



**TOWN OF NEWTOWN**  
**Fairfield Hills Authority**  
**MEETING MINUTES**

**The Fairfield Hills Authority held a Meeting on May 24, 2021**

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, Brook Clark, Michael Holmes, Melissa Beylouni, Renata Adler, Andrew Philbin (left 7:46 p.m.), Terry Sagedy

**Absent:** Walt Motyka

**Public Attendance:** none

**Also Present:** Christal Preszler (left at 8:21 p.m.), Kim Chiappetta (clerk)

The meeting was called to order at 7:07 p.m.

**Public Participation:** None

**Acceptance of Minutes:**

Chairman Ross Carley asked for a motion to accept the minutes of the meeting held April 26, 2021. Renata Adler entertained. Terry Sagedy seconded and all were in favor.

**Chairman's Report:**

**FHA Role Discussion with the First Selectman:**

Chairman Carley began the meeting by requesting the clerk do a roll call. The clerk read out in attendance were: Brook Clark, Mike Holmes, Melissa Beylouni, Renata Adler, Andrew Philbin and Terry Sagedy.

Ross then reminded members of the April FHA meeting when the group reviewed the ordinance that defines the responsibilities of the Fairfield Hills Authority and the questions they had. He welcomed the First Selectman to the meeting and noted that he was in attendance to answer their questions. Ross began questions by first expressing his concern with campus discussions not including the Authority and asked the First Selectman for his thoughts on the role of the FHA in the coming months and years. The First Selectman thanked the Authority for having him and began with a brief history of the purchase of the campus and formation of the Authority. Since that time the campus has changed with other agencies picking up some of the roles once belonging to the Authority. The group discussed how some people may have the perception that past proposals were declined by the Authority; however, many did not move forward due to various reasons such as the developer withdrawing the proposal, or the proposal not being financially feasible. The First Selectman added that the campus lost momentum from the time when the Town purchased the property due to the big economic downturn. NewSylum has been the kick start that shows the town wants to do things on the campus. Now the latest review of the Master Plan has resulted in permitting housing as a special exception in the Fairfield Hills Adaptive Reuse zone. If one of the responses to the RFP works out then the site plan must go to Planning & Zoning with a draft lease and it is expected there will be input from the Authority on the lease as per the ordinance. Planning & Zoning must have a public hearing and afterward will vote to ensure the proposed project meets the rules in the Special Exception. If the RFPs do not work out there is still potential for Newtown

Hall and the smaller duplexes for which the Authority would still be needed. If all that remains on the campus are the Municipal Center, Community Center, NewSylum and NYA, then the need for the FHA role will be greatly diminished. Renata expressed that she feels the Authority is good for the preservation of the campus. Brook Clark pointed out to the group that the ordinance states they do have some authority. The First Selectman explained to members that proposals made for the campus, including those made by town departments, are being directed to present to the FHA. He highlighted the success of NewSylum which had gone through the Authority. Ross asked the First Selectman what is the role of the Authority in on-going project. The First Selectman explained that in cases where the tenant or building owner is doing something that is already included in their lease an administrative approval is required, and the tenant/building owner will work directly with Land Use and Planning & Zoning. If the tenant/building owner is expanding their use or modifying their lease they would have to approach the Authority. Mike Holmes asked how many proposals were received in response to the RFP. The First Selectman replied that there were five. The group then discussed events on the campus and Common Area Maintenance charges collected from tenants. Melissa said that as long as the community sees progress on the campus they will feel good about it. Ross then asked the First Selectman if he felt the ordinance should be modified so that it reads correctly. The First Selectman explained that the Authority could make a request to modify the ordinance to the Legislative Council who will then send the request to their sub-committee for review. The Legislative Council will then hold a public hearing followed by a vote. Brook noted that much of the ordinance did not apply to what the Authority does now. Terry expressed his concern that the Authority not having an operational budget may make them seem irrelevant. The First Selectman told members that he is committed to involving the Authority.

Chairman Carley asked for a motion to add to the agenda the review of the ordinance. Renata entertained. Mike seconded and all were in favor.

Ross then asked for a motion to set-up a sub-committee to review the ordinance and make suggestions to change the ordinance. Brook entertained. Melissa seconded and all were in favor.

Ross asked members to consider playing a role on the sub-committee so it can be established in the next meeting. All members of the Authority thanked the First Selectman for his time.

**Member Updates:**

None

**Staff Update:**

Kim Chiappetta informed the group that many event applications were submitted prior to the latest COVID mandates being lifted. She also continues to receive requests for the campus that are not currently permitted uses. Once an event field can be established there may be an opportunity to make recommendations for additional event uses. Ross asked Kim if she notifies campus tenants of scheduled events. Kim explained that the process currently includes all campus tenants so they are able to review the application and map. Ross asked Kim to contact Walt Motyka to see if he still resides in town and therefore qualifies to remain on the FHA.

**Adjournment:**

With no further business, Mike Holmes motioned to adjourn, Brook Clark seconded and the meeting was adjourned at 8:34 p.m.

*Respectfully submitted, Kimberly Chiappetta, Clerk.*

*A recording of the meeting is available by contacting [Kimberly.Chiappetta@newtown-ct.gov](mailto:Kimberly.Chiappetta@newtown-ct.gov).*