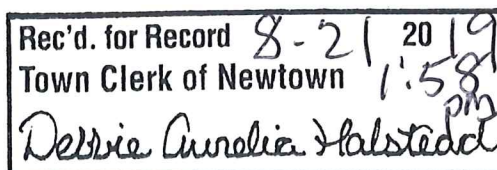
Discussion & possible action:

1. Board of Finance proposed revisions to Capital Improvement Plan Policy: Mr. Simpson stated the key elements of change correct the dates, a ten year horizon was added, a one-time opportunity to change was added, as opposed to an endless loop between Legislative Council, Board of Finance and back to the LC and BOF again. The Selectmen recommendation for a super majority in order to make an addition to the CIP was not embraced by the Board of Finance. A newly elected First Selectman can make a change to the first year CIP. Language was added to discourage bundling of different items; a fixed threshold, rather than a percentage, was accepted. GASB language was discussed, 310-6(b), (c), (h). The Board of Finance asked for input from the Board of Education and the Board of Selectmen. Selectman Capeci suggested replacing 'strictly scrutinized' with 'cautioned against' in section 310-6(h). A clearer step was added for the Finance Director to publish the bond forecast schedule.

NEW BUSINESS

Discussion and possible action:

1. Fairfield Hills Master Plan Review Committee Presentation: (att.) First Selectman Rosenthal acknowledged all present members. Deborra Zukowski recognized all the members, including those previously mentioned, Chandravir Ahuja, Bob Bowen, Neil Chaudhary, Jeff Jorgenson, Gary MacRae, Bob Rau, Bryan Roth, Rob Sherwood and Doug Smith. Ms. Zukowski presented the attached power point. 40% of the overall demolition costs are because of Kent and Cochran. According to a real estate broker developers need to get financing to take over the large buildings; financing is most available if



there is mixed use (housing). Without the ability to have housing, especially for the larger buildings, developers are not willing to take on the financial risk. The survey showed that a minority support housing. Many people like the direction the campus was going. The vision from the 2010 Master Plan Review stated: *We envision Fairfield Hills as a vibrant, sustainable destination, where all members of the community can go to enjoy recreational, social, cultural, 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, while the Town maintaining overall control of the property and preserving the campus and architectural style.* The survey showed that participants like the vision; the concept that the property is focused primarily on being a destination for every person in Newtown. Tax payers rejected the use of tax payer money for further improvements to the property. They rejected using tax payer money to demolish the buildings or to assist with renovation of buildings. There was a notable majority who want more development on the property. If there nothing done the buildings will be in such disrepair there will be no choice but to demolish them. The 2005 & 2010 Master Plan Reviews both said if the buildings were not repurposed in five years they should be demolished. Among the recommendations the Committee recommends that the plan be modified to allow commercial proposals that include a housing component provided that the proposal is for no more than two existing buildings and that the commercial component is consistent with the vision of the property. Another recommendation is to add assisted living facilities as a supported use. There was a concern that apartments would overwhelm the Community Center and the Senior Center, however, added population will help secure the success of both facilities. All recommendations are hinged upon the concept of adhering to the vision. First Selectman Rosenthal noted that there are a couple of developers that have expressed interest in Cochran and another with a focus on historical preservation that expressed interest in Kent and Shelton together. There will be public forums, including costs and potential revenues, leading up to the April referendum, when the public will have the opportunity to vote. First Selectman Rosenthal said there are strong opinions about housing and strong opinions about spending money to demolish buildings. The Committee did a good job leaving the option open for discussion. Housing is worthy of discussion given the financial ramifications of doing nothing.

Bob Rau stated that at the onset the majority of the committee was not interested in housing at Fairfield Hills. After looking into costs and understanding what is involved a choice had to be made between wishes and reality. In the end the committee realized we had to have housing because the Town shouldn't be made to undergo all the expense. **Wes Thompson** (not speaking for the EDC), asked what the campus would look like if nothing was done. Without doing anything there is no money to do renovations and demolition. If we do something that doesn't generate an additional revenue stream, how do we pay for everything else that needs to get done? Intuitiveness is required because there is no easy, direct answer. Population growth is not a bad thing; if a town stays stagnant it dries up. First Selectman Rosenthal said that Newtown Hall and the duplexes have reuse potential. **Chandravir Ahuja** thanked the Board of Selectmen for the opportunity to serve. The members had differing opinions but nobody had an individual agenda. Mr. Ahuja is bothered by misinformation. Recommending housing does not mean it's going to happen but it does allow for additional dialogue. There was a large majority that spoke against housing but looking at mixed housing there was 37% in favor of mixed housing. The voice for no taxes was louder than the voice for no mixed housing. **Ross Carley** said the cost for a developer to renovate is between \$30million and 50 million dollars. Federal and State money available is for renovation of former municipal buildings for multiuse purposes. In his

experience on Fairfield Hills there have been interested parties looking for the town to come up with cash. There are now people willing to invest their own money. **Kiah Fahrenholz**, asked the Selectmen not to forget to include generous donors who may want to preserve open space and raise money to raze a building.

2. 2018-2019 Fiscal Year End Budget Transfer Requests: Selectman Crick Owen moved the \$131,210 transfer to and from various department accounts as reflected on the attached Year End Budget Transfer Request form. (att.). Selectman Capeci seconded. First Selectman Rosenthal will get more detail on the other employee benefits for Selectman Capeci. All in favor.

3. Transfer: Selectman Crick Owen moved the \$45,000 transfer from various Communications accounts to Transfer Out – Capital Non-Recurring (att.). Selectman Capeci seconded. All in favor.

4. Transfer: Selectman Crick Owen moved the \$21,364 transfer from various Fire accounts to Transfer Out – Capital Non-Recurring (att.). Selectman Capeci seconded. Steve Murphy stated there was an \$18,000 surplus from last year. These expenses were related to customizing tankers that were delivered last year. The departments incurred the expense due to lack of Town budget. All in favor.

5. Transfer: Selectman Crick Owen moved the \$8,165 transfer from Contingency to Printing, Binding & Microfiching (att.). Selectman Capeci seconded. All in favor.

6. Appointments/Reappointments/Vacancies/Openings: Selectman Crick Owen moved the appointment of David Ruhs (R) as an alternate to Planning & Zoning to fill a vacancy to expire on 12/01/19. Selectman Capeci seconded. All in favor. Selectman Crick Owen moved to recommend to the Hattertown Historic District, that they appoint Tara Muir (D) to fill a vacancy to expire 6/30/22. This vacancy exceeds 45 days. Selectman Capeci seconded. All in favor. Selectman Capeci has communicated with John Forlenzo relative to appointments of marine personnel. He is more in line with ratifying Lake Lillinonah Authority appointments, rather than having the Selectmen make the appointments. First Selectman Rosenthal reported that the Town Attorney didn't see anything in the code book or the Charter. Selectman Crick Owen moved the re-appointments of Melissa Beylouni (U), Terry Sagedy (U) and Brook Clark (U) to the Fairfield Hills Authority for terms to expire 7/31/22. Selectman Capeci seconded. All in favor.

7. Driveway Bond Release/Extension: Selectman Crick Owen moved the releases of driveway bond for Whelan Homes, LLC, Hi Barlow Rd., B12, B5, L4 (\$1,000), Robert Mastroni Excavating, Serene Way, M12, B5, L12A, (\$1,000), Corbo Associates, 26 Meridian Ridge, M2, B9, L1.16 (\$2,000) and Russell Strasburger, Glover Ave., M29, B10, L15, (\$1,000.) Selectman Capeci seconded. All in favor.

8. Tax Refunds: Selectman Crick Owen moved the August 19, 2019, 2019/20 Refund #12 in the amount of \$17,303.18. Selectman Capeci seconded. All in favor.

VOTER COMMENTS: none.

ANNOUNCEMENTS: none.

EXECUTIVE SESSION: Selectman Crick Owen moved to enter into executive session to discuss strategy and negotiations with respect to potential litigation concerning design, construction and management of the Community Center/Senior Center and strategy and negotiations with respect to a lease for 14 Riverside Road property (Children's Adventure Center). Selectman Capeci seconded. All in favor. Executive session was entered into at 9:17p.m and returned to regular session at 9:45pm with the following motion:

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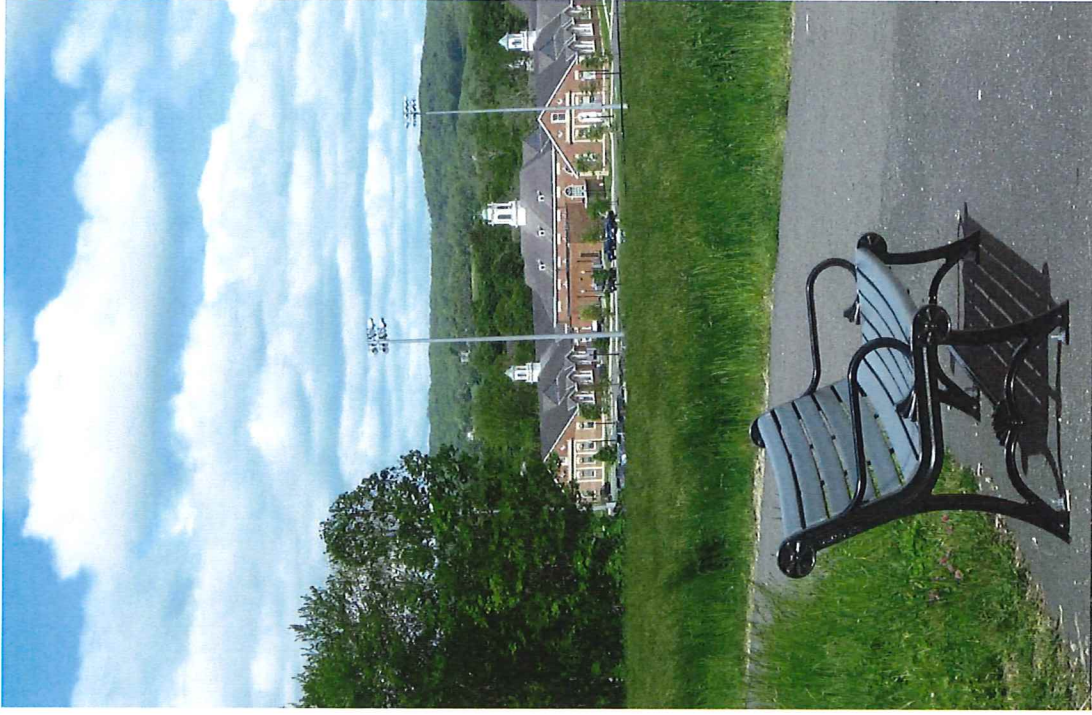
Selectman Crick Owen moved to authorize the First Selectman to enter into a lease with the Children's Adventure Center with the discretion to make minor adjustments as seen as necessary by the First Selectman or Town counsel. Selectman Capeci seconded. All in favor.

There was no motion on the potential litigation.

ADJOURNMENT: Having no further business the regular Board of Selectmen meeting adjourned at 9:46p.m.

Att: Fairfield Hills Master Plan Review Committee Recommendations power point presentation and final report; TON 2018-19 Fiscal Year End Budget Transfers; Communications Transfer; Fire Transfer; Town Clerk Transfer;

Respectfully submitted,
Sue Marcinek, Clerk



Fairfield Hills Master Plan Review Committee Recommendations

**Presentation to the Board of Selectmen
August 19, 2019**

Overview

- Process
- Key Learnings
- Recommendations
- Conclusion

Process

Review the 2013 Master Plan for the Fairfield Hills campus and associated property and make recommendations as the Committee deemed appropriate for revisions or modifications to that Plan. The Committee was also requested to leverage community involvement and outreach as a part of its effort to build a perspective of what an updated Master Plan should emphasize.

- Understand history, needs, and concerns
 - September 2018 - January 2019
 - 7 meetings with over 20 invited participants
 - Public Forum
- Town-wide survey
 - April 15 – May 15
 - 1825 valid responses

Key Learnings

Understand History, Current Status, and Needs

- Status of the buildings
 - Safety/Security
 - Blight
- Hurdles to implementing the master plan
 - Costs of demolition
 - Impediments to development
- Impact of recent additions

Key Learnings

Survey

- Like the direction the property is moving
 - Would like more food options, resting areas, and bathrooms
 - More of an emphasis on outdoor entertainment
- Reject housing
 - 63% - 78% disapproval, depending on type of housing
- Reject use of taxpayer money for further improvements
 - 26% approval of taxpayer money to demolish buildings
 - 36% approval of taxpayer money to assist renovation
- Support further development
 - 62% feel a “Sense of Urgency to Develop”
 - 25% want no further development

Recommendations - Vision, Use, and Theme

- The Committee recommends that the plan be modified to allow commercial proposals that include a housing component provided that the proposal is for no more than two existing buildings and that the commercial component is consistent with the vision of the property.

Pros

- Cost avoidance
- Character
- Safety
- Revenue
- Population

Cons

- Parking
- Shift in focus
- The town as landlord, by proxy
- Aging infrastructure

Recommendations - Vision, Use, and Theme

- The Committee recommends that the vision remain as is.
- The Committee recommends that assisted living facilities be added as a supported use.

Recommendations – Process, Implementation

- The committee recommends that the Fairfield Hills master plan review be repeated in 5 or fewer years until the vision is more fully implemented.
- The Committee recommends that Cochran move from the fields table to the private development table.
- The Committee recommends that a site-use overlay plan should be developed that provides better guidance for potential development of existing buildings.
- The Committee recommends that buildings with no potential re-use be razed as soon as possible.
- The Committee recommends that there must be dedicated outdoor space that could include a future structure such as a band shell or gazebo.

Conclusions

- Fairfield Hills has begun to realize its potential as a community destination
- The deteriorating buildings are posing a challenge to continuing the realization of the vision
 - Safety
 - Impact on campus character
 - Taxpayer burden
- The recommendations are intended to allow for community conversations about what else could happen on the campus that may offer new avenues to fulfil the vision for every Newtown resident.

Fairfield Hills Master Plan Review Committee (2018) Recommendations

1.0 Introduction

In 2001, Newtown voters approved the purchase of the 186 acre Fairfield Hills Campus and surrounding property. Core uses and strategies were established for open space, playing fields, economic development, educational and municipal uses, and the need to preserve the campus character, while maintaining Town control of the property. The 2005 Fairfield Hills Master Plan Ad Hoc committee further developed these uses as part of crafting the original 2005 Master Plan.

The 2005 Plan called for a 5 year review process. The subsequent 2010 Fairfield Hills Master Plan Review Committee recommended adding an overall vision and set of cohesive themes for the property. It also recommended that the open meadows be officially designated as open space, along with a few other changes. A work group (comprised of two members of the 2010 committee, a member of the Conservation Commission, the chair of the Planning and Zoning Commission, and the Director of Planning) reconciled these recommendations and the 2005 master plan, producing the 2013 Fairfield Hills Master Plan.

In 2018, the 5 year review process was maintained, thus forming the 2018 Fairfield Hills Master Plan Review Committee hereinafter referred to as the “Committee.” The primary purpose of the Committee was to review the 2013 Master Plan and make recommendations for revisions to that Plan. The Committee was also requested to leverage community involvement as a part of its effort to build a perspective of what an updated Master Plan should emphasize.

1.1 Our Process

The Committee solicited input and active participation from local residents, town boards and commissions, and town departments. Specifically, we focused on:

- A) **Becoming informed:** From September 2018 through January 2019, members of the Committee focused on understanding the 2013 Master Plan, municipal needs, and the ongoing realities of the property. We hosted 7 meetings, with over 20 invited participants, to better understand the history, current status, and needs of the community. In addition, we hosted an open forum for public discussion and suggestions on “Current and potential uses related to recreation and town services” and “Commercial, mixed use (housing over commercial), and housing.”¹ All meetings encouraged public input.
- B) **Launching a town-wide survey:** We leveraged the 2010 Fairfield Hills Master Plan Review Committee Survey, augmented with questions and ideas gained from our efforts in A), above. The 2019 Community Survey had 1825 valid responses (compared to 1041 responses in 2010).
- C) **Preparing recommendations:** Using our knowledge of and experience from the earlier steps, the Committee deliberated and reached the recommendations provided below.

¹ The quoted text is from the agenda for the January 22, 2019 agenda.

Summaries of our approach and findings for the first two steps are included separately in Appendices A and B. The remainder of this document includes the recommendations and summaries of the discussions that occurred during the final step.

2.0 Summary of Key learnings

2.1 From the Information Gathering Phase

One of the most concerning things we learned of, was the deterioration of the buildings and the related issues of security and overall safety. During the time we were meeting, we found videos online of youth exploring buildings and saw news reports of people entering the buildings to steal copper and other items. As the buildings continue to deteriorate, those who enter the buildings – whether with criminal or mischievous intent – are at risk of being seriously hurt.

We also learned of issues central to re-purposing existing buildings, including overall costs and financing. According to several participants, mixed-use development is necessary for re-purposing the larger buildings because access to financing often requires such diversity in the development. In addition, developers reduce their risk by providing both commercial and housing.

In terms of uses, we heard from seniors that their use of the property is currently limited due to accessibility and lack of amenities. Many seniors do not play standard organized sports, nor do they access the walking trails because of lack of resting spaces and bathrooms. The newly opened *Newtown Senior Center – Center for Active Living* may address some of their programming concerns.

Finally, two new features (in addition to the senior center) have opened in 2019. The Newtown Community Center intends to be an indoor space for people to gather and to participate in cultural and recreational activities/programming. It will also include a cafe for people to have access to some nourishment. An anticipated brew pub will extend the options for food and drink on the campus as well. One concern shared with us is that the impact on parking, because of the new features, is not well known yet.

2.2 From the Survey

In general, the feedback about the current status of the property was positive. The survey respondents did call out the need for more amenities, like bathrooms, food options, and resting areas. In addition, they indicated that they would like more of an emphasis on outdoor entertainment. These preferences were reinforced in later portions of the survey, e.g., “Band Shell,” “Small Food Service,” and “Town Green/Pedestrian Plaza” were the top three identified future services and features.

Housing was uniformly rejected, with mixed use being the least so at 63% total unfavorable. However, 62% of the public felt there was a “Sense of Urgency to Develop,” though only 36% agreed that the town should pay for renovation. In addition, only 44% agreed that the town should “Let Buildings Sit for 5-10 yrs.” Even fewer, 24%, agreed that the town should pay to demolish the buildings.

3.0 Recommendations

3.1 Vision, Use, and Theme Recommendations

Vision Statement

The Committee recommends that the vision remain as is.

The vision is a key part of the Master Plan. The recommendations provided below were approved within the confines of the vision, so we thought it important to reiterate support for the overall vision as a guiding principle for development of the property.

Supported Uses

The Committee recommends that the plan be modified to allow commercial proposals that include a housing component provided that the proposal is for no more than two existing buildings and that the commercial component is consistent with the vision of the property.

As mentioned in section 2.0, we understand that large development projects – like those that would be needed to salvage Kent or Cochran – require some level of a housing component to be financially viable both in gaining initial funding and in operating the business once finished. However, the survey results showed significant distaste for any housing, though there was the desire for additional development. Also, the survey made it clear that town residents would very likely not support spending taxpayer money either to help salvage or to raze the buildings. We also learned that some buildings were deteriorating to the point of raising significant safety concerns.

Given this dilemma, we discussed what would be gained and what lost, should housing be allowed as an ancillary component to commercial development:

PROS:

Cost avoidance – The larger buildings would cost about \$4M each to raze/salvage.

Character – The older buildings have architectural features that many residents find pleasing. The newer buildings (like the NYA and community and senior centers) cannot reproduce these or similar features because they are cost-prohibitive. Allowing housing, as part of re-purposing the buildings, would more likely maintain the overall character of the property.

Safety – There are considerable town expenses to address all safety issues present in the buildings. Development would help offset the overall cost.

Revenue – Added development would provide more revenue to the town.

Population – The added population would help the viability of the community and senior centers along with local businesses – both within the campus and across the town as a whole.

CONS:

Parking – We are concerned about the viability of parking, especially as we do not yet know how, in practice, parking will work when the community and senior centers and the brew pub open.

Shift in focus – The vision specifically calls out that Fairfield Hills is to be a destination for all residents of Newtown. Adding a housing component could shift commercial development to be more service-oriented to those living on the campus

The town as landlord, by proxy – From what we can tell, Newtown would be among the first to have people renting on town-owned land in a privately-owned building.

Aging infrastructure – Housing will put more of a load on already fragile infrastructure, like sewers. While town staff is actively working on grant proposals to address the sewers, the town may see added cost to repair or replace such infrastructure.

The committee then discussed whether there were checks and balances on the process of approving commercial development and if such checks would be able to ensure that any development was consistent with the vision. In addition to the standard Land Use and Fairfield Hills Authority process, the Board of Selectmen and other authorities, as appropriate, must approve any lease. Planning and Zoning approval would also be needed. In the end the committee decided that housing, when alongside a commercial project, would be acceptable provided that no more than 2 buildings on campus contain housing.

The Committee recommends that assisted living facilities be added as a supported use.

The crest of the baby boom population is now around 70. In 10 – 15 years, there will likely be a need for more assisted living facilities. Such a facility may work well on the campus. In addition, the setting could be conducive to the overall health and well-being of the residents.

3.2 Process Recommendations

The Committee recommends that the Fairfield Hills master plan review process be repeated in 5 or fewer years until the vision is more fully implemented.

With the start-up of the brew pub and senior and community centers, there could be unforeseen possibilities and issues that need to be considered.

3.3 Implementation Recommendations

The Committee recommends that Cochran move from the fields table to the private development table.

At this time the town appears to have an adequate number of fields for those in organized sports, so it is not clear that the town needs to carry the financial burden of razing Cochran to provide for more fields. That said, Cochran is in an isolated part of the campus where parking is limited and impact of traffic on the surrounding neighborhood could be a problem. So, any development should be sensitive to these issues.

The Committee recommends that a site-use overlay plan should be developed that provides better guidance for potential development of existing buildings.

The property now provides athletic fields, open space, municipal services, a walking/jogging trail, an ambulance garage, and community and senior centers. Other needs identified several years ago, such

as a fire house and police station, have been sited elsewhere in town. At this point, other (limited) areas within the campus could be used to bring more activity to the campus along with a revenue stream. A site-use overlay could help allay concerns that potential developers may have regarding uncertainty of what happens to the nearby buildings (that could have impact on their development).

The Committee recommends that buildings with no potential re-use be razed as soon as possible.

Some of the buildings are a significant hazard and have been fenced and/or boarded up giving a look of decay to some areas on the campus. While we understand the need to use sound financial principles regarding borrowing money, we are concerned that the risk to public safety is large. In addition, the status of the buildings may deter commercial development that could add more vibrancy to the campus.

The Committee recommends that there must be dedicated outdoor event space that could include a future structure such as a band shell or gazebo.

The committee is concerned that future development could impinge on space needed to support one of the highest priorities voiced in the survey.

4.0 Suggested Priorities

The current state of deterioration and subsequent risk of injury to passers-by is a key concern to members of the Committee. We suggest the town take all steps possible, within the scope of the current vision, to ensure the safety of those who use the campus.

5.0 Concluding Remarks

Fairfield Hills has begun to realize its potential as a community destination, as expressed in the 2013 Master Plan vision. It is a place where many people walk, play games, and access municipal services. With the addition of the *Newtown Senior Center – Center for Active Living* and the *Newtown Community Center* along with the anticipated brew pub, even more people will be visiting the property and, perhaps, staying longer.

However, the hope for limited commercial development as stated in the vision, “Small retail stores, restaurants, and professional offices would be nestled harmoniously within a core section of the campus,” has not come to fruition. In addition, the remaining buildings that have not been re-purposed are deteriorating and posing safety concerns. The town would need to expend large sums of money to address these buildings. According to the survey there appears to be little support from the public to borrow for demolition. Rather than just let the buildings further deteriorate and begin to mar the feel of the campus, the Committee has supported housing as a limited use, and only when associated with development that is consistent with the vision. We have done so warily as we do not wish Fairfield Hills to become a stand-alone neighborhood. Given the amount of oversight – across many different town organizations – that is required for development at Fairfield Hills, we believe there are a reasonable number of checks in place to ensure that any further development will enhance the community’s use of the property.

Appendix A: Informing Ourselves and the Public

Note that the meetings listed below were intended to provide information/context to the committee membership both to help guide the subsequent public engagement efforts and to ensure that past and current experiences and learnings were a part of the final deliberation process.

Development: History, Current Status, Obstacles, and Successes

Uses: Current and Requested

DATE	TOPIC	INVITEES
Sep 25, 2018	Land Use, Zoning	George Benson: Director of Planning
Oct 10, 2018	Infrastructure	Fred Hurley: Public Works Louis Carbone: Water and Sewer Auth.
Oct 23, 2018	Implementation of Plan Describe process from FHA POV, e.g., Brewery.	Ross Carley: Current Fairfield Hills Auth. Chair Thomas Connors: Prior FHA Chair (via email) John Reed: Prior FHA Chair Don Mitchell: Planning & Zoning Chair
Nov 7, 2018	Seniors and Disabled CANCELED²	Anna Wiedemann: Comm. On Aging Chair Pat Llodra: Friends of Newtown Seniors Representative Judith Slason: Exec. Director of Nunnawalk Meadows
Nov 20, 2018	FFH Adaptive Reuse Zoning	Lilla Dean: Prior P & Z Chair Robert Geckle: 2005 FFH Master Plan Comm. Chair
Dec 5, 2018	Cultural, Recreational Uses	Amy Mangold: Parks & Rec Director Carl Samuelson: Asst Director/Parks Edward Marks: Parks & Rec Comm. Chair Laura Lerman: Cultural Arts Comm. Chair
Dec 18, 2018	Current Tenants – What works, what could be improved? All tenants were invited.	Malcolm McLachlan: Newtown Ambulance President Mark Tambascio/Dave: Brewery Dave Kingsley: Brewery Dan Rosenthal: First Selectman
Jan 9, 2019	Commercial Housing	Chris Hottois: Local developer Bryan Atherton: Commercial Real Estate Christal Preszler: Economic and Community Dev George Benson: Director of Planning
Jan 22, 2019	Public Conversation – What is missing? Current thoughts about commercial uses.	
External Meeting	Newtown Schools	

² The meeting could not be held because of technical issues. Given the late notice of the problem the invited participants showed up. The meeting time was used as a conversation among the invited guests. A few committee members stayed to learn, though the number did not constitute a quorum.

Appendix B: 2019 Community Survey

Getting the word out

We viewed the survey as a key part of our community outreach and so developed a multi-phased strategy to keep the community aware throughout the survey period.

Week 1:

- Article in the Newtown Bee
- Near immediate posts on over half a dozen Newtown-oriented Facebook groups
- Town email blast, via the First Selectman's office
- Announcement on the Town website, again via the First Selectman's office
- Physical copies of the survey, with posters and URL cards provided to the senior center, library, and municipal center
- Announcement at the Edmond Town Hall Theater shows

Week 2:

- Newtown Bee letters from First Selectman Dan Rosenthal and an engaged community member
- Posters throughout the Municipal Center along with "homemade" posters on the Edmond Town Hall bulletin boards

Week 3:

- Posters at several local businesses, an official poster at ETH targeting movie-goers, and on the poster stand near the Newtown General Store
- A large sandwich sign at the intersection of Queen Street and Church Hill Road

Week 4:

- Refresh of the Facebook groups posted to earlier.
- Another town blast
- A letter for May 10 issue of the Newtown Bee
- Email chains to friends and local colleagues
- Visibility at the Newtown Volunteer Fair (jointly sponsored by Friends of Newtown Seniors, The Newtown Chamber, and the C.H. Booth Library)

In addition, announcements were made by our Senior Liaison to various senior groups throughout the time period.

Summary of Survey Results

Fairfield Hills

Community Survey Results

This document provides a summary of the input collected by the 2019 Community Survey. It does not represent thoughts or positions of the committee. Over the next few meetings, the committee will be deliberating recommendations for updates, if any, to the current Fairfield Hills Master Plan. These recommendations will be provided to the Planning and Zoning Commission for review and possible action.

The survey data, as well as information from our research phase (gathered during our meetings from Sept. 25 through Jan. 22), will be used to inform the committee's discussion and decision.

Thank you to all who took the time to fill out the survey.

Introduction

The Fairfield Hills Master Plan Review Committee prepared a community survey to gather input directly from Newtown residents about their preferences for the Fairfield Hills campus. The survey was live from Monday, April 15th through Wednesday, May 15 of 2019.

There were a total of 2,201 responses to the survey. Some respondents were technically ineligible to participate, and their answers were removed from analyses because they were either too young (24 respondents under the age of 18) or they did not reside in Newtown. Analyses were conducted using the remaining 1,825 respondents, noting that not all respondents answered all questions.

This document summarizes the overall responses. (All of the respondent data is available [here](#).) It is intended to provide a higher-level interpretation of the survey results for use by the public and to supplement the raw survey data and research information used as part of the Fairfield Hills Master Plan Review Committee deliberations.

Views on Current Status

When asked about currently available activities and amenities, over 50% of the respondents thought that the following items were available at about the right level.

	About Right
Parking (Q8)	73%
Sports Fields (Q2)	69%
Walking/Biking Trails (Q7)	63%
Agriculture (Q6)	55%
Arts (Q1)	52%

However, over 50% of respondents identified the following four items as insufficient, i.e., too little of each was available on the property.

	Too Little
Bathrooms (Q9)	68%
Food (Q4)	63%
Resting Areas (Q10)	63%
Outdoor Entertainment (Q3)	60%

There was uniform agreement that all of the items listed on the survey were either at a good level or needed to be expanded. At most, only 24% of the respondents indicated that an item (pickle ball courts) was overly represented on the property.³ Other than pickle ball, one item had 12% of respondents who answered too much. The remaining items were 0 to 3%.

Views on Future Services and Features

More than 50% of respondents supported the following.

	Total Approve
Band Shell (Q14)	83%
Small Food Service (Q45)	79%
Town Green/Pedestrian Plaza (Q18)	77%
Small Retail Shops (Q17)	72%
Restaurants (Q46)	70%
Pub/Tavern (Q47)	68%
Local Retail Businesses (Q41)	66%
Performing Arts and Community Center (Q13)	65%
Artisan/Craft Market (Q23)	63%
Events Space (Q22)	61%
Water Fountains ⁴ (Q32)	61%
Playground/Water Park (Q21)	59%
Theater for Performing Arts (Q52)	57%
Art Gallery / Museum (Q53)	56%
Main Street (Q15)	56%

³ Note that there was a highly contested appropriations request on the Town Budget referendum for additional pickle ball courts during the time the survey was available.

⁴ The term "Water Fountain" was ambiguous - some thought "Drinking Fountain" while others thought "Water Feature."

Fewer than 50% of the respondents supported the following.

	Total Approve
Basketball Courts (Q31)	45%
Tennis Courts (Q30)	41%
Education Facilities (Q29)	38%
Business Co-op, Innovation Ctr (Q50)	36%
Small Corporate Offices (Q49)	34%
Small Movie Theater (Q19)	29%
Wedding/Event Hall (Q27)	28%
Horse Trails (Q20)	27%
Small Professional Offices (Q16)	24%
National Retailers (Q42)	24%
Boutique Hotel (Q26)	21%
Multiplex Theater (Q43)	20%
Health Services Ctr (Q25)	19%
Large Corporate Offices (Q48)	19%
Banks, Real Estate Offices (Q44)	16%
Light Industrial (Q51)	14%
Multi-level Parking (Q24)	9%

Unfortunately, the survey did not include a question for an ice-skating rink since there were plans at the time the survey as designed to build one on the property.

Views on Housing

Housing on the campus has a history of eliciting strong opinions, and proposed developments that include a housing component have been met with public push-back. Therefore, looking at only the favorable response may be insufficient. Not only is the pro/anti response important, but also the vehemence of that response. The table below shows all favorable and unfavorable responses.

	Very Fav	Fav	Unfav	Very Unfav	Total Fav	Total UnFav
Mixed Use (Q59)	8%	16%	16%	47%	24%	63%
Condos (Q54)	5%	13%	19%	53%	18%	72%
Stand-Alone [S-A] Apartments (Q55)	5%	12%	19%	54%	17%	71%
Rental Housing (Q28)	6%	10%	22%	52%	16%	74%
Age-Restricted S-A Apartments (Q56)	5%	11%	21%	52%	16%	73%
Age/Income Restricted, S-A Apartments (Q57)	4%	8%	22%	56%	12%	78%
Income Restricted S-A Apartments/Condos (Q58)	4%	8%	19%	58%	12%	77%

In all cases, total favorable is less than 25%. Very unfavorable is consistently near or above 50%. If there is a public hearing (and assuming those most vehement show up), it is possible that for every 1 who strongly supports housing, there will be at least 10 who strongly oppose it for standalone housing. It will likely be closer to 1 in support for every 7 against, for mixed use development (apartments over commercial).

Views on Status of Buildings and Related Financing

The survey included a section to gauge the community's view on development, as a whole, and opinions on how to finance the development.

The table below shows views related to overall development.

	Total Fav	Total UnFav
Reserve for Future Needs (Q33)	65%	13%
	Total Agree	Ttl Disagree
Sense of Urgency to Develop (Q11)	62%	22%
No More Development (Q38)	25%	59%

In terms of paying for improving the buildings/property, views are shown in the following table.

	Total Agree	Total Disagree
Renovate, Developer Pays (Q35)	46%	32%
Let Buildings Sit for 5-10 yrs(Q37)	44%	42%
Renovate, Town Pays (Q34)	36%	42%
Demolish Buildings, Town Pays (Q36)	26%	54%

The survey also asked about control for the land and subsequent development. Community views are shown below.

	Total Agree	Total Disagree
Town Maintains Control (Q39)	72%	11%
Land Parcel Sold to Developer(Q40)	34%	50%

Demographics

A survey reflects the opinions of those who respond along with what their experiences were related to the topic of the survey. At times, though, the response to a survey may not represent the overall demographics of a community. The Committee used several communication channels to try to ensure it reached a representative sample of the community and then analyzed the results to ensure that the responses adequately represented the community as a whole.

The demographic analysis examined responses for any gender differences because, compared to the census 2018 population estimates for Newtown, female respondents were over-represented. There were indeed some differences between male and female respondents but in no case did the

differences shift what was considered generally favorable for one gender to be generally unfavorable for the other (and vice versa).

The distribution of the age of survey respondents was similar to the census 2018 population estimates but skewed slightly toward the younger side. For example, census data estimates that 20% of Newtown's population was 65 or older but there were 17% of the respondents who indicated their age was 65 or older. We also examined responses by age group to better understand how opinions may vary by age to better gauge needs across the different groups. Click [here](#) to view the results. While age differences are of some interest, the main reason to focus on this was to recognize that our oldest respondents were slightly underrepresented and as such the committee members could review opinions separately by age category to allow for any adjustment.

Write-In Comments

In addition to answering questions asked on the survey, about 40% of respondents provided additional write-in comments. These write-in comments provide qualitative data that complements the quantitative data provided by the survey. The comments provide ideas and recommendations that town leaders can refer to when considering any changes to the property but do not, necessarily, give insight into overall community support for the ideas.

The write-in comments included remarks about overall themes for the property, concerns, recommendations for additional features, more general comments specific to the property, and a few other comments. Any write-in comment that included more than one type of remark was split so that each remark was separate, yielding a total of about 800 comments. To see a full listing of the comments as originally submitted, click [here](#).

Just under 50% of the respondents called out higher-level themes, including the community destination outlined in the current master plan and others liked a more dedicated sports/youth destination, a shopping (with or without housing) destination, or a central park / open space focus. Of those calling out overall themes, just under 60% appeared to support the current master plan, over 20% requested a more intensive shopping destination, and just over 15% wanted a focus on a more park-like environment. (Comments about themes generally included broader remarks, often including multiple features and some concerns justifying the theme, and were generally not split apart. Therefore, the number of comments about themes is synonymous to the number of respondents.)

About 20% of the comments were about overall concerns, including tax burdens (just over 10% of the respondents) and, to a lesser degree, concerns about conflict with vacant space elsewhere in town, the loss of town/site history, traffic/congestion, the lack of an overall development/management plan, loss of Newtown's small town feel, public access to the property, and pollution/aquifer concerns.

About 10% of the respondents offered other features and recommendations for the property. Just over half of these called out the desire for a hockey rink. Other features included:

- An educational campus for Newtown Public Schools
- Colleges and institutes
- Dedicated bike paths
- ATV tracks and other youth-oriented sporting features

- Access to community-wide transportation
- A gazebo
- Special-needs housing
- A public golf course
- A food hall
- Pet amenities like a doggy drinking fountain, and
- A community garden for growing one's own fruits and vegetables, for those residents whose yards were not amenable to gardening.

The remaining comments emphasize or elaborate on answers given earlier in the survey or provide more general comments that were difficult to categorize.

Town of Newtown

2018-19 Fiscal Year End Budget Transfer Request

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	<u>Transfers</u>	
Land Use	1-101-15-490-5350-0000	Prof. Services - Legal	<u>From</u>	<u>To</u>
Selectmen	1-101-11-100-5350-0000	Prof. Services - Legal	15,000	15,000

EXPLANATION:

Legal services were over estimated in one account and under estimated in another. See detail attached.

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	<u>Transfers</u>	
Selectmen - Other	1-101-11-105-5531-0000	Postage	<u>From</u>	<u>To</u>
Selectmen - Other	1-101-11-105-5443-0000	Copier Leasing	7,700	2,000
Selectmen - Other	1-101-11-105-5540-0000	Advertising		1,000
Selectmen - Other	1-101-11-105-5590-0000	Meeting Clerks		4,500
Selectmen - Other	1-101-11-105-5220-0000	Social Security Contributions		200
			7,700	7,700

EXPLANATION:

Inter-departmental transfer. Account amounts in this department vary year over year.

Copier leasing depends on number of pages printed; advertising depends on number of adverts due to bids etc; meeting clerks depends on number of public meetings and their frequency; social security is tied to meeting clerks.

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	<u>Transfers</u>	
Human Resources	1-101-11-108-5210-0000	Group Insurance	<u>From</u>	<u>To</u>
Selectmen	1-101-11-100-5210-0000	Group Insurance	110	5
Finance	1-101-11-200-5210-0000	Group Insurance		25
Children's Adv Ctr	1-101-11-410-5210-0000	Group Insurance		80
			110	110

EXPLANATION:

Group insurance life insurance is always off a bit due to changing employee ages and the resulting increase in premium.

Town of Newtown
2018-19 Fiscal Year End Budget Transfer Request

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	<u>From</u>	<u>To</u>
Human Resources	1-101-11-108-5580-0000	Dues, Travel & Education	200	
Human Resources	1-101-11-108-5310-0000	Professional Services		200

EXPLANATION:
Inter-departmental transfer. Misc. adjustment

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	<u>From</u>	<u>To</u>
Highway	1-101-13-500-5110-0000	Salaries & Wages - Full Time	8,000	
Tax Collector	1-101-11-140-5110-0000	Salaries & Wages - Full Time		8,000

EXPLANATION:
Prior transfer amount (\$31,160) out of tax collector salary account due to a long term disability was over estimated.
The employee came back sooner. There are funds available in highway salary account due to unfilled positions.

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	<u>From</u>	<u>To</u>
Registrars	1-101-11-180-5360-0000	Prof. Services - Election	350	
Registrars	1-101-11-180-5220-0000	Social Security Contributions		350

EXPLANATION:
Inter-departmental transfer. Misc. adjustment

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	<u>From</u>	<u>To</u>
Police	1-101-12-310-5110-0000	Salaries & Wages - Full Time	200	
Police	1-101-12-310-5117-0000	Salaries & Wages - Seasonal		200

EXPLANATION:
Inter-departmental transfer. Misc. adjustment

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	<u>Transfers</u>	
			<u>From</u>	<u>To</u>
Fire	1-101-12-320-5436-0000	Truck Repair	25,500	
Fire	1-101-12-320-5624-0000	Energy - Oil	10,000	
Fire	1-101-12-320-5749-0000	Capital	2,550	
Fire	1-101-12-320-5611-0000	Office Supplies	150	
Fire	1-101-12-320-5290-0000	Other Employee Benefits		14,500
Fire	1-101-12-320-5310-0000	Prof Serv - Administrative		750
Fire	1-101-12-320-5412-0000	Hydrants		7,000
Fire	1-101-12-320-5430-0000	Repair & Maintenance Services		3,500
Fire	1-101-12-320-5435-0000	Radio & Pager Service		450
Fire	1-101-12-320-5580-0000	Dues, Travel & Education		5,000
Fire	1-101-12-320-5622-0000	Energy - Electricity		7,000
			38,200	38,200

EXPLANATION:

Inter-departmental transfer. Typical rebalancing of Fire Commission accounts.

Other employee benefits mainly represents the Length of Service Awards Program funding. The contribution to this program depends on investment performance.

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	<u>Transfers</u>	
			<u>From</u>	<u>To</u>
Economic & Comm Dev.	1-101-11-740-5436-0000	Retirement Contributions	1,850	
Newtown Health Dist.	1-101-14-370-5230-0000	Retirement Contributions		1,800
Children's Adv Ctr	1-101-14-410-5230-0000	Retirement Contributions		50
			1,850	1,850

EXPLANATION:

Transfer due to new employees on the defined contribution retirement plan (not eligible for pension plan which is closed to new employees)

Town of Newtown
2018-19 Fiscal Year End Budget Transfer Request

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	<u>Transfers</u>	
			<u>From</u>	<u>To</u>
PW - Highway	1-101-13-500-5130-0000	Salaries & Wages - Overtime		
PW - Highway	1-101-13-500-5430-0000	Repair & Maintenance Services	3,400	1,300
PW - Highway	1-101-13-500-5505-0000	Contractual Services		1,300
PW - Highway	1-101-13-500-5650-0000	Construction Supplies		100
PW - Highway	1-101-13-500-5651-0000	Street Signs		200
PW - Highway	1-101-13-500-5653-0000	Road Patching Materials		500
			3,400	3,400

EXPLANATION:

Inter-departmental transfer.

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	<u>Transfers</u>	
			<u>From</u>	<u>To</u>
PW - Transfer Station	1-101-13-515-5130-0000	Salaries & Wages - Overtime		
PW - Transfer Station	1-101-13-515-5505-0000	Contractual Services	4,500	3,000
PW - Transfer Station	1-101-13-515-5622-0000	Energy - Electricity		1,500
			4,500	4,500

EXPLANATION:

Inter-departmental transfer.

Town of Newtown

2018-19 Fiscal Year End Budget Transfer Request

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	<u>Transfers</u>	
			<u>From</u>	<u>To</u>
Contingency	1-101-24-570-5899-0000	Contingency	14,000	
PW - Building Maintenance	1-101-13-650-5110-0000	Salaries & Wages - Full Time	4,600	
PW - Building Maintenance	1-101-13-650-5130-0000	Salaries & Wages - Overtime	2,000	
PW - Building Maintenance	1-101-13-650-5411-0000	Water/Sewerage	18,000	
PW - Building Maintenance	1-101-13-650-5749-0000	Capital	2,000	
PW - Building Maintenance	1-101-13-650-5430-0000	Repair & Maintenance Services		100
PW - Building Maintenance	1-101-13-650-5615-0000	General Maintenance Supplies		500
PW - Building Maintenance	1-101-13-500-5622-0000	Energy - Electricity		30,000
PW - Building Maintenance	1-101-13-650-5624-0000	Energy - Oil		10,000
			40,600	40,600

EXPLANATION:

Inter-departmental transfer with an additional amount from contingency. Utility accounts underestimated.
Amount available in water/sewer due to paid off sewer assessment on town building.

<u>Department</u>	<u>Account Number</u>	<u>Account Name</u>	<u>Transfers</u>	
			<u>From</u>	<u>To</u>
Parks & Recreation	1-101-16-550-5110-0000	Salaries & Wages - Full Time	3,500	
Parks & Recreation	1-101-16-550-5117-0011	Wages - Seasonal - Swim	2,800	
Parks & Recreation	1-101-16-550-5117-0012	Wages - Seasonal - Park Rangers	3,000	
Parks & Recreation	1-101-16-550-5117-0013	Wages - Seasonal - Gate Attend.	2,000	
Parks & Recreation	1-101-16-550-5115-0000	Salaries & Wages - Part Time		1,800
Parks & Recreation	1-101-16-550-5130-0000	Salaries & Wages - Overtime		4,300
Parks & Recreation	1-101-16-550-5505-0000	Contractual Services		3,000
Parks & Recreation	1-101-16-550-5610-0000	General Supplies		200
Parks & Recreation	1-101-16-550-5616-0000	Grounds Maintenance Supplies		2,000
			11,300	11,300

EXPLANATION:

Inter-departmental transfer (mainly between salary & wage accounts).

Transfers	
<u>From</u>	<u>To</u>
131,210	131,210

GRAND TOTALS

Legal Expenses

Fiscal Year 2018-2019

<u>Dept</u>	<u>Vendor Name</u>	<u>Description</u>	<u>Amount</u>
100 COHEN & WOLF		Board of Selectmen Legal Retainer	60,000.00
100 COHEN & WOLF		140923-520-COMM CTR	40,448.60
100 COHEN & WOLF		C & W Cases under \$2,500 (22)	27,089.36
490 COHEN & WOLF		140923-542 LOF Joel	25,263.20
490 COHEN & WOLF		140923-506 Ostrowsky	23,712.00
490 COHEN & WOLF		140923-540 Ostrosky	15,632.40
100 KAINEN ESCALERA AND MCHALE		DISPATCH UNION NEG	15,325.56
490 COHEN & WOLF		Land Use Legal Retainer	13,855.00
100 KAINEN ESCALERA AND MCHALE		PUBLIC WORKS UNION NEG	11,274.54
100 COHEN & WOLF		140923-572-GANNON EST	11,167.00
100 PULLMAN & COMLEY		079167-0001	8,358.80
490 COHEN & WOLF		140923-405 Gaydosh	7,378.00
100 KAINEN ESCALERA AND MCHALE		K E & M Cases under \$2,500 (4)	6,496.10
100 OTHER		Other cases under \$2,500 (6)	6,057.86
100 COHEN & WOLF		140923-563-SHARPE	5,776.40
100 KAINEN ESCALERA AND MCHALE		Local 1303-200 Council4,	5,199.72
100 COHEN & WOLF		140923-486-WALGREEN	4,570.40
100 COHEN & WOLF		140923-567-HILARIO EST.	4,099.60
100 PULLMAN & COMLEY		079167-0002-WOLFGANG	3,496.80
100 PULLMAN & COMLEY		079167-0004-GENERAL	3,450.40
100 CTDOL CONN-OSHA		OSHA inspection	3,235.00
100 COHEN & WOLF		140923-559-TAUNTON	2,959.60
490 BEE PUBLISHING CO		P&Z/ZBA LEGAL AD	2,576.85
			<u>307,423.19</u>
		Board of Selectmen	219,005.74
		Land Use Department	88,417.45
		Total	<u>307,423.19</u>
		Land Use	74,562.45
		Legal retainer	73,855.00
		Workplace	46,844.02
		Community Center	40,448.60
		Other small cases (32)	39,643.32
		Assessments	28,573.00
		Other	3,496.80
		Total	<u>307,423.19</u>

**TOWN OF NEWTOWN
APPROPRIATION (BUDGET) TRANSFER REQUEST**

FISCAL YEAR 2018 - 2019 **DEPARTMENT** Communications **DATE** 6/30/19

	<u>Account</u>	<u>Amount</u>	
FROM:	1-101-12-300-5130-0000SALARIES & WAGES - OVERTIME	(5,000)	USE NEGATIVE AMOUNT ↓
	1-101-12-300-5442-0000RENTAL OF EQUIPMENT	(28,000)	
	1-101-12-300-5501-0000OTHER PURCHASED SERVICES	(4,000)	
	1-101-12-300-5580-0000DUES, TRAVEL & EDUCATION	(1,000)	
	1-101-12-310-5505-0000CONTRACTUAL SERVICES	(7,000)	
	.		
	.		
	.		
TO:	1-101-25-860-5870-0000TRANSFER OUT - CAPITAL NON-RECURRING	45,000	USE POSITIVE AMOUNT ↓
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REASON:

Transfer request is to provide funds to participate in a new upgraded CAD system partnering with Tolland County dispatch. See attached for more detail.
Transfer is inter-departmental except for \$7,000 which comes from the police budget.

AUTHORIZATION:

- (1) DEPARTMENT HEAD
- (2) FINANCE DIRECTOR
- (3) SELECTMAN
- (4) BOARD OF SELECTMEN
- (5) BOARD OF FINANCE
- (6) LEGISLATIVE COUNCIL

Manuel L. Hill
Paul Tard

date:
8/5/19
8/6/19

AUTHORIZATION SIGN OFF

FIRST 335 DAYS >>>>WITH IN A DEPT.>>>>LESS THAN \$50,000>>>> (1), (2) & (3) SIGNS OFF; MORE THAN \$50,000>>>> (1), (2), (3) & (5)
>>>>ONE DEPT TO ANOTHER>>>>LESS THAN \$200,000>>>>ALL EXCEPT (6); MORE THAN \$200,000>>>>ALL SIGN OFF
AFTER 335 DAYS >>>>(1), (2), (3), (5) & (6) ANY AMOUNT FROM CONTINGENCY>>>> ALL SIGN OFF

Afternoon Mr. Tait:

I am requesting \$45,000 from 2018-2019 for the upgrade of software for my New World CAD system. I am partnering with Tolland County dispatch to piggyback on their CAD which is an upgraded version of what I have. New World has told me that the current version that I am on will not be supported in the near future, Tolland has the upgraded version and is willing to work with us to share that CAD as well as support and maintenance, something that I currently have.

Normally I pay for support/maintenance from my grant, however with the move to the new facility I have had to set aside funding to purchase the furniture and other costs not covered to ensure a smooth transition.

This partnership with Tolland is mutually beneficial to both of us and will drive costs down as we do not have to pay for cloud services as we do now, or upgraded servers.

Maureen

Maureen A. Will, CPE

Maureen A. Will - CPE
Director of Communications
Newtown Emergency Communications Center
3 Main Street
Newtown, Conn. 06470
Phone: 203.270.4296
Email: maureen.will@newtown-ct.gov

**TOWN OF NEWTOWN
APPROPRIATION (BUDGET) TRANSFER REQUEST**

FISCAL YEAR 2018 - 2019 **DEPARTMENT** Fire **DATE** 6/30/19

	Account	Amount	
FROM:	1-101-12-320-5110-0000SALARIES & WAGES - FULL TIME	(1,700)	USE NEGATIVE AMOUNT ↓
	1-101-12-320-5115-0000SALARIES & WAGES - PART TIME	(3,300)	
	1-101-12-320-5220-0000SOCIAL SECURITY CONTRIBUTIONS	(470)	
	1-101-12-320-5436-0000TRUCK REPAIR	(3,000)	
	1-101-12-320-5621-0000ENERGY - NATURAL GAS	(500)	
	1-101-12-320-5623-0000ENERGY - BOTTLED GAS	(2,000)	
	1-101-12-320-5624-0000ENERGY - OIL	(1,000)	
	1-101-12-320-5745-0000FIRE EQUIPMENT	(3,000)	
	1-101-12-330-5505-0000CONTRACTUAL SERVICES	(6,394)	
TO:	1-101-25-860-5870-0000TRANSFER OUT - CAPITAL NON-RECURRING	21,364	USE POSITIVE AMOUNT ↓
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REASON:

Transfer request will enable reimbursement to various fire companies for certain capital/equipment expenditures. See attached for detail. All transfers are inter-departmental except for \$6,394 which comes from the emergency management department.

AUTHORIZATION:

(1) DEPARTMENT HEAD

(2) FINANCE DIRECTOR

(3) SELECTMAN

(4) BOARD OF SELECTMEN

(5) BOARD OF FINANCE

(6) LEGISLATIVE COUNCIL

date:

8.1.19
8/1/19

AUTHORIZATION SIGN OFF

FIRST 335 DAYS >>>>WITH IN A DEPT.>>>>LESS THAN \$50,000>>>> (1), (2) & (3) SIGNS OFF; MORE THAN \$50,000>>>> (1), (2), (3) & (5)
>>>>ONE DEPT TO ANOTHER>>>>LESS THAN \$200,000>>>>ALL EXCEPT (6); MORE THAN \$200,000>>>>ALL SIGN OFF
AFTER 335 DAYS >>>>(1), (2), (3), (5) & (6) ANY AMOUNT FROM CONTINGENCY>>>> ALL SIGN OFF



Steve Murphy <steve.murphy@newtown-ct.gov>

budget 2018-2019

1 message

Steve Murphy <steve.murphy@newtown-ct.gov>

Thu, Aug 1, 2019 at 9:51 AM

To: Robert Tait <robert.tait@newtown-ct.gov>

Bob, the Fire Commission has outstanding invoices from 3 fire companies that total \$21,364. The remaining balance in our budget is approximately \$18,000. We would like to be able to reimburse the fire companies for their expenses. Please advise on our best course of action. Thank you.

--

Steve Murphy
Deputy Fire Marshal
Town of Newtown, CT
203-270-4370

CONFIDENTIALITY NOTICE: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential, proprietary and/or privileged information protected by law. If you are not the intended recipient, you may not use, copy or distribute this e-mail message or its attachments. If you believe you have received this email message in error, please contact the sender by reply email and telephone immediately, and destroy all copies of the original message.

Botsford Fire Rescue

May 16, 2019

559 Invoice

The following changes were paid for with company funds.

2 additional ground lights on body	\$462.00
Additional water gauge in cab	\$468.00
Parking brake guard	\$164.00
Aluminum cover plate on officers side for radio wiring	\$194.00
Stainless steel trim on driver and passenger cab compartment to protect paint	\$212.00
Bulkhead and flooring in front of tank for storage	\$1973.00
2 Slide out trays in cab compartment	\$1164.00
2 Pegboard dividers (1 for each slide out tray)	\$810.00
Hose trough on drivers side of body for 3 inch hose	\$782.00
Hosebed divider on top of tank for 5 inch hose	\$1147.00
Additional ¾ inch reflective striping on sides of the truck	\$1460.00
Additional lettering to match existing trucks	\$2066.00
	Total
	\$10902.00



P O Box 90
230 Industrial Park Rd
Meyersdale, PA 15552

Voice: (814)634-8373
Fax: (814)634-0076

INVOICE

Invoice Number: 18033
Invoice Date: Sep 5, 2018
Page: 1

Bill To:
SANDY HOOK VOL FIRE & RESCUE 18-20 RIVERSIDE ROAD SANDY HOOK, CT 06482

Ship to:
F-3120 JON CARES

Customer ID	Customer PO	Payment Terms	
SANDY HOOK		Net 15 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			9/20/18

Quantity	Item	Description	Unit Price	Amount
		ADDITIONS & DELETIONS TO YOUR NEW TANKER PER LETTER DATED JULY 24, 2018		7,272.00
		ADD ADJUSTABLE DIVIDERS ON THE FLOOR OF THE DRIVERS SIDE REAR COMPARTMENT PER LETTER DATED APRIL 19, 2018		678.00
		INSTALL SS CAB STEP TRIM		162.00
	<i>#</i> <i>12451</i> <i>Ord in full</i> <i>Rep Recd</i> <i>9/20/18</i>			
Subtotal				8,112.00
Sales Tax				
Freight				
Total Invoice Amount				8,112.00
Payment/Credit Applied				
TOTAL				8,112.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Dodgingtown Fire

May 14, 2019

229 Invoice

The following extras were paid for with company funds-

2 additional ground lights on body	\$462.00
Additional water gauge in cab	\$468.00
Parking brake guard	\$164.00
Aluminum cover plate on officers side for radio wiring	\$194.00
Stainless steel trim on driver and passenger cab compartment to protect paint	\$212.00
2 Pegboard dividers (1 for each slide out tray)	\$850.00

Total \$2350

TOWN OF NEWTOWN APPROPRIATION (BUDGET) TRANSFER REQUEST
--

ANY AMOUNT FROM CONTINGENCY>>>> ALL SIGN OFF



A Member of the ICG Family of Companies

Estimate

TO: Debbie Halstead, MMC, MCTC
debbie.halstead@newtown-ct.gov

FROM: Kayleigh Westermann, Client Services
kwestermann@generalcode.com

CLIENT: Town of Newtown, CT
(NE0077)

DATE: 07/03/2019

PHONE: (203) 270-4210

Supplement No. 6.4 Estimate (Electronic-only supplement)

Source Files:

We have reviewed the amendment adding a Reusable Checkout Bag Initiative Chapter as well as a new Chapter 124, Elections, for an update to the Town Code.

Supplementation:

General Code will codify and supplement the legislation listed above which includes but is not limited to:

- Analysis of the new legislation and proper placement in the Code
- Removal of repealed or superseded provisions
- Updates to the Officials Page, Table of Contents, Disposition List, Appendixes, Index, Histories, Tables, Charts, and other items as necessary
- Review of statutory citations regarding the new legislation
- Any conflicts, inconsistencies, issues or questions identified at this point will be brought to the attention of the municipality for resolution prior to publication
- Insertion of cross reference and editor's notes, as appropriate
- Update to eCode360

Additional Information Requested:

Please provide the adoption dates for the following:

Addition of Reusable Checkout Bag Initiative Chapter: _____

Addition of an Elections Chapter: _____

Price:

Not to exceed \$690

The final invoice will follow completion of the supplement.

- Any missing legislation received may result in additional costs.
- Any newly adopted legislation received after authorization for this supplement will be held until the next supplement, unless otherwise noted.

Authorization:

To authorize the supplement, sign this ESTIMATE and FAX (585-328-8189) or EMAIL (ezsupp@generalcode.com) it back to us.

I authorize General Code to proceed with the supplement as outlined above. This order is subject to General Code's Codification Terms and Conditions, which are available at www.generalcode.com/TCdocs.

Signature _____ Date _____



A Member of the ICC Family of Companies

Estimate

TO: Debbie Halstead, MMC, MCTC
debbie.halstead@newtown-ct.gov

FROM: Kayleigh Westermann, Client Services
kwestermann@generalcode.com

CLIENT: Town of Newtown, CT
(NE0077)

DATE: 07/03/2019

PHONE: (203) 270-4210

Supplement No. 6.5 Estimate (Zoning Electronic-only supplement)

Source Files:

We have reviewed the amendment of Chapter 595, Zoning, for an update to the Town Code.

Supplementation:

General Code will codify and supplement the legislation listed above which includes but is not limited to:

- Analysis of the new legislation and proper placement in the Code
- Removal of repealed or superseded provisions
- Updates to the Officials Page, Table of Contents, Disposition List, Appendixes, Index, Histories, Tables, Charts, and other items as necessary
- Review of statutory citations regarding the new legislation
- Any conflicts, inconsistencies, issues or questions identified at this point will be brought to the attention of the municipality for resolution prior to publication
- Insertion of cross reference and editor's notes, as appropriate
- Update to eCode360

Price:

Not to exceed \$7,475

The final invoice will follow completion of the supplement.

- Any missing legislation received may result in additional costs.
- Any newly adopted legislation received after authorization for this supplement will be held until the next supplement, unless otherwise noted.

Authorization:

To authorize the supplement, sign this ESTIMATE and FAX (585-328-8189) or EMAIL (ezsupp@generalcode.com) it back to us.

I authorize General Code to proceed with the supplement as outlined above. This order is subject to General Code's Codification Terms and Conditions, which are available at www.generalcode.com/TCdocs.

Signature _____ Date _____