



TOWN OF NEWTOWN
Fairfield Hills Authority
MEETING MINUTES

The Fairfield Hills Authority held a Meeting on September 28, 2020

This meeting was held remotely due to COVID-19 mandates and precautions.

These minutes are subject to the approval of the FHA at their next meeting.

Present: Ross Carley, Renata Adler, Michael Holmes, Brook Clark, Melissa Beylouni, Terry Sagedy

Absent: Walt Motyka, Andrew Philbin

Public Attendance: Linda Zukauskas – Voices

Also Present: Kim Chiappetta (clerk)

The meeting was called to order at 7:10 p.m.

Public Participation: None

Acceptance of Minutes:

Chairman Ross Carley asked for a motion to accept the minutes of the meeting held June 22, 2020. Melissa Beylouni entertained. Mike Holmes seconded and all were in favor.

Appointment of a Chair and Vice Chair:

Chairman Ross Carley told Authority members that they will be nominating a Chair and Vice Chair. Ross first asked for nomination for Chairman.

Mike Holmes nominated Ross Carley for Chair. Melissa seconded. All in favor.

Ross then explained the Vice Chair role will be responsible for filling in for the Chair when he's not available. Melissa Beylouni asked about the time commitment for Vice Chair role. Ross explained that the commitment may include attending meetings outside of the regular Authority meetings and campus walk-throughs both of which usually occur during the day. Melissa expressed that she could not commit to the day-time hours but offered her assistance as a back-up. Ross thanked Melissa for her offer.

Ross nominated Mike Holmes for the Vice Chair position. Melissa seconded. All in favor.

Chairman's Report:

Chairman Carley reminded members of the upcoming referendum on November 3rd where residents will be voting on whether to allow residential on the Fairfield Hills campus. More specifically the residential component would be the restoration of up to two buildings with 1 and 2 bedroom apartments. If the referendum results approve residential for the campus, it will still need to go through the Planning and Zoning Commission to be added to the Fairfield Hills Adaptive Reuse zone. It is expected that there will be a large turn-out for the presidential election, so the referendum will give a good idea of how the town feels.

Ross urged Authority members to watch the Fairfield Hills Forum meeting 4 on Monday, October 5th where developers will be presenting their ideas for the campus. Questions can be submitted in advance to John Voket at the Newtown Bee.

He continued to tell members that Parks & Rec would like to build a bike park on the campus which would be about the equivalent to the size of the skate park at Dickenson Park. The Fairfield Hills Authority will need to consider their proposal. Ross further explained that Parks & Rec is currently looking at an area behind the Community Center and that he has explained to them that this must wait until after the referendum. Parks & Rec would also like to have a Frisbee golf course on the campus which takes up a large area and a portion would run along the walking trail. Ross expressed that other possibilities should be considered such as areas at Dickenson and that he wants the campus to remain a place for everyone to enjoy.

Ross invited members to see the artwork in the doorways of duplexes which is being displayed by the Cultural Arts Commission. His only concern with the artwork is that it limits access to the buildings in the event an interested party wants to see a duplex.

Member Updates:

Melissa asked if any of the interested developers could be named. Ross said there will be two presenting in the Monday evening Forum meeting, but he was not certain if he could mention their names at this time.

Terry Sagedy returned the conversation to the potential bike park and suggested the Authority go back to the Community Center/Senior Center architectural drawings to see what was recommended in the planning process before moving forward with entertaining adding athletic activities. He also asked for clarification exactly where the bike park would be located in the back.

Staff Update:

Events:

Kim Chiappetta told Authority members that Parks & Rec will be holding a scare crow contest in October where participants create scarecrows that will be displayed on light posts throughout the campus for a two week period. People who frequent the campus can vote on the most original, "Newtown Pride" and People's choice.

Kim also recently received an application from the Community Center for a Halloween drive-thru and from the Community Center & Chamber for a Holiday Light parade. Both events have attendees enjoy the event from their vehicles to ensure social distancing.

The group began discussing fees for campus events. Kim explained that there are fees, however the majority of events are held by groups who are exempt from these fees. Melissa noted that P&R collects a donation fee. Kim recommended looking into expanding allowing events outside of not-for-profits. Ross how this would be done. Kim said she will look the process.

The group then discussed having an event field. Ross has had conversations with Parks & Rec about helping to fund an event field on the campus as there would be benefits to both the Authority and Parks & Rec.

Ross noted NewSylum brewery's massive success.

EDA Grant:

Kim updated the group that the Design Engineering firm has been awarded and once the contract document is finalized it is to be forwarded to the EDA for approval.

Adjournment:

With no further business, Mike motioned to adjourn, Terry seconded and the meeting was adjourned at 7:50 p.m.

Respectfully submitted, Kimberly Chiappetta, Clerk.

*A recording of the meeting can be found using the link below, or contact Kimberly.Chiappetta@newtown-ct.gov.
[FHA 9-28-2020 meeting](#)*