

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

The Board of Selectmen held a regular meeting Monday, December 7, 2020. The meeting was held in the Council Chamber at the Newtown Municipal Center. First Selectman Rosenthal called the meeting to order at 7:35 p.m.

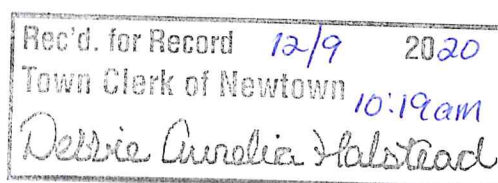
**PRESENT:** First Selectman Daniel C. Rosenthal, Selectman Maureen Crick Owen and Selectman Jeff Capeci

**ALSO PRESENT:** via Google Meets: Finance Director Robert Tait, Director of Health Donna Culbert, Director of Planning & Land Use George Benson, one member of the public in person, fifteen members of the public and one member of the press via phone.

**VOTER COMMENTS:** **Bruce Walczak**, 12 Glover Ave. thanked the First Selectmen and Board of Selectmen for the work that went into educating the community on the issue of housing at Fairfield Hills; the community appreciates the transparency. He spoke of the significance of subtle words. The proposed amendment reverses the concept of the master plan committee recommendations by stating a commercial component shall be included in any housing proposal, changing it from a commercial project with some housing to a housing project which includes some commercial space. Mr. Walczak also spoke of the wording in both the plan and the amendment relative to the building architecture. It is a good first draft; more detail reduces controversy down the line. **Wayne Addressi**, 13 Lovells Lane thanked First Selectman Rosenthal for his leadership and work on this topic. He believes a housing component is great, understanding this will go through many meetings and discussions. He does not think the Town should be in a landlord position and the apartments should be privately owned, allowing for collection of property tax as well as conveyance tax. Mr. Addressi supports revenue generating housing. **Patrick Reilly**, 38 Grand Place referred to the cons listed in the proposal saying that the aging infrastructure and sewers is a very expensive con. The plan should include an idea of cost and also include a traffic study. First Selectman Rosenthal noted the Town has received a grant from the federal government. Half of the \$2 million project is paid for by the grant, the balance is bonded by the town and paid for by the users; currently the Town is the biggest user. This project will move forward irrespective of housing. **Pat Llodra**, Riverside Road thanked the First Selectman and Board of Selectmen for the work put in, understanding the challenges faced, particularly relative to further development of Fairfield Hills. She is concerned with parking and the effect it will have on the campus esthetically and hopes there will be substantial discussion on parking. Ms. Llodra feels the core purpose of the campus in terms of civic, social and esthetic enterprise will be harmed. **Bob Geckle**, 35 Queen Street is intrigued by the approval process saying that in the past leases were negotiated by the Fairfield Hills Authority and submitted to the Board of Selectmen for approval. He is also wondering how the special PILOT program would work relative to creating housing on campus. **Ned Simpson**, 42 Watkins Drive commenting on the new system saying that all callers were clear but the Board of Selectmen were garbled. First Selectman Rosenthal said the present mics are for the old system; the new microphones will arrive tomorrow. **Gary Macrae**, 89 Boggs Hill served on the Fairfield Hills Master Plan Review Committee and doesn't feel they had a vision of a storefront with housing above. The recommendation was worded for the possibility to further discuss a housing component. **Pat Llodra** asked if the meeting was being recorded. **Bruce Walczak** asked if the intent was to have discussion or vote tonight.

**ACCEPTANCE OF MINUTES:** Selectman Crick Owen moved to accept the regular meeting minutes November 2, 2020. Selectman Capeci seconded. All in favor.

**COMMUNICATIONS:** The Police Department is largely completed with the move from 3 Main to 191 S. Main; functionally the department is almost entirely working out of that space. The lobby is open for records request and the like. In the short term the lock up is being used at 3 Main. Signage will be removed from 3 Main soon. Communications will continue at 3 Main until the new communications equipment arrives early 2021. Their move will be later February/early March. There will be no public events scheduled related to the 8 years since the 12/14





Sandy Hook tragedy. A letter was sent to the families of loss from the First Selectman and the Superintendent. An Interfaith service will be streamed at 7:00 with a recording available. St. Rose has three services, pre-registration required for in person attendance, at 6:45am, 9:00am and 7:00pm. These will be also be live streamed.

**FINANCE DIRECTORS REPORT:** Bob Tait reported on the three financial cycles. The budget, CIP and financial statement cycle. Department budget requests are due December 11. There were some changes to the Board of Education CIP request (att.). The Board of Finance recommended 2021-22 – 2025-26 CIP can be viewed on the finance page of the website:

[https://www.newtown-ct.gov/sites/g/files/vyhlf3546/f/uploads/bof\\_report\\_11\\_30\\_2020.pdf](https://www.newtown-ct.gov/sites/g/files/vyhlf3546/f/uploads/bof_report_11_30_2020.pdf).

Mr. Tait will present the financial statements to the Board of Selectmen in January.

## NEW BUSINESS

### Discussion and possible action:

**1. COVID-19 Update:** First Selectman Rosenthal said private social interactions are driving the spread of the virus. Source of spread has not been found in stores or local businesses. Contact tracing leads to quarantines due to exposure, resulting in challenges in keeping up business as a number of people need to stay home for an extended amount of time. Donna Culbert said the health department is working to support the community and stay current on all information from the CDC and the State Health Department. In the past couple of months cases range from mild to more severe to hospitalization. Ms. Culbert encourages people not to take this lightly as we don't know how individuals will respond to this virus. The Human Services Department has been an extraordinary supportive to the Health Department and the community. There's much effort to understand sector rules, the business community and schools have worked very hard to do the right thing. Quarantines have had an impact and result in closures due to staffing issues. The impact of Thanksgiving is still being realized. Ms. Culbert is seeing upwards of ten cases a day in Newtown, often multiple in one household. First Selectman Rosenthal said it all comes down to us. It is critical to get students back in school. To make that happen we have to curtail social interaction. It's not a safety issue within schools, it's an operational issue due to staff needing to quarantine due to exposure. First Selectman Rosenthal thanked Donna and the Health Department staff for the work they are doing with the community. It has been a collaborative effort with the business community. Selectman Capeci asked if there is a town side staffing issue. First Selectman Rosenthal said we have done a good job preparing work spaces before bringing staff back in July. There are plastic dividers in all the Town buildings. More recently there are more staff quarantines due to contact. There have been some cases, all have recovered in full. Quarantines are beginning to effect staffing levels.

**2. 2019 Fairfield Hills Master Plan Review Committee Recommendations:** Last summer approval of the recommendations was tabled in order to hold public meetings around the question of housing. First Selectman Rosenthal recommended approval. Selectman Crick Owen moved to accept the recommendations of the Fairfield Hills Master Plan Review Committee dated July 19, 2019 (att.). Selectman Capeci seconded. All in favor.

**3. Proposed Amendment Request to the Planning & Zoning Commission re: Fairfield Hills Reuse Zone related to housing:** First Selectman Rosenthal noted that the brewery never went to P&Z because it was an authorized use; the Selectmen, with the Fairfield Hills Authority, negotiated a lease with Newsylum. This amendment is being proposed as a special exception use; if there ever is a proposal to have housing on the campus the Selectmen and the Fairfield Hills Authority will have a role but P&Z will also have a role. If this moves forward, the draft will go to P&Z as a request to update the regulation for the Fairfield Hills Adaptive Reuse Zone. P&Z will then hold public hearings, allowing the public to speak to the regulation language; P&Z will have the opportunity to make changes. This is not official until P&Z endorses it. George Benson explained because this proposal is so different that it should be a special exception use. This is the first step in the process. Relative to Bob Geckle's question, Mr. Benson said the role of the Fairfield Hills Authority changed with the last charter revision. Their role is more vague. The Town is

working with the Town Attorney to determine the exact procedures to go through now. The reason the housing would be rental is because people don't want to have ownership of property on Town leased land. Parking will be brought up when applications are received by P&Z. A traffic study is conducted by the State Traffic Commission. The State won't look into a study without a proposal. The parking and building footprints cannot exceed the total original impervious footprint of the campus. There will be checks and balances and a lot of process. The original proposal on the sewers was generated by the Land Use Department to prevent any additional environmental damage to the storm water system and to the river. This was started years ago. First Selectman Rosenthal said that commercial proposals were already allowed. A regulation needs to be created to allow the housing piece. It is clear the proposal has to have a commercial component. If P&Z approves a proposal there will be an RFP process. The Town doesn't intend to be the owner of the project. A developer would purchase the building; the Town would lease the land, similar to the NYA lease. The developer would manage the development; the best way to manage is to rent. Assisted living is a form of housing. The intent is to involve the Fairfield Hills Authority; the lease would go to the Board of Selectman for ratification prior to going to P&Z. Combined housing and commercial development will pay property taxes. Each lessee would acknowledge this is an active community campus, with many events. The buildings are to be renovated; the intent is to maintain the historic architecture. Upon further discussion on the language #3a and #6 of the draft will be edited as noted in the motion.

**Deborra Zukowski**, 4 Cornfield Ridge Rd., thanked the Fairfield Hill Master Review team, saying it was stupendous working with the committee. Their recommendations for the update for the actual Master Plan will be going to P&Z tomorrow. The bulk of the work will be when this proceeds to P&Z. First Selectman Rosenthal said that an assisted living proposal would not be considered a commercial endeavor and there would need to be another business to make it a commercial component. Selectman Crick Owen moved to accept the Proposed Amendment to Article III, Fairfield Hills Adaptive Reuse Zone (FHAR) specifically the 6.03.310 Special Exception Uses with changes to #3a: Residential unit rental agreements shall contain a notification and waiver of Parks & Recreation activities, Town sponsored events, daily public use and special events held at the Fairfield Hills campus and #6: A Commercial component, separate from any housing component, shall be included in any project proposal. Selectman Capeci seconded. All in favor.

**4. Certified Resolution: Neglected Cemetery Grant, 41 Botsford Hill Road:** Selectman Crick Owen moved to approve the resolution for the State financial assistance not to exceed \$3,332 for the grant for the Cold Spring Cemetery cleanup project at 41 Botsford Hill Road and moved to waive the reading of the resolution. Selectman Capeci seconded. All in favor.

**5. 2021 Meeting Calendar:** Selectman Crick Owen moved to approve the 2021 meeting calendar as presented (att.). Selectman Capeci seconded. All in favor.

**6. Appointments/Reappointments/Vacancies/Openings:** Selectman Crick Owen moved the appointments/reappointments as presented on a document dated Dec. 7, 2020. (att.). Selectman Capeci seconded. All in favor.

**7. Driveway Bond Release/Extension:** Selectman Crick Owen moved the releases of the driveway bonds as presented on a document entitled Driveway Bond Release, Board of Selectmen Meeting, December 7, 2020 (att.). Selectman Capeci seconded. All in favor.

**8. Tax Refunds:** Selectman Crick Owen moved to accept Refund #7, 2020/21 in the amount of \$11,498.78. Selectman Capeci seconded. All in favor. Selectman Crick Owen moved to accept Refund #8, 2020/21 in the amount of \$17,103.95.

**VOTER COMMENTS:** **Pat Llodra** said the audio quality of the rest of the meeting was fine. She appreciates the quality of the depth of the understanding of the issues and the conversation. Some events or activities may not fall under Parks & Recreation or be town sponsored.

**ANNOUNCEMENTS:** The road list will be shared with the Board of Selectmen. Despite time spent on the August storm clean up, the in house paving went well; an extraordinary amount of work was done. All contracted work is done. Drainage projects will be done in the spring.

Board of Selectmen  
December 7, 2020

**ADJOURNMENT:** Having no further business the regular Board of Selectmen meeting adjourned at 9:15p.m.

Att.: BOF changes to BOS/BOE 2021-22 CIP; 2019 FHMPRC Recommendations; Proposed Amendment Request to P&Z; Neglected Cemetery Certified Resolution; 2021 Meeting Calendar; Appointment/Re-appointments; Driveway Bond Releases

Respectfully submitted,  
*Sue Marcinek, Clerk*



**BOARD OF FINANCE CHANGES TO BOARD OF SELECTMEN/BOARD OF EDUCATION 2021-22 CIP:**

- Year 1 – Hawley School Ventilation & HVAC for \$4,199,720 was spread over three years (with a total of \$8,000,000) which was based on Christopher Williams Architects Conceptual Estimate report.
  - **Year 1 - \$1,500,000; year 2 - \$2,500,000; year 3 - \$4,000,000.**
- Year 2 – Reed School – Install Gas Boiler/LED Lighting was **moved to year 1** (\$1,539,894).
- Year 3 – Middle School Improvements was **moved to year 5** (\$3,782,228). Year 2 – Middle School Improvements Design was **moved to year 3** (\$300,000).
- Year 5 – Middle Gate School Window Modifications (\$1,000,000) & High School Turf Practice Field (\$1,100,000) were **moved to year 6** (due to the shift of the Middle School Improvements project)
- Year 3 – Head O’Meadow School Boiler Plant & Lighting was **split into two projects** (\$850,000).
  - Year 3 – Head O’Meadow Boiler Plant for \$425,000
  - Year 1 – Head O’Meadow Lighting for \$425,000
- Year 5 – Hawley School New Generator was **moved to year 1** so that it could be planned with the Hawley School Ventilation & HVAC project.
- Year 3 – Library Renovations/Replacements/Upgrades **amount changed** from \$650,000 to \$1,046,000 (an additional \$396,000 to properly account for paving).
- Project name changes:
  - Middle School Improvements **changed** to Middle School HVAC
  - Middle School Improvements Design **changed** to Middle School HVAC Design
  - Multi-Purpose Building Improvements **changed** to Multi-Purpose Building Electrical/Mechanical/HVAC
- Year 6 – a **project was added to year 6**: Fairfield Hills Water Infrastructure for \$750,000 (under the “other” proposed funding category).

## 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."<sup>1</sup> 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.

---

<sup>1</sup> 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
<u>Sep 25, 2018</u>	Land Use, Zoning	George Benson: Director of Planning
<u>Oct 10, 2018</u>	Infrastructure	Fred Hurley: Public Works Louis Carbone: Water and Sewer Auth.
<u>Oct 23, 2018</u>	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 <b>CANCELED<sup>2</sup></b>	Anna Wiedemann: Comm. On Aging Chair Pat Llodra: Friends of Newtown Seniors Representative Judith Slason: Exec. Director of Nunnawalk Meadows
<u>Nov 20, 2018</u>	FFH Adaptive Reuse Zoning	Lilla Dean: Prior P & Z Chair Robert Geckle: 2005 FFH Master Plan Comm. Chair
<u>Dec 5, 2018</u>	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
<u>Dec 18, 2018</u>	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
<u>Jan 9, 2019</u>	Commercial Housing	Chris Hottois: Local developer Bryan Atherton: Commercial Real Estate Christal Preszler: Economic and Community Dev George Benson: Director of Planning
<u>Jan 22, 2019</u>	Public Conversation – What is missing? Current thoughts about commercial uses.	
External Meeting	Newtown Schools	

<sup>2</sup> 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 15<sup>th</sup> 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.<sup>3</sup> 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 <sup>4</sup> (Q32)	61%
Playground/Water Park (Q21)	59%
Theater for Performing Arts (Q52)	57%
Art Gallery / Museum (Q53)	56%
Main Street (Q15)	56%

<sup>3</sup> 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.

<sup>4</sup> 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

3 Primrose Street  
Newtown, CT 06470  
Tel. (203) 270-4276  
Fax (203) 270-4278



George Benson  
Director of Planning

**TOWN OF NEWTOWN**  
**Planning Department**

**MEMORANDUM**

12/2/2020

**DRAFT**

Proposed Amendment to Article III, Fairfield Hills Adaptive Reuse Zone (FHAR)

**6.03.310 Special Exception Uses**

The following principal uses and structures are permitted in the FHAR subject to obtaining a Special Exception permit in accordance with the standards, criteria, conditions, and procedures set forth in Article XI:

A. Rental Residential Housing shall be allowed in up to two (2) of the existing Fairfield Hills Campus Buildings. Residential housing may include assisted living, 55 and older, affordable and market rate units, with the following conditions:

1. A Lease agreement negotiated with the Board of Selectmen and Fairfield Hills Authority shall be submitted prior to and shall be contingent upon the Special Exception approval.
2. For-profit, taxable entities and uses and non-profit entities and uses will be considered. The for-profit projects shall not be exempt from real estate taxes, personal property taxes or sewer use fees. The non-profit projects shall negotiate a pay in lieu of taxes (PILOT) agreement with the Board of Selectmen. Other variations of municipal revenue sources can be considered by the Board of Selectmen.
3. Leases shall include at a minimum the following conditions:
  - a. Residential unit rental agreements shall contain a notification and waiver of Parks and Recreation activities, daily public use and special events held at the Fairfield Hills Campus.
  - b. Parking Agreement.
  - c. Common Area Maintenance (CAM) charges.
4. Existing historic exterior architecture shall be maintained.
5. Apartments shall be limited to one and/or two bedroom units.
6. A Commercial component shall be included in any project proposal.
7. Adequate Campus Parking shall be proposed utilizing newly constructed parking spaces in compliance with Section 8.03.600, Schedule of Minimum Parking Requirements.

Changes noted in minutes

- 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.

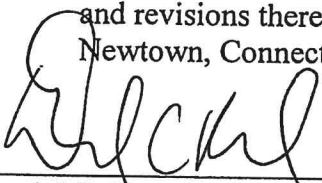
## CERTIFIED RESOLUTION


WHEREAS, the State of Connecticut Office of Policy and Management has the capacity to extend financial assistance for this Neglected Cemetery Account Grant Program under Section 19a-308b of the Connecticut General Statutes (CGS); and

WHEREAS, it is desirable and in the public interest that the Town of Newtown enter into an agreement with the State of Connecticut for a \$3,332 grant for the Cold Spring Cemetery cleanup project at 41 Botsford Hill Road;

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

1. That is cognizant of the conditions and prerequisites for the State Assistance imposed by C.G.S. 19a-308b.
2. That the acceptance of State financial assistance by The Town of Newtown in an amount not to exceed \$3,332 is hereby approved and that Daniel C. Rosenthal, First Selectman is directed to execute an agreement with the Connecticut Office of Policy and Management, to provide such additional information, to execute such other documents as may be required, to execute any amendments, decisions and revisions thereto, and to act as the authorized representative of the Town of Newtown, Connecticut.


  
Daniel C. Rosenthal, First Selectman

  
Maureen Crick Owen, Selectman

  
Jeff Capeci, Selectman

Certified a true copy of a resolution duly adopted by the Town of Newtown, Connecticut at a meeting of its Board of Selectmen on December 7, 2020 and which has not been rescinded or modified in any way.

December 9, 2020  
Date

  
Debbie A. Halstead, Town Clerk



Newtown Municipal Center  
3 Primrose Street  
Newtown, Connecticut 06470  
Tel. (203) 270-4201  
Fax (203) 270-4205  
[first.selectman@newtown-ct.gov](mailto:first.selectman@newtown-ct.gov)  
[www.newtown-ct.gov](http://www.newtown-ct.gov)



Daniel C. Rosenthal  
First Selectman

## TOWN OF NEWTOWN

### OFFICE OF THE FIRST SELECTMAN

#### 2021 Meeting Schedule

The Newtown Board of Selectman will hold meetings at 7:30 pm in the Council Chamber at the Newtown Municipal Center, 3 Primrose Street, Newtown, CT as follows:

Monday	January 4
Tuesday	January 19 – budget
Thursday	January 21 – budget
Monday	January 25 - budget
Thursday	January 28 - budget
Monday	February 1 - budget
Tuesday	February 16
Monday	March 1
Monday	March 15
Monday	April 5
Monday	April 19
Monday	May 3
Monday	May 17
Monday	June 7
Monday	June 21
Tuesday	July 6
Monday	July 19
Monday	August 2
Monday	August 16
Thursday	September 9 (Tuesday is Rosh Hashanah)
Monday	September 20
Monday	October 4
Monday	October 18
Monday	November 1
Monday	November 15
Monday	December 6
Monday	December 20
Monday	January 4, 2022
Tuesday	January 18, 2022

## BOARD OF SELECTMEN – December 7, 2020

### APPOINTMENT

#### **Public Building & Site Commission**

(U) Allen Adriani, 70 Castle Meadow Rd.

\*\*moved from alternate to full board member for a term to expire 01/06/22

#### **Commission on Aging**

(R) Joanne Albanesi, 14 Watkins Drive, SH

\*Moved from an alternate member, when term expired, to full board member\*

01/06/21 – 01/06/24

#### **Planning & Zoning, alt.**

(R) Roy Meadows, 43 Poverty Hollow Rd. to fill vacancy until next General Election

### RE-APPOINTMENT

#### **Commission on Aging**

(U) Claire Theune, 102 Haley Lane, SH

01/06/21 – 01/06/24

(D) Anna Wiedemann, 13 Clearview Drive, SH

01/06/21 – 01/06/24

(D) Bob Edwards (alt.), 79 Mile Hill Rd., S.

01/06/21 – 01/06/23

(D) LeReine Frampton, 6 Pebble Rd.

01/06/21 – 01/06/24

#### **Public Building & Site Commission**

(R) Harold Brennan, 9 Timbermill Rd., SH

01/06/21 - 01/06/25

(U) Gordon Johnson, 14 Castel Meadow Rd.

01/06/21 - 01/06/25

(R) Thomas Catalina (alt.), 59 Butterfield Rd.

01/06/21 – 01/06/25

#### **Sustainable Energy**

(U) George Brown, 155A Boggs Hill Rd.

01/06/21 – 01/06/24

(U) Jacqueline Meriano, 70 Toddy Hill Rd.

01/06/21 – 01/06/24

#### **Cultural Arts**

(D) Susan Kassirer, 6 Still Hill Rd.

01/06/21 – 01/06/24

(D) Laura Lerman, 55 Main St.

01/06/21 - 01/06/24

#### **Economic Development Commission**

(D) Cramer Owen, 7 Glover Ave.

01/06/21 – 01/06/24

#### **Parks & Recreation**

(R) Vincent Yanni, 106 Berkshire Rd., SH

01/06/21 – 01/06/23

(D) Clinton DePaolo, 39 Buttonball Dr., SH

01/06/21 – 01/06/23

(R) David Payne, 57 Buttonball Dr., SH

01/06/21 – 01/06/23

#### **Employee Medical Benefits Board**

(U) Donna Van Waalwijk, 16 Concord Ridge Rd.

01/06/21 – 01/06/24

#### **Lake Lillinonah Authority**

(U) John Forlenzo, 3 Fieldstone Dr.

01/06/21 – 01/06/24

#### **Inland Wetlands**

(R) Suzanne Guidera, 24 Bradley La., SH

01/06/21 – 01/06/25

(U) Craig Ferris, 3 Orange Pippin Rd., SH

01/06/21 – 01/06/25

#### **Water & Sewer Authority**

(R) Alan Shepard, 1 Glover Ave.

01/06/21 – 01/06/25

(D) Carl Zency, 21 Baldwin Rd.

01/06/21 – 01/06/25

Openings 1/6/21:

Cultural Arts R/U (already has maximum allowed of Democrats)

Economic Development Commission (two openings)

Parks & Recreation

Public Building & Site Commission

## **BOARD OF SELECTMEN MEETING – December 7, 2020**

### **DRIVEWAY BOND RELEASE**

Matthew D'Amico, Silver City Road, M21, B1, L49	\$1,000.00
Eric Salvesen, Botsford Hill Road, M47, B11, L32	\$1,000.00
David Buzzanca, Brushy Hill Road, M31, B9, L6	\$1,000.00
Prestigious Homes, LLC, Castle Meadow Rd., M3, B5, L18	\$2,000.00
Grassy Hill Builders, LLC, Serene Way, M12, B52, L12.12	\$1,000.00
KASL, LLC, Deer Hill Drive, M7, B7, L15	\$1,000.00
KASL, LLC, Deer Hill Drive, M7, B17, L15.7	\$1,000.00
Claris Construction, Inc., 94 South Main St., M30, B12, L1	\$1,000.00
Samaha, LLC, 64 Platts Hill Road, M31, B3, L30	\$1,000.00