



TOWN OF NEWTOWN
Fairfield Hills Authority
MEETING MINUTES

**The Fairfield Hills Authority held a Meeting on October 24, 2022
in Council Chambers at the Municipal Center, 3 Primrose Street, Newtown CT 06470**

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

Present: Ross Carley, Terry Sagedy, Brook Clark, Melissa Beylouni, Jim Landy, Michael Holmes

Absent: Renata Adler, Andrew Philbin

Public Attendance:

Also Present: David Kingsley – NewSylum, Christal Preszler – Deputy Direct of Economic and Community Development, Kim Chiappetta (clerk)

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

Public Participation:

None

Acceptance of Minutes

Chair Ross Carley asked for a motion to accept the minutes of the meeting held on September 26, 2022. Terry Sagedy entertained. Jim Landy seconded and all were in favor.

Ross then asked for a motion to accept the minutes of the special meeting held on October 3, 2022. Mike Holmes entertained. Jim Landy seconded and all were in favor.

Chairman's Report

NewSylum Flat Roof Access:

Ross invited David Kingsley and Mark Tambascio, owner of NewSylum Brewing Co., to bring forward their request to the Authority. David Kingsley provided 3 graphics to the group. (See attachment A.) He began by explaining that NewSylum Brewing is requesting adding metal stairs from the loading dock up to the flat roof so that periodic maintenance can be performed on the glycol chiller and other equipment located on the flat roof. Brook asked about the material being used for the stairs. David explained that for the 1st set of stairs he would be repurposing an existing set. The second set will have rounded rails, and rungs with 1 foot rises. Ross asked the NewSylum owners to ensure they obtain necessary permits. David replied that permits are already in progress. David further explained that maintenance is performed every 2 months and immediate access is needed in the event of emergencies which have happened. Jim Landy asked if lighting would be needed. David replied that flash lights are sufficient. Christal noted that this request should be brought to the group submitting the historic designation application to ensure the addition of this staircase will not have any negative impact. She recommended that if the Authority decides to approve this request, they include in their motion that it is contingent on historic feedback and guidance. Terry recommended looking for exterior stairs on existing buildings for comparison and Ross agreed. David informed everyone that the stairs will have a gate at the bottom so that they can only be accessed during maintenance. Terry expressed to the group that tenants must consider all exterior aspects to ensure the campus maintains a neat and cohesive appearance.

Ross asked for a motion to approve the addition of the stairs for maintenance only access to the flat roof contingent upon receiving historic feedback. Mike entertained. Jim seconded. All in favor. Terry Sagedy abstained.

Ross then informed members of 1st Financial Bank USA's withdrawal of interest in Newtown Hall. Mike added that all members of the Authority considered what was presented and made a good decision based upon timing and financials, adding that the Bank only needed 8 weeks to determine if the building would be feasible for their new location. Melissa added that the group made a decision based upon what is best for the campus. Ross noted that the tenant would have been Premier Financial Services, who is a lending institution for exotic cars, so the building would have been used for office purposes. Members all agreed that the Authority made the best decision considering multiple aspects.

2023 Meeting Calendar:

Kim distribute the draft 2023 FHA meeting calendar for review and approval.

Ross asked for a motion to accept the Fairfield Hills Authority 2023 meeting calendar. Terry entertained. Mike seconded and all were in favor.

Member Updates:

None.

Staff Update:

None.

Adjournment:

With no further business, Terry motioned to adjourn, Jim seconded and the meeting was adjourned at 7:38 p.m.

Respectfully submitted, Kimberly Chiappetta, Clerk.

A recording of the meeting is available by contacting Kimberly.Chiappetta@newtown-ct.gov.





