

THESE MINUTES ARE SUBJECT TO APPROVAL BY BOARD OF SELECTMEN

The Board of Selectmen held a regular meeting Monday, March 6, 2017 in the Council Chamber of the Newtown Municipal Center, 3 Primrose Street, Newtown. First Selectman Llodra called the meeting to order at 7:30pm.

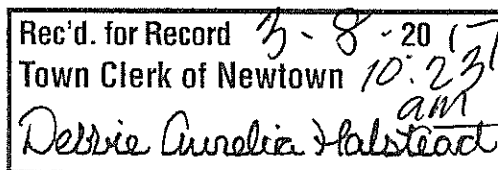
PRESENT: First Selectman Llodra, Selectman William F.L. Rodgers, Selectman Herbert C. Rosenthal.

ALSO PRESENT: GERALYN HOERAUF, Rusty Malik and Kevin McFarland of Quisenberry Arcari, Director of Parks & Recreation Amy Mangold, twenty five members of the public and two members of the press.

VOTER COMMENTS: Sue Ludwig, 7 Russett Road doesn't believe this is a community center that meets the communities' needs but instead a spectacular senior center. She would not have chosen a four lane lap pool and a senior center. She believes a 50 meter pool is desired. She questioned the consultant. She wants the opportunity to allow the community to raise money. John Bocuzzi, Queen Street clarified that the \$10 million gift from GE and the \$5 million from the town is designated for a community center. In addition there is a \$3 million proposal for the construction of a senior center which will most likely be attached to the community center. It seems as though people are getting things confused. Melissa Horan, 94 Riverside Road is thrilled there will be aquatics programs outside swim teams, such as swim lessons for children. She's heard about 25 meter v. 25 yard and questioned the number of lanes; the pool needs to be 1 meter deep for a safe flip turn. Curt Symes, 36 Lake Road, is a 45 year resident, a member of the Commission on Aging for seven years and has actively participated in the community center and the senior center. The Town of Newtown has endeavored to build a new senior center since 2003. If there hadn't been shifting financial needs over the future years of the CIP a new senior center would have been in such a facility. Newtown has one of the least enviable senior centers in surrounding areas. The community center was never to be a glorious senior center. Okan Akbas, 30 Tunnel Road strongly supports a pool component. He asked who the swim management were that were consulted. He would support a 50 meter pool; it provides flexibility allowing for multiple activities programmed. It could draw businesses to Fairfield Hills. He believes this type of pool would support the needs of the entire community. Darcy Coon, 13 Oakview Road believes a zero entry, four lap pool will well serve the very young and the more mature and overlook everyone in between, including sport and leisure activity. Meri Sukawa, 9 Megans Circle represents a member of the master swimming. The program is growing and believes this type of program enhances the health well-being of the entire community. She believes the community is interested in having a lap pool; she doesn't believe a four lane pool will serve the need. Olga Coleman Williams, 50 Pole Bridge Rd. has parents living with her who take full advantage of the senior center and also has kids who took full advantage of the pool at the park and the school pool while participating on the Torpedo swim team. An expansion or lengthening of the pool allows for mixed uses of the pool. The young benefit from interacting with older people as well as older people benefiting from watching people grow. We should encourage the opportunity for them to mix.

First Selectman Llodra said a senior center isn't being designed, a community center is being designed. There is a proposal for an additional bond that would go to referendum in April, along with the budget proposal, that asks the town to support an additional \$3 million just for the senior center. The intent is to connect the senior center to the community center. It makes sense as to how to best use resources to try to leverage common space and infrastructure. The cost to build a 50 meter pool would have exhausted all resources.

ACCEPTANCE OF MINUTES: Selectman Rodgers moved to accept the minutes of the 2/21/17 Public Hearing as presented. Selectman Rosenthal seconded. All in favor. Selectman Rodgers moved to accept the minutes of the 2/21/17 regular meeting with the following corrections: Item #8 under new business, fourth sentence should read relevant, not relative and achieved should be achieve. Selectman Rosenthal seconded. All in favor of the minutes as presented.



COMMUNICATIONS: First Selectman Llodra shared a letter to Rev. Hodapp updating the board on the Rock of Angels (att.). The deed to take possession of SAC field has been signed. Planning & Zoning will act on an 824 referral on March 16, it will then be brought to the Board of Selectmen on March 20 and then to the Legislative Council on April 5. A letter to the Chairman of the Borough Zoning relative to allowed uses at the Edmond Town Hall was shared (att.) The March 2017 department head report from Social Services was shared (att.)

*See note under executive session relative to agenda item.

FINANCE DIRECTORS REPORT: none.

OLD BUSINESS:

Discussion and possible action:

1. **Disposition of pavilion property, ROLZA (Riverside on Lake Zoar Association)** – this item will be continued to the March 20 meeting.
2. **Community Center update:** Ms. Hoerauf stated the project is in the early schematic phase. Mr. Malik said they are becoming more informed on the site through borings, surveys and wetlands information. At 30,000-32,000 gross square feet there are spaces the entire community can use. Mr. Malik and Mr. McFarland presented different design options of the building (att.), including inside features, the pool area and outdoor features. The seniors need to be consulted about programming before the decisions are made relative to the proposed addition. First Selectman Llodra noted that in the process of demolishing buildings elements of buildings have been stored and are available for use in new buildings at Fairfield Hills.

First Selectman Llodra said the community center was to have an aquatics component and a community use component which is not aquatics. This is not a sports complex, it is a community center. There is a tremendous interest in an aquatics component that would serve the need of a variety of constituents.

Ms. Mangold said that the Torpedo swim team has needed more pool time. Knowing that a large pool couldn't be built to facilitate a lot of competitive swimming with a community facet, the programming had to be looked at. Swim lessons, water fitness, special programs, senior programs, therapeutic programming, toddler programs, can all be held at the community center. The competitive program at the high school will be enhanced by using the space more efficiently. This will maximize both facilities for all purposes.

First Selectman Llodra said the overarching message of the gift to the community was not to build a sports center but to build a place that would bring the community together for a variety of purposes. Selectman Rodgers said we do have to respect the intent of the donor. First Selectman Llodra stated that she is trying to find the middle course; there was equally as many people passionately against an aquatics program as there are for it. Ms. Mangold said it's important to recognize that in all the years a community center was being planned, for the community, it was apparent more aquatics were needed for the community, for the seniors, for children. Mr. Malik said that the space is split roughly 50/50 between aquatics and other activities. Selectman Rosenthal said by not designing and bidding before going to the public we are limited to funding. He asked how much more it would cost to have a larger aquatic piece and somewhat larger community use as well as the senior piece. First Selectman Llodra said initially more money was requested but it was reduced through the government process. She thinks the number is right and she is not in favor of going to the Board of Finance and the Legislative Council for more money. The bonding referendum for the \$3 million for the senior center is in April. Mr. Malik said that pool expansions are typical on older pools in need of improvement and not something he would recommend on a new pool. First Selectman Llodra asked Mr. Malik to maximize the aquatics component within the existing constraints.

NEW BUSINESS:

Discussion and possible action:

1. **Transfer: \$5,000 from Contingency to Selectman Other Expenses:** this item is to be carried to the meeting of March 20.
2. **Appointments/Reappointments/Vacancies/Openings:** Anne Peters was mistakenly recommended for appointment as an alternate to the Board of Ethics at the meeting of 2/21/17. Anyone who has served on any governmental board within three years from date of appointment is not allowed to serve on the Board of Ethics. There is now an alternate opening.
3. **Driveway Bond Release/Extension:** none.
4. **Tax Refunds:** Selectman Rodgers moved the March 2017 Refunds, refund #12, in the amount of \$17,399.94. Selectman Rosenthal seconded. All in favor.

VOTER COMMENTS: Kinga Walsh, 21 Horseshoe Ridge Road is excited about the proposed parking. She has concerns with the financials relative to the community center saying the cost has gone up \$150 a square foot since the initial estimate and questions the reason for the increase. She believes the public is confused why there is no longer a 50 meter pool. SFA came back with significantly higher cost than what the commission was told. There was no choice but to abandon the 50 meter option. She hopes the high school pool is made for a competitive level team and that priority is given to that. Meri Sukawa, 9 Megans Circle said that GE wanted something unique. There is inventory of multipurpose rooms in other buildings; she wonders if the multipurpose rooms in the community center will be fully utilized.

First Selectman Llodra said that all the components together look very different from anything we have now. The facility will be value added for the community. Selectman Rodgers said that it was the fact that the spaces were together within a community center that it made it new and different. It will be in a community location within a community oriented building dedicated to bringing all sections of the town together. Selectman Rosenthal questioned the numbers relative to the senior center. The bond action is for the purpose of building a senior center. The reason they are being discussed together is to leverage the resources to maximize the build.

EXECUTIVE SESSION: The Executive Session relative to the NYA will not be addressed as the Town Attorney is unavailable. This will be a topic on the March 20 agenda as: Executive Session – Confidential, financial information regarding the lease with NYA.

Selectman Rodgers moved to go into Executive Session for Legal Matters: Justin Sims vs. Newtown Police and Town of Newtown. Selectman Rosenthal seconded. All in favor. Executive session was entered into at 9:26p.m. and returned to regular session at 9:30pm with the following motion:

Selectman Rodgers moved to authorize town defense in the matter of Justin Sims vs. Newtown Police and Town of Newtown. Selectman Rosenthal seconded. All in favor.

ANNOUCEMENTS: none.

ADJOURNMENT: Having no further business the Board of Selectmen adjourned their regular meeting at 9:31p.m.

Respectfully submitted, Susan Marcinek, Clerk

Attachments: Hodapp letter; Borough Zoning letter; Community Center presentation.

Newtown Municipal Center
3 Primrose St., Newtown, CT 06470
Tel. 203-270-4201
Fax 203-270-4205



E. Patricia Llodra
First Selectman
203-270-4202
pat.llodra@newtown-ct.gov

TOWN OF NEWTOWN

OFFICE OF THE FIRST SELECTMAN

February 22, 2017

Rev. Canon Tim Hodapp
290 Pratt Street, Box 52
Meriden, CT 06450

Dear Reverend,

I am following up with you regarding the issue of the Rock of Angels and the offer to donate to the Town of Newtown the property upon which that memorial sits. Since we last spoke, I met with our Interfaith Clergy group to discuss the possibility of any of those represented organizations taking possession of the memorial and relocating it to a spot associated with that faith body. We discussed how the memorial came to Town, our sincere appreciation and valuing of the compassion and kindness of the Maine craftsmen, the honorable treatment of the memorial and comfort offered its visitors by St. John's, the informal plans put forth by some associated with the memorial to develop the site with additional benches, and more. Every participant in the conversation engaged in an effort to help problem-solve the circumstance we face. Ultimately, however, none of the members of the Interfaith Clergy group expressed an interest in 'ownership' of the Rock of Angels.

I also met with our Permanent Memorial Commission, a body appointed by the Board of Selectmen several years ago with the charge to determine the site and nature of a permanent memorial honoring the victims of the Sandy Hook School tragedy. That Commission carefully considered whether the Rock of Angels could somehow be incorporated into their plans for a memorial in a different location and of a different type. The Commission ultimately voted to not include the Rock of Angels as part of their plan.

Seemingly, we are left with no place to turn for further consideration, in terms of a local option. Several folks have suggested to me that the original Maine craftsmen may have ideas for relocation. Some have stated that there were other sites considered before the memorial came to Newtown. I have not determined the veracity of those statements but offer it as a possibility for you to investigate. Still others suggest that the Episcopal Church of Connecticut likely has church locations that could accommodate the memorial.

I feel saddened by this turn of events. We offer no disrespect to the Maine craftsmen and consider the Rock of Angels to be a beautiful tribute to those we lost. We cannot, however, force-fit a local solution as to its location. I am hopeful that you, Reverend Hodapp, can help find a way to honor the memorial by locating it suitably within the Episcopal domain.

Sincerely,

A handwritten signature in black ink, appearing to be "Pat", written over a horizontal line.

E. Patricia Llodra
First Selectman

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TOWN OF NEWTOWN

OFFICE OF THE FIRST SELECTMAN

Date: 2/23/17

To: Douglas Nelson, Chairman,
Borough of Newtown Zoning Commission

From: E. Patricia Llodra, First Selectman 

Re: Edmond Town Hall Zoning

On February 21, 2017 the Newtown Board of Selectmen authorized me as First Selectman to send a formal request to the Borough Zoning Commission to amend the Borough Zoning Regulations allowed uses at Edmond Town Hall. The current zoning policy is to allow only non-profit, cultural activities or municipal uses. The Board of Selectmen is proposing an expansion of the uses allowed in Edmond Town Hall to include for-profit professional office space. This addition would facilitate the rental of office space at market rates that will subsidize the operational expenses of the facility.

Since the Town of Newtown offices relocated to The Municipal Center, there has been a drop in the rental revenue generated. Edmond Town Hall has approximately 6,400 square feet of office space available that has the potential to generate \$95,000 in annual revenue, which would compensate for the loss of the Town Office rental income. The proposed zoning amendment allowing for-profit offices would afford Edmond Town Hall with another option to increase revenue to maintain the facility and ensure Edmond Town Hall will continue to serve as a vital community asset.

DIRECTOR OF SOCIAL SERVICES/MUNICIPAL AGENT FOR THE ELDERLY

March 2017

Program Statistics

Energy Assistance Applications (161 applications to date)

Food Pantry (45 individuals/families visit weekly)

Operation Fuel Program began December 1st – (7 applications to date - \$2,624.28.00 total)

Salvation Army – (21 applications to date - \$6,304.98.00 total)

Completed an application for ALICE Enrichment Fund grant from The United Way for \$8,000.00 to be used for extracurricular activities for children (based on their eligibility). Each child will be awarded up to \$250.00 to be used for sports programs, dance lessons, music lessons, etc. The District also applied for the grant and I met with them to discuss how we could work together. The Grant was approved for Social Services and will be disbursed to the Town by March 31st. I will be working with the District to identify families in need.

Attended a probate hearing on February 21st petitioning the court to appoint a conservator to the estate of an elderly couple. They have no children but have a niece that is believed to be exploiting them. In the process of putting services into place in their home on a daily basis to take care of their basic needs and offer transportation. May need to schedule another hearing given the conservator originally appointed has withdrawn.

March 9th is Fairfield County Giving Day and the Newtown Service Unit of The Salvation Army has decided to participate. Contributions can be made on that day online to any non-profit who has registered. I will be encouraging people to donate to Salvation Army; those donations can be used during the summer months for meals for children who depend on free lunches during the school year.

Attended the Narcan Training offered by The Parent Connection on February 23rd; excellent workshop.



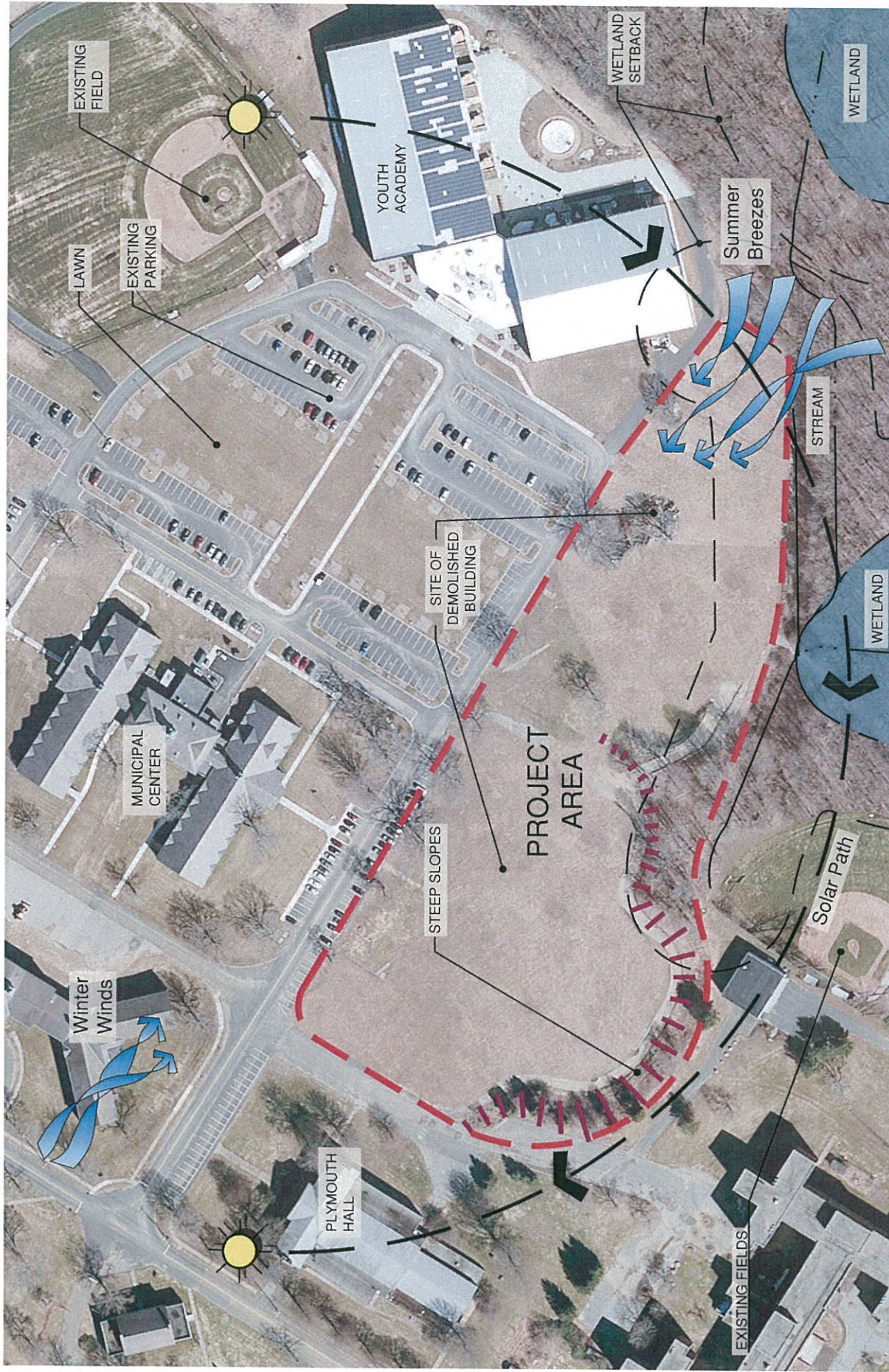
Newtown Community Center

Concept Design Update



- Site Planning Progress
- Space Program
- Concept Design Progress

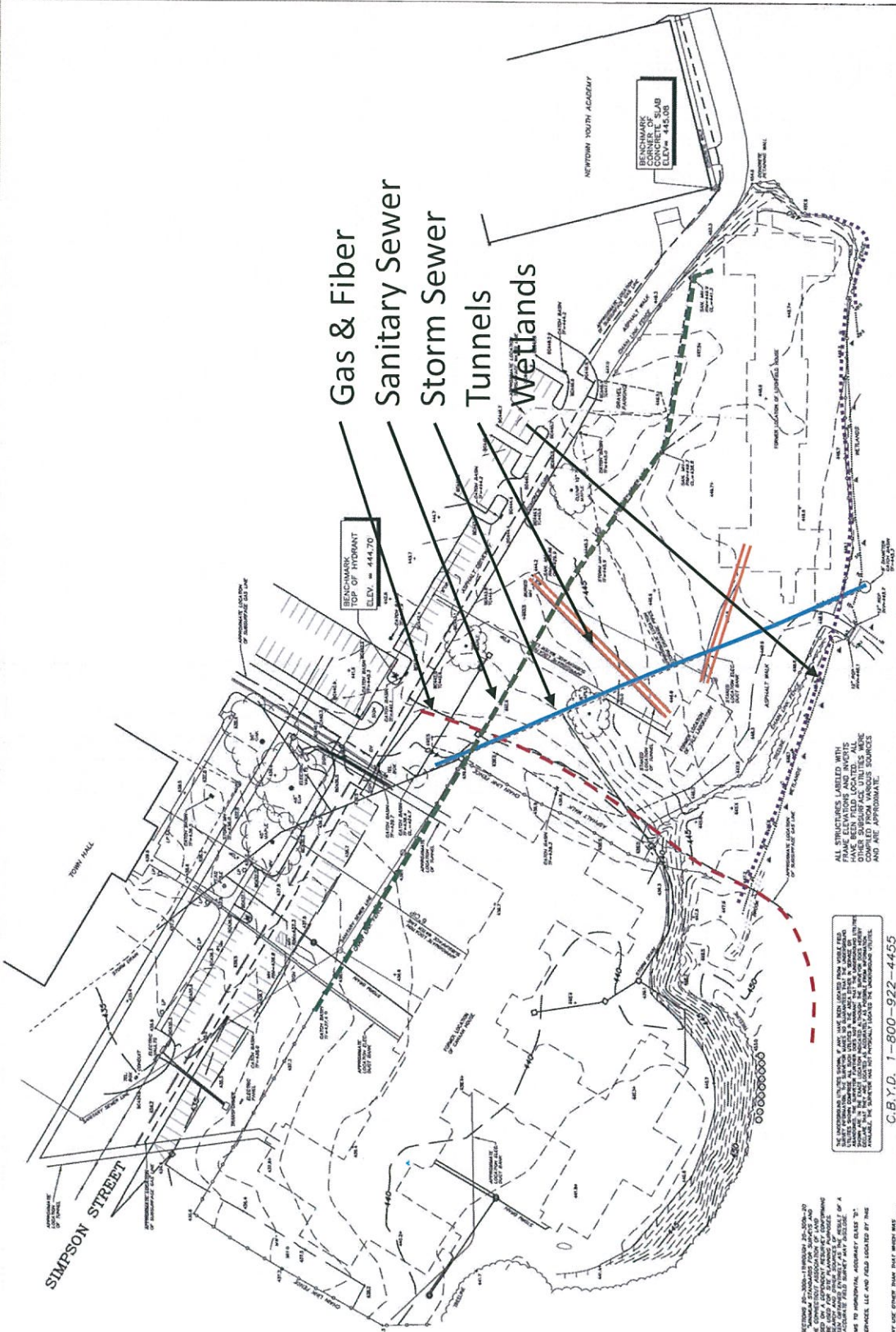
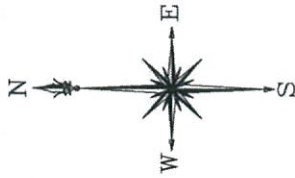




Existing Site Analysis

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NOTES:

THIS SURVEY WAS PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER (P.E.) IN THE STATE OF NEW YORK. THE ENGINEER HAS REVIEWED THE SURVEY AND THE INFORMATION ON THIS MAP WAS OBTAINED FROM AERIAL PHOTOGRAPHY AND FIELD SURVEY. THE INFORMATION IS NOT GUARANTEED TO BE 100% ACCURATE. THE INFORMATION IS FOR GENERAL INFORMATION ONLY. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.



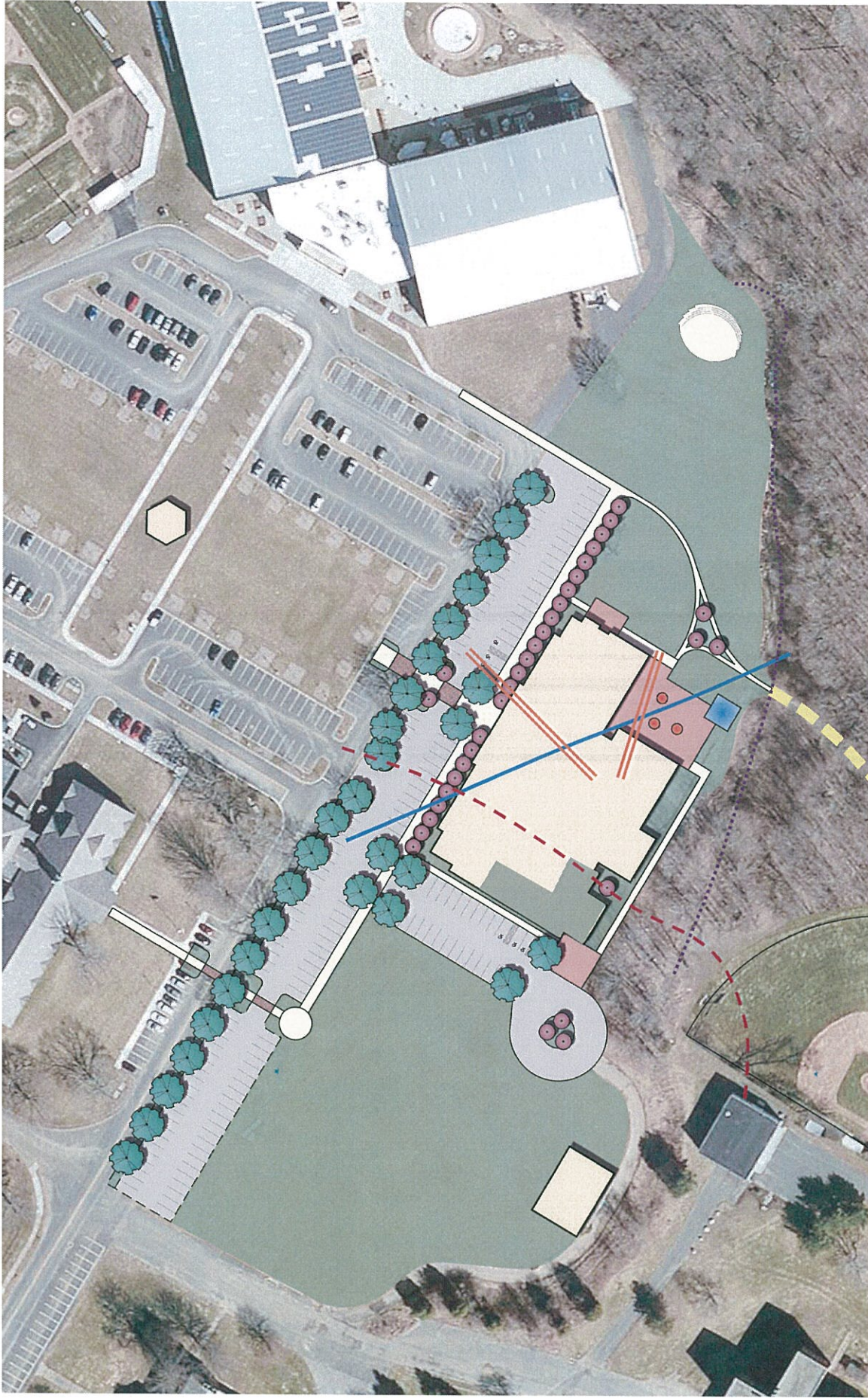
Survey Update

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Proposed Site Plan

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Proposed Site Plan (w/ Utilities)

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Newtown Community Center

Master Program				Space Needs	
Function	Suite	Room Name		Area (net)	
Lobby	Community Center Main Lobby / Entry				
Lobby		Vestibule		100	
Lobby		Lobby		500	
Food		Café / Vending		200	
Admin	Community Center Administrative Offices	Reception Desk		75	
Admin		Open Office		750	
Admin		Sec./Receptionist			
Admin		Asst. Secretary			
Admin		P/T Asst.			
Admin		P/T Office Asst.			
Admin		Program Supervisors			
Admin		Copy/Files/Work Areas			
Admin		Director	Amy M.	160	
Admin		Asst. Director	Roseann R.	125	
Admin		Asst. Director - Aquatics	CFO, Future	125	
Admin		Asst. Director - Marketing	Future	125	
Admin		Admin. Asst. - Finance	Future	125	
Admin		Rec. Supervisor	Future	125	
Admin		Sm. Conf. Room		175	
Admin		Elec./Data Closet		50	
Admin		Storage		50	
Admin		Storage		100	
MP Room	Multi-Purpose Room				
MP Room		Room A		1,000	
MP Room		Room B		1,000	
MP Room		Room C		1,000	
MP Room		Room D (Pool Party Room)		1,000	
MP Room		Chair / Storage		150	
MP Room		Chair / Storage		150	
MP Room		Misc. Storage		100	
Food	Kitchen				
Food		Kitchen		800	
Food		Dry Storage		50	
Food		Office		40	
Classroom		General Classroom 1	CR1	800	
Classroom		General Classroom 2	CR2	800	
Classroom		Soft Classroom	CR3	500	
Classroom		A/C Classroom 1		800	
Classroom		A/C Storage		100	
Classroom		A/C Storage / Future Kiln		50	
Toilets	Toilets				
Toilets		Men's Toilet		200	
Toilets		Women's Toilet		200	
Toilets		Exterior Men's Toilet		125	
Toilets		Exterior Women's Toilet		125	

Newtown Community Center

Master Program				Space Needs	
Function	Suite	Room Name		Area (net)	
Service	Building Services				
Service		Electric Room		100	
Service		IT/Data Closet		100	
Service		Mechanical Room		175	
Service		Water / Fire Service		50	
Service		Custodial Office/Work Room/Building Storage		250	
Service		Custodial Closet	Remote	50	
Pool	Natorium				
Pool		Lap Pool	4 Lanes (7' x 75')	2,100	
Pool		Recreational Pool		4,000	
Pool		Deck Space		2,500	
Pool		Life Guard Station		50	
Pool		Life Guard Office		100	
Pool		Pool Eq. Storage		150	
Pool		Small Eq. Storage		100	
Pool		Pool Mech. Room.		400	
Pool		Family Locker Room		75	
Pool		Men's Locker Room		850	
Pool		Women's Locker Room		60	
Fitness		Dance/Exercise 1		850	
Fitness		Dance/Exercise 2		600	
Fitness		Storage		100	
Fitness		Storage		100	
Subtotal - Phase 1				26,100	
Phase 1 (w/ Gross-up)				32,625	



Building Space Program

Pre-function Space



Characteristics

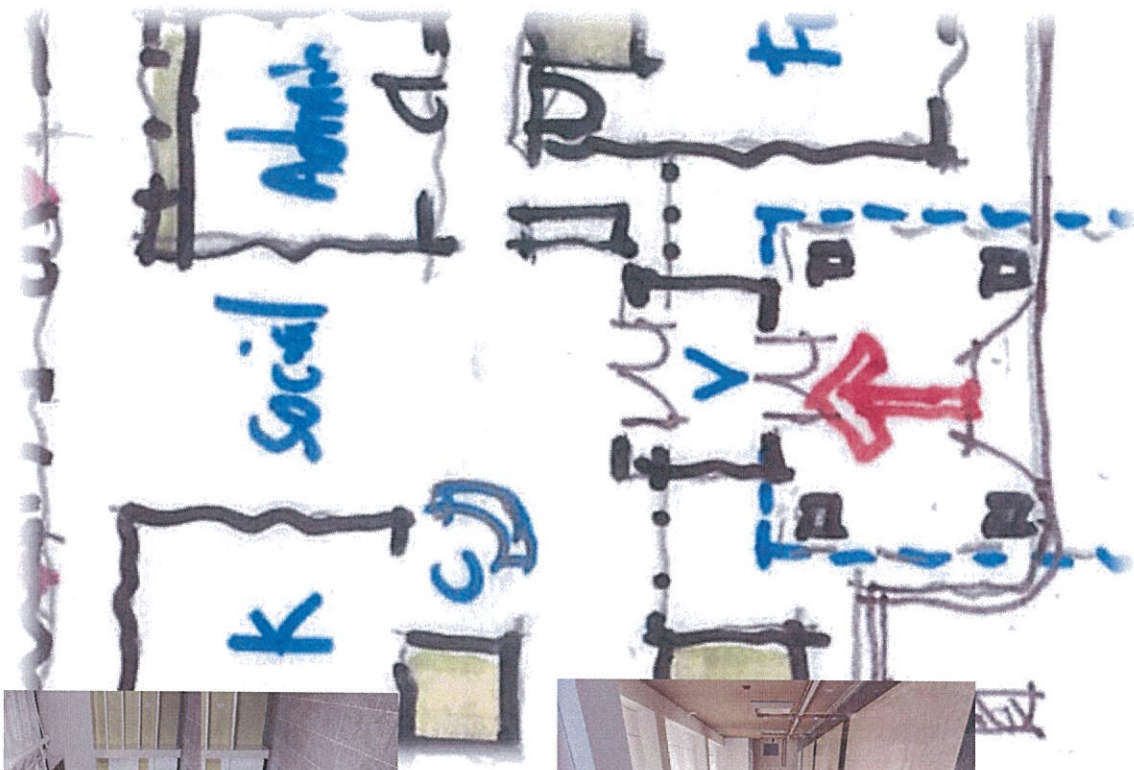
- Seating / lounge areas
- Durable flooring
- Visual connection to drop-off
- Ambient lighting
- Wall protection
- Way-finding
- Wide corridors
- Display areas



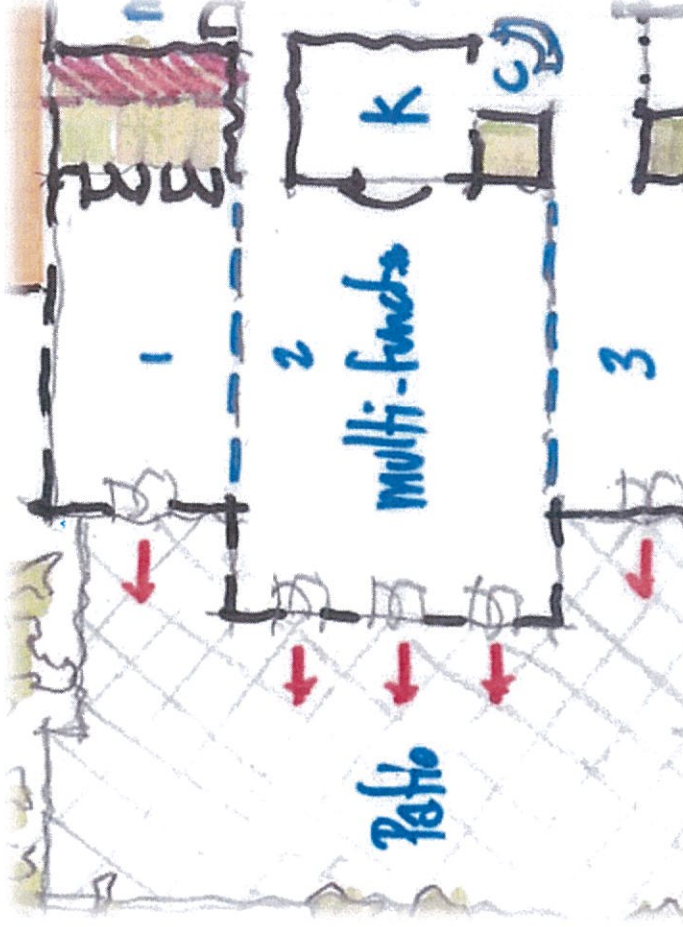
Activated Corridors



Extra Program Areas



Lobby / Circulation Space



Characteristics

- Seating for up to 150 in "banquet style" arrangement
- Divisible w/ partitions
 - Full-service Commercial Kitchen
- Direct/indirect lighting
 - Multiple arrangement options
 - A/V system
- Natural Light
- Adjacencies:
 - Kitchen
 - Patio
- Storage for tables/chairs



Multi-purpose Rooms & Kitchen



Characteristics

- Projection Screens
- Whiteboards
- Internal storage (Cabinets)
- Multiple light options (direct/indirect/natural/dimming)
- Durable vinyl flooring
- Network connectivity (WiFi)



General Classrooms



Characteristics

- "Soft" Seating (e.g. sofas, chairs)
- Possible fireplace
- Shelving for books, periodicals
- Carpet & Soft Finishes
- Artwork
- Well-lit
- Mobile display board/white board
- Connectivity
 - WiFi
 - TV/cable



Soft Classroom / Lounge



Characteristics

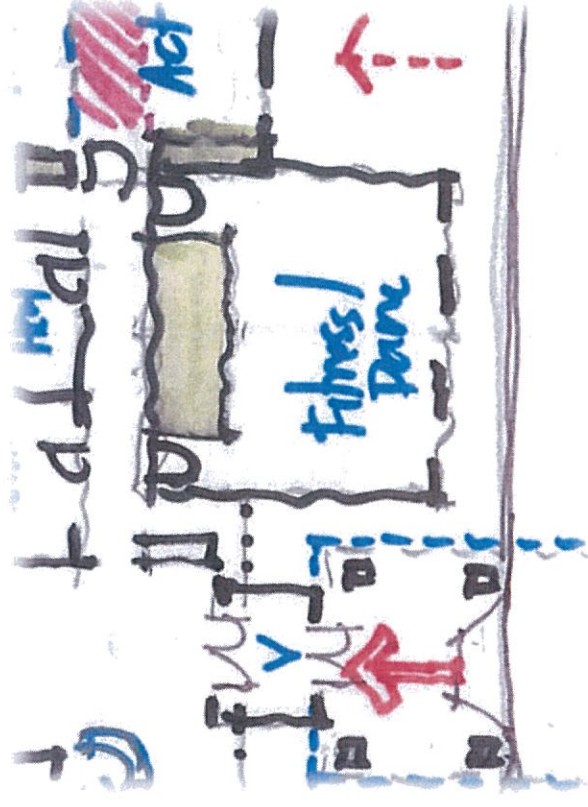
- Whiteboards/markerboards
- Multiple light options (direct/indirect/natural/dimming)
- Multiple storage options
- Future kiln
- Utility sinks
- Cabinetry
- Extra outlets at perimeter
- Durable, hard flooring & furniture



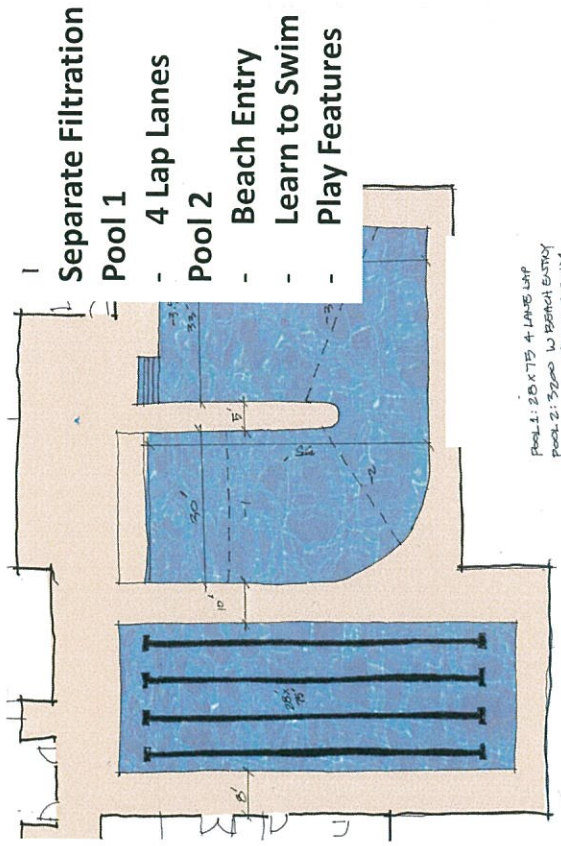
Arts & Crafts Classroom



- Characteristics
- Special HVAC/lighting
 - Athletic flooring
 - Connectivity
 - WiFi
 - Cable
 - Check-in/registration area
 - Adjacency to changing rooms
 - Exterior access
 - Equipment storage



Fitness / Exercise Rooms



Separate Filtration

Pool 1

- 4 Lap Lanes

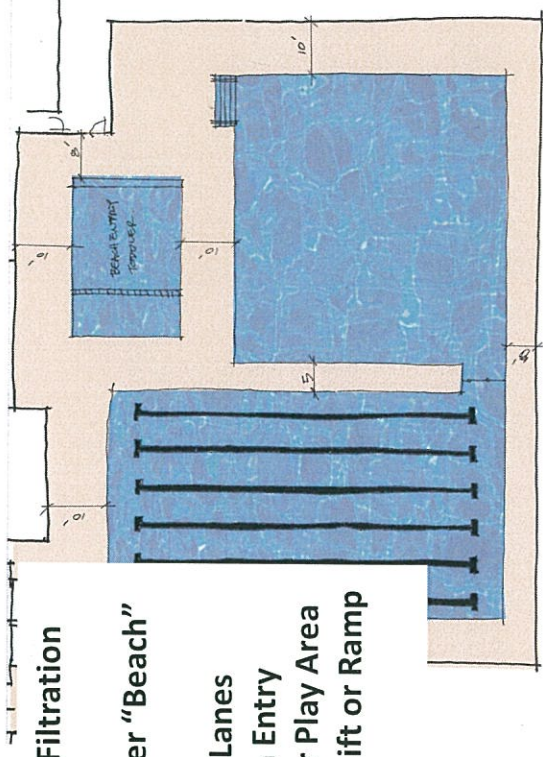
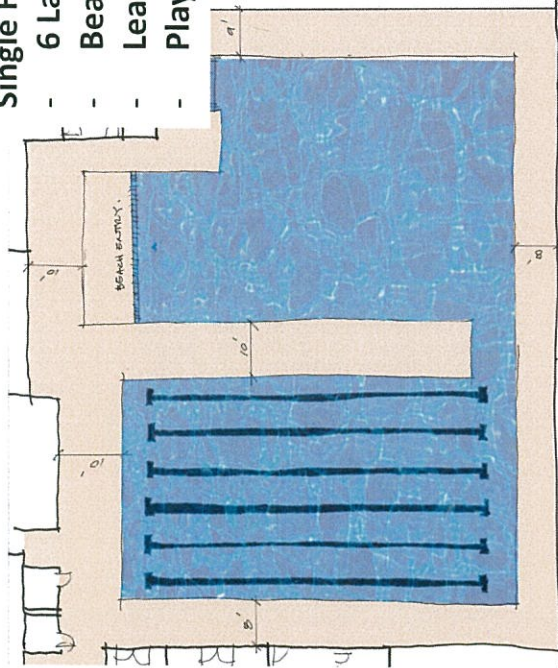
Pool 2

- Beach Entry
- Learn to Swim
- Play Features

POOL 1: 20x75 4 LANE LAP
POOL 2: 20x75 4 LANE LAP
BEACH ENTRY

Single Filtration

- 6 Lap Lanes
- Beach Entry
- Learn to Swim
- Play Features



Separate Filtration

Pool 1

- Toddler "Beach"

Pool 2

- 6 Lap Lanes
- Beach Entry
- Larger Play Area
- ADA Lift or Ramp

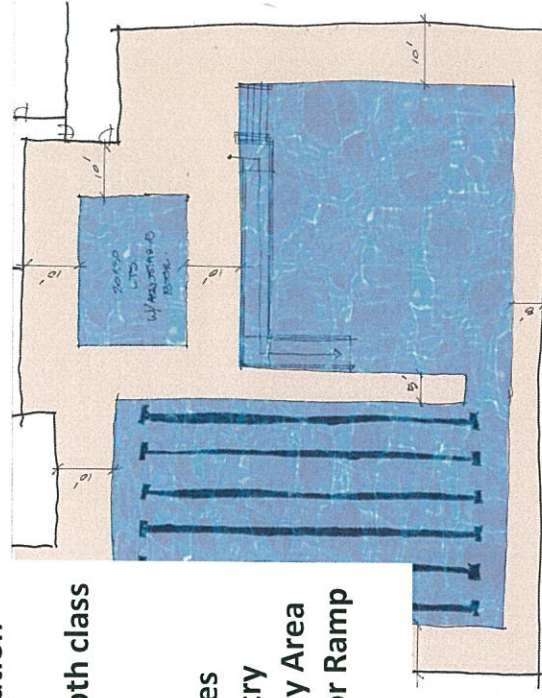
Separate Filtration

Pool 1

- Multi-depth class area

Pool 2

- 6 Lap Lanes
- Beach Entry
- Larger Play Area
- ADA Lift or Ramp

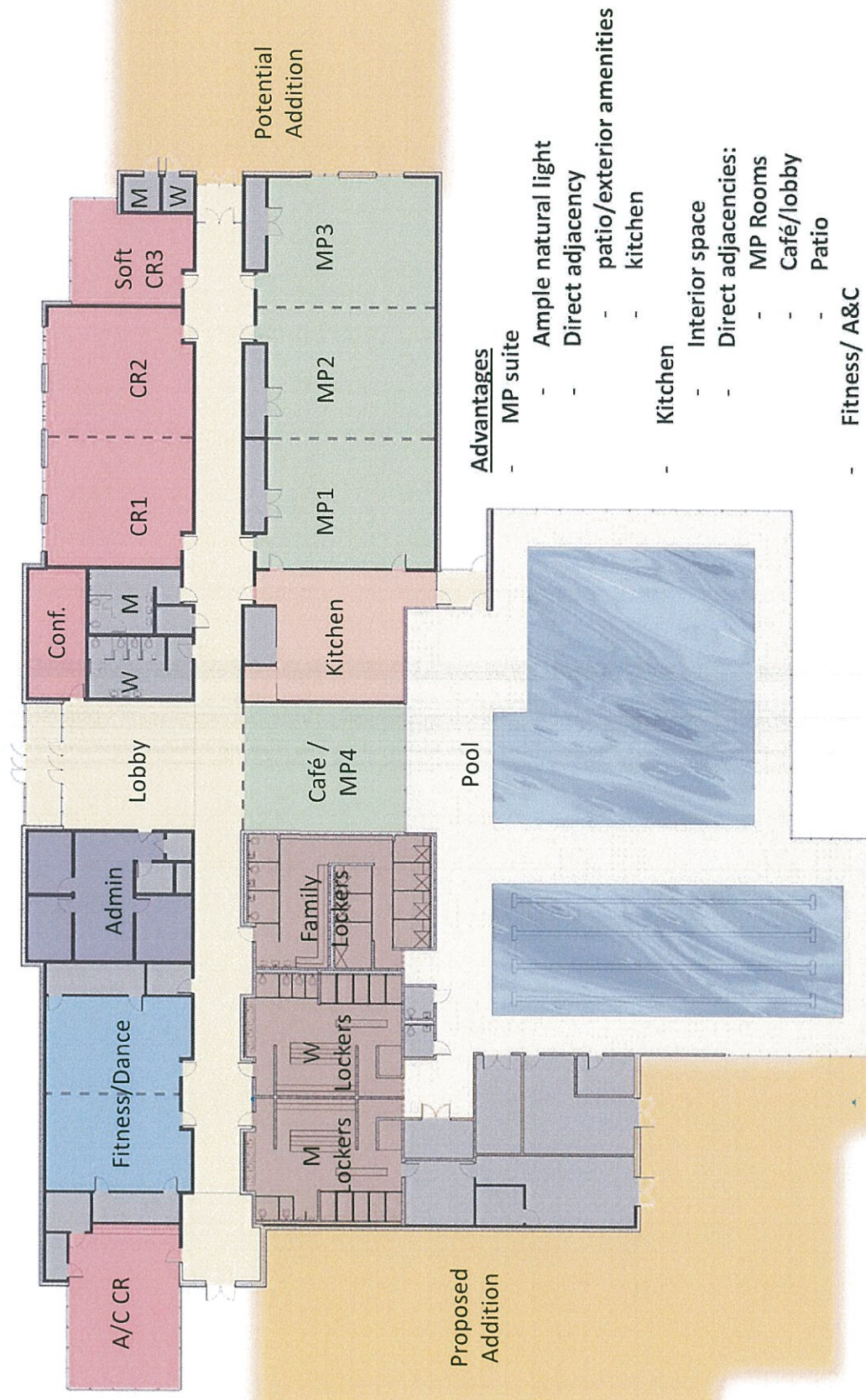


Natatorium



Proposed Site Plan

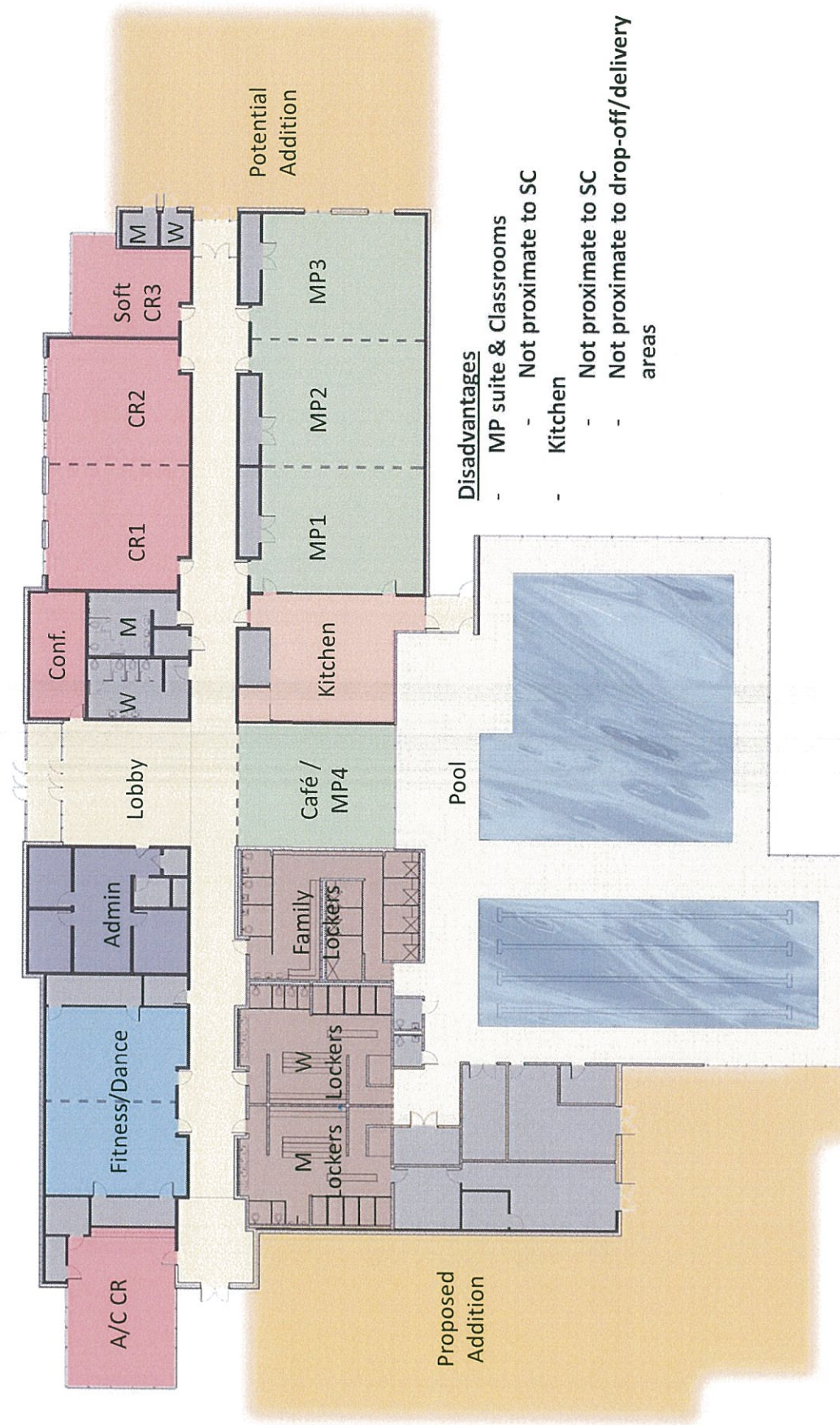
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- Advantages**
- MP suite
 - Ample natural light
 - Direct adjacency
 - patio/exterior amenities
 - kitchen
 - Kitchen
 - Interior space
 - Direct adjacencies:
 - MP Rooms
 - Café/lobby
 - Patio
 - Fitness/ A&C
 - Adjacent to SC
 - North Light
 - Outdoor Access
 - Locker/Support Spaces – Interior to building

Concept Floor Plan – Option A



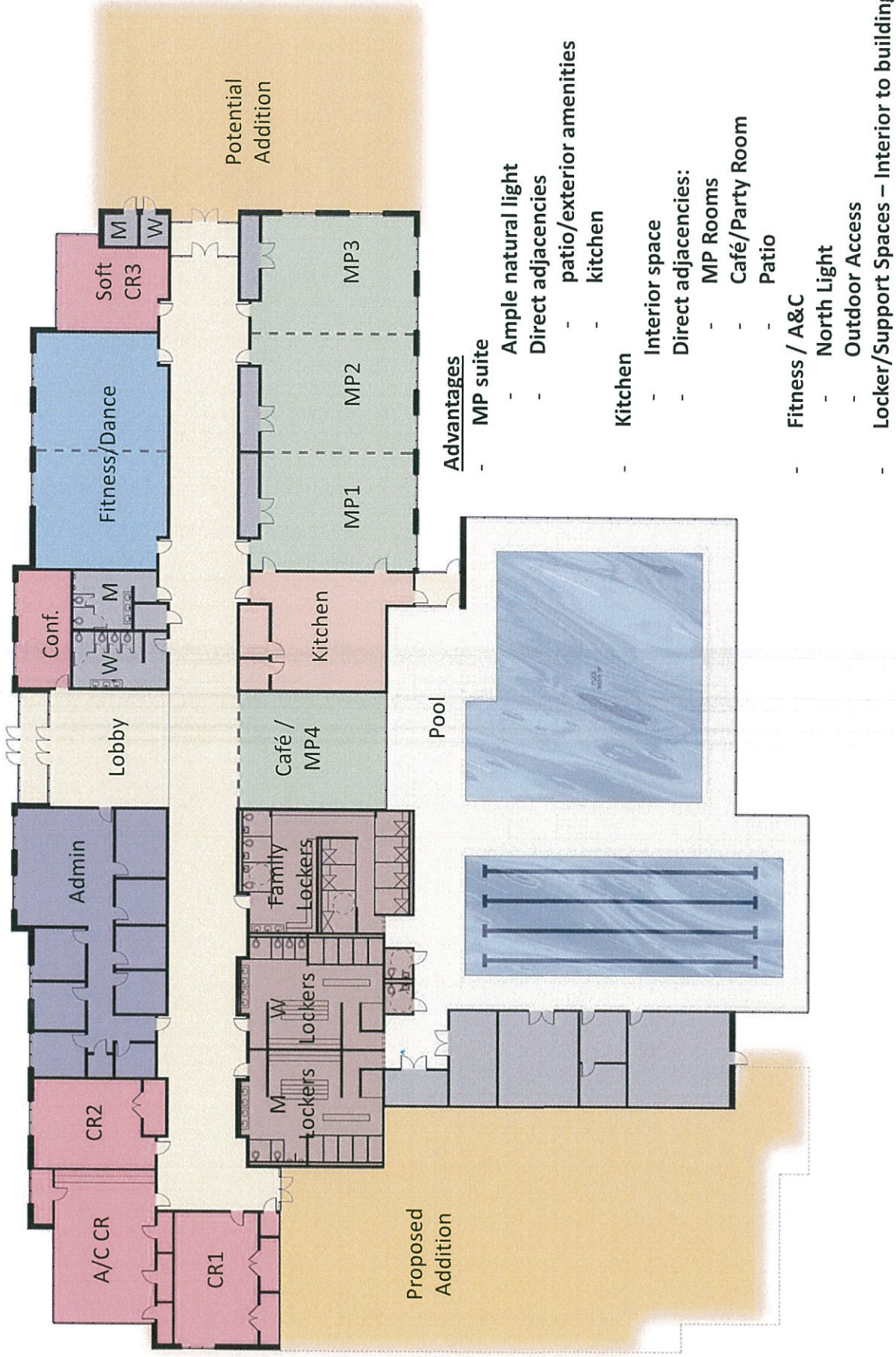


Disadvantages

- MP suite & Classrooms
- Not proximate to SC
- Kitchen
- Not proximate to SC
- Not proximate to drop-off/delivery areas



Concept Floor Plan – Option A



Concept Floor Plan – Option B



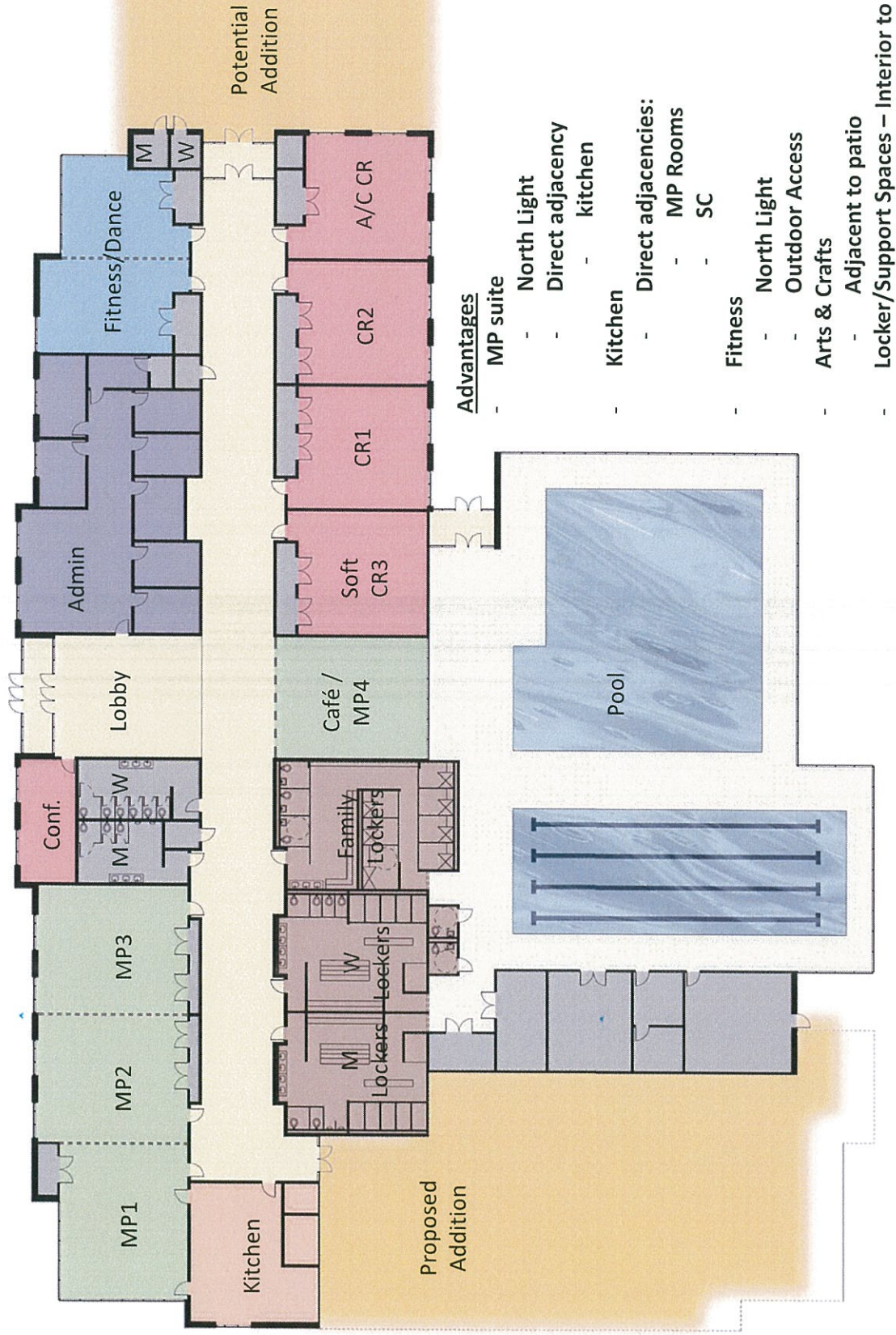


Disadvantages

- MP suite & Classrooms
 - Not Proximate to proposed SC
- Kitchen
 - Not Proximate to proposed SC
- Fitness
 - Not Proximate to proposed SC
- Addition may require additional circulation for "secure" separation



Concept Floor Plan – Option B

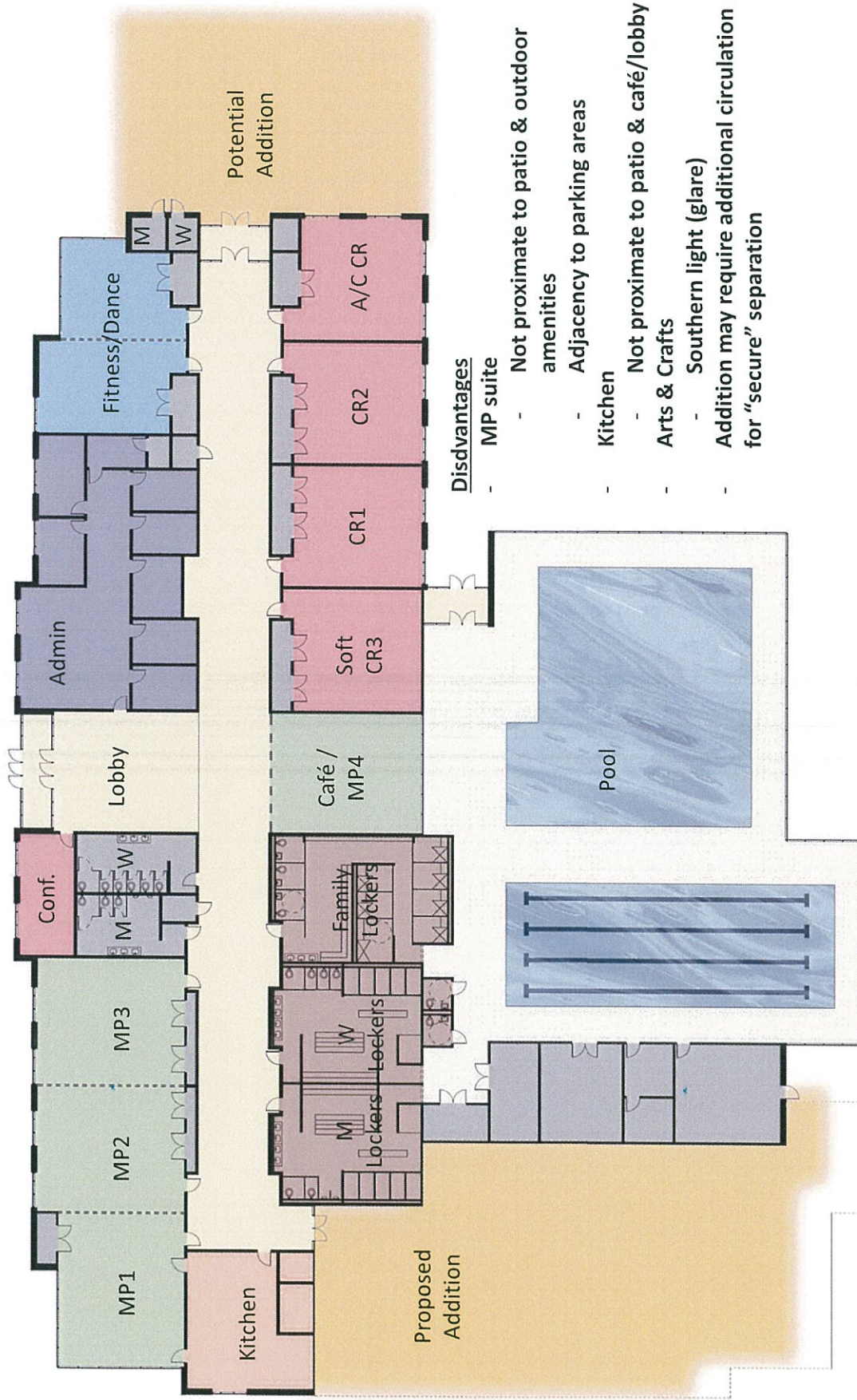


Advantages

- MP suite
 - North Light
 - Direct adjacency
- Kitchen
 - Direct adjacencies:
 - MP Rooms
 - SC
- Fitness
 - North Light
 - Outdoor Access
- Arts & Crafts
 - Adjacent to patio
- Locker/Support Spaces – Interior to building



Concept Floor Plan – Option C

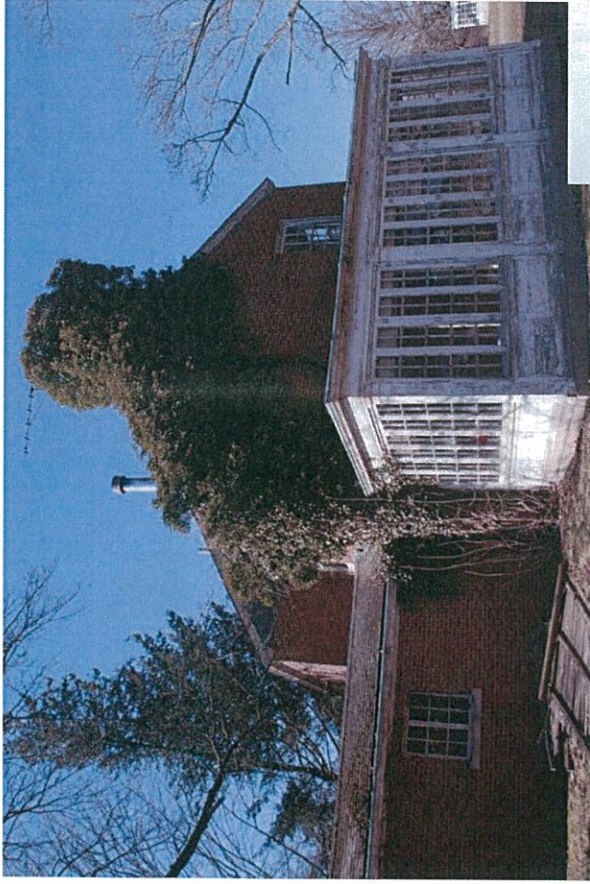


Disadvantages

- MP suite
- Not proximate to patio & outdoor amenities
- Adjacency to parking areas
- Kitchen
- Not proximate to patio & café/lobby
- Arts & Crafts
- Southern light (glare)
- Addition may require additional circulation for "secure" separation



Concept Floor Plan – Option C



Design Context – Fairfield Hills State Hospital

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Design Option 1

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Design Option 2

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Design Option 3

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