



TOWN OF NEWTOWN
Fairfield Hills Authority
MINUTES

The Fairfield Hills Authority held a Meeting on June 26, 2017 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, Phil Clark, Terry Sagedy, Renata Adler, Roger Cyr (arrived 7:20)

Absent: Andrew Willie, Jim Bernardi **Public Participation:** none

Also Present: Christal Preszler, Kim Chiappetta (clerk)

The meeting was called to order at 7:12 pm without a quorum. A quorum was official upon the arrival of Roger Cyr at 7:20 pm.

Public Participation:

None

Minutes:

Mr. Carley asked for a motion to accept the minutes of May 22, 2017. Terry Sagedy entertained. Renata Adler seconded and all were in favor.

Chairman's Report:

Community Center Proposed Building (Discussion and Possible Action):

Ross Carley began the meeting by informing the group that he asked Kim Chiappetta to read from the Master Plan sections regarding structures on the Fairfield Hills property. As a preface to this, he highlighted that Bob Geckle, the first Chairman of the FHA, and the original Fairfield Hills Authority had the massive task of ensuring the Master Plan was adhered to. The first structure erected on campus was the Newtown Youth Academy (NYA) which required that the owner, Mr. Peter D'Amico, add 2 million dollars to his budget to comply with the structural requirements of the campus. The second building to be erected on campus was the Newtown Volunteer Ambulance building which was required to add a 2nd story to comply with the structural requirements of the campus. In regards to the Community Center, the architectural firm gave a presentation to the FHA 2 years ago, but have not returned despite the location and design changes, and requests by FHA to present these changes.

Ross reminded everyone to clear their heads of their personal preferences and speak only about the design in regards to the Master Plan.

Kim Chiappetta then to read into the minutes:

Document	Page/Section	Read
Master Plan Amendment dated 5/31/2013	Page 28, Section F, bullet point 3	How the Plan Meets Community Objectives:

Document	Page/Section	Read
		<p>Maintain the architectural and site design characteristics of a campus.</p> <p>The recommended plan accomplishes this objective by retaining the core buildings. The architecture of any new buildings would have to be compatible with the traditional buildings on the Campus. Guidelines for compatible architecture will be included in the Master Plan submission to the Planning and Zoning Commission. In addition, there is a Landscape Design Guidelines document to further ensure that the design characteristics of the campus are maintained.</p>
Land Use - Zoning Regulations	Article VI - Special Districts, Section 3 - Fairfield Hills Adaptive Reuse (FHAR), Sub-section 6.03.100	The reuse of the property should be planned, new structures should blend in with existing historic structures, and the environmental integrity of the site should be maintained.
Fairfield Hills Master Plan	Page ES 5, Executive Summary	<p>Potential In-fill Uses</p> <p>The following guidelines are recommended for these potential in-fill buildings:</p> <ul style="list-style-type: none"> -office use or municipal use (including open space and recreation) -A style of architecture and material compatible with the balance of the campus -Maximum building height – three stories -Maximum square footage per new building – 50,000 sf. (other than academy) -Parking to be shared with other uses to greatest extent possible

Ross then asked the group to each discuss the design. Terry mentioned that the back of NYA did not comply with the existing core buildings. Phil informed the group that the back of the proposed community center is the south side and having large windows on that side of the building would allow for allot of light and help with sustainability. The front of the building (the north side) could have columns and smaller windows to blend with the historical buildings on the campus. This type of design would be a blend of the current proposed design that many people like while still meeting the classical architecture of the campus. The group then discussed how classic architecture is timeless and the concerns of the campus looking dated in years to come.

Terry expressed that the Fairfield Hill Master Plan guidelines are very loosely written. He added that he has a different sense of progress and that the language is not specific. Ross asked the group if the FHA owed it to the other building owners on campus to ensure the guidelines are enforced for the community center as was with them.

Roger read to the group additional sections of the Master Plan and highlighted that the master plan repeats over and over that the architecture needs to harmonize with the rest of the

campus. Roger reminded everyone that GE provided the money for the town to build something that would bring people together as a community, and now as a community Newtown wants to present itself as a historic town.

The group also discussed concerns with adequate parking.

After much discussion, the group agreed that the proposed structure did not meet the Fairfield Hills design guidelines.

Phil Clark motioned to vote if the proposed building does not comply with the Fairfield Hills Master Plan guidelines. Terry Sagedy seconded the motion. Ross called for a vote as follows:

The current rendering of the proposed community center does not comply with the intent of the design guidelines pertaining to Fairfield Hills, as evidenced by the attached excerpts from the Fairfield Hills Master Plan, Master Plan Amendment and Fairfield Hills Adaptive Reuse regulations. The motion passed unanimously.

The Fairfield Hills Authority requests that the number of parking spaces be re-evaluated, considering shared parking for the Municipal Center, community center, sports and other events – especially in regard to the timing of each activity. Consideration of pervious and alternative parking surfaces could be reviewed.

The motion passed unanimously.

Staff Update:

a) Interest in Buildings – Preszler:

Christal informed FHA members that REACH continues to be interested in one of the duplexes and that she is still working with them, and with the State to obtain funding for remediation of roofing and windows.

Frank Navone, owner of Panificio Navona, continues to keep in contact with Christal regarding his interest in Stratford Hall.

The group then discussed the CIP and what are the priorities for the campus: taking down buildings, infrastructure, or remediation. FHA would like to have more of an active role in the CIP process. Christal mentioned involving members of the EDC more from a financial perspective regarding building renovations. Phil told the group that renovating Stratford Hall would be a good investment for the town as the building could be reused. Ross added that the FHA needs to determine how much to invest in the building as it will be a good source of revenue for the town.

b) Streetscape – Preszler:

Streetscape work is in progress at the front entrance on the left (as you enter). There are 4 bases installed for lights and the area is staked out for trees and granite curbing is now being installed. The Streetscape should be completed in August.

c) Canaan House basement – Preszler:

Christal reported that removal of the Canaan basement is in progress. Piers were found but shouldn't add to cost. The area is being back-filled to ensure there is no water build up and to help maintain the integrity of soil

d) Events – Chiappetta:

Kim Chiappetta updated the Authority members on the 4 events most recently held on campus:

1. Catherine Violet Butterfly Party who reported a record turn-out & another great success. (Saturday, June 3rd)
2. Taunton Press – Cool Plant Sale – although smaller than the other two major events held in June, the organizer reported that almost all plants were sold and the event went very well, and they would like to return next year. (Saturday June 10th)
3. Mad Dash is an annual event that despite the Streetscape work was enjoyed by all.
4. Newtown Food Truck Festival was a huge event composed of 22 food trucks, 8 food tents, 31 vendors, a beer garden, and kids activities. Numerous town departments as well as the Chamber worked together to ensure the event was a safe and successful. The event was a reported as a great success and everyone appeared to enjoy themselves despite the rain. (Saturday, June 17th)

The Farmers Market started on Tuesday, June 13th and although they had to relocate due to the Streetscape work the vendors are content in their new location.

Planning for the Newtown Arts Festival and REACH Car show are underway.

Next summer events are:

Event	Location	Date	Time
Outdoor Movie Night	Soccer field between Keating Farms Rd and Kent House.	Tuesday, June 27th	8:30 – 10:00 p.m.
Outdoor Movie Night	Soccer field between Keating Farms Rd and Kent House.	Tuesday, August 8th	8:30 p.m. – 10:00 p.m.

e) Activities – Chiappetta:

Eagle Scout Kiosk:

Kim began by telling the Authority members that Thomas Tavar had submitted the building permit for the kiosk that is planned to be located on the trail by the new Glander field.

Exercise Stations:

Kim informed everyone that John Boccuzzi, from the Commission on Aging, along with Tracy Brady and Barbara Bloom are currently working on applying for an AARP grant that if awarded will be used for exercise equipment along the trail here on campus. Christal clarified that the trails were put in with the intent of having exercise stations and that this had been discussed in the past and comply with the guidelines. FHA wants more information regarding the details of these exercise stations.

Christal returned the conversation to the Eagle Scout kiosk asking if the Building department approves the permit without metal, then does it need further review. Phil Clark then explained to the members the need to ensure the structure is sound. Roger Cyr asked if there is insurance to cover maintenance such as vandalism or storm damage and who would be responsible for performing the maintenance. Christal responded that she believes this would fall under Parks & Rec as they currently perform other property maintenance.

Business:

Ross summarized that recommendations will be put together for the Design Review board and Community Center board.

Ross mentioned there are 2 applicants to fill 1 seat on the Fairfield Hills Authority board and said he would like to get applicants before the board in next meeting. He added that Andrew Willie was not planning to re-apply.

Terry informed Authority members that the first Fairfield Hills Task Force (sub-committee) meeting was held with representatives from Parks & Rec and the EDC. Ross added that Zoning wants to participate in future meetings.

Adjournment: With no further business, Ross Carley made a motion to adjourn, Phil Clark seconded and the meeting was adjourned at 8:38 pm.

*Respectfully submitted,
Kimberly Chiappetta, Clerk.*

F. How the Plan Meets Community Objectives

The recommended Master Plan meets several basic objectives established by the Newtown community through dialogue over the last two Master Plan efforts. These objectives are as follows:

- **Prepare a plan through a process of extensive public participation.**

The Fairfield Hills Master Plan Ad Hoc Committee held 26 meetings open to the public including invitations to over 45 community groups; sponsored a 2 night workshop in June, sponsored a tour of the campus on Saturday, October 5th with between 350 and 400 people in attendance; produced a video tour of the campus for broadcast on local access TV and sponsored a 2 session workshop on Saturday, November 16th. In addition, the 2010 Fairfield Hills Master Plan Review Committee engaged the Newtown community in a comprehensive review of the plan, including a Community Input Council, two Open Community Conversations that used café-style discussion groups, and a town-wide survey that elicited over 1000 responses. This document has been amended in response to those efforts, especially with respect to the overall vision for the property and the importance of open space to the community.

- **Provide for additional playing fields and new municipal space for Town and Board of Education offices as specified in the bond issue approved by Town Meeting in June, 2001.**

The amended plan maintains the original space allotted for the seven fields. A new plan for the configuration of that space will be provided by the Parks and Rec staff and will be retrofitted into the Master Plan Map when available. Such a reconfiguration may change the number of fields supported, though the final number of fields is expected to be within the Parks and Rec long term needs.

The Newtown Municipal Building is now located centrally within the campus and has provided the community with access to services as needed.

- **Maintain the architectural and site design characteristics of a campus.**

The recommended plan accomplishes this objective by retaining the core buildings. The architecture of any new buildings would have to be compatible with the traditional buildings on the Campus. Guidelines for compatible architecture will be included in the Master Plan submission to the Planning and Zoning Commission. In addition, there is a Landscape Design Guidelines document to further ensure that the design characteristics of the campus are maintained.

- **Conserve open space areas on the campus.**

Land outside the core campus will remain undeveloped Open Space.

ARTICLE VI – SPECIAL DISTRICTS

SECTION 3 – FAIRFIELD HILLS ADAPTIVE REUSE (FHAR)

6.03 Fairfield Hills Adaptive Reuse

6.03.100 Purpose and Intent. The purpose of this zone is to permit the conversion and reuse of the former Fairfield Hills Hospital campus in a manner that is in harmony with the character of the existing campus and surrounding neighborhood. The zone is designed to allow the economic reuse of the site so as to contribute to the wellbeing of the community while at the same time encourage the conservation of the overall site design and cohesive layout of the main campus. The zone encourages the maintenance of the historic integrity of the campus and existing structures located there.

The intent of the FHAR zone is to focus on a campus setting and encourage use of the property, existing buildings and new structures that will reinforce and contribute to the overall cohesiveness of the area. A campus setting is typically characterized by an integrated site design with complementary land uses that work together as a whole. The property has a unique central location in the community and Fairfield Hills Hospital played a major role in Newtown's overall development and history. The property is environmentally sensitive and has areas located within the aquifer protection district. The reuse of the property should be planned, new structures should blend in with existing historic structures, and the environmental integrity of the site should be maintained.

6.03.200 Procedure. The Fairfield Hills site possesses unique circumstances that shall require multiple steps and approvals for the reuse of the campus as outlined herein.

6.03.210 The first step involves the creation of a master planned development proposal for the entire campus and the submission of such plan to the Commission for its consideration and action.

6.03.211 A master planned development proposal shall provide the following information and studies as set forth below.

- (a) An overall development scenario, a description of the project phasing, potential impact on historic factors and natural resources and the capacity of the infrastructure.
- (b) An environmental impact study concerning the effect the master planned development will have upon the environment in general, the aquifer, and the campus character.
- (c) A plan for vehicular and pedestrian circulation patterns and parking areas. The plan shall be designed to demonstrate a harmonious integration of traffic and parking within the campus and the area immediately surrounding the campus. Shared parking areas are desirable and encouraged.
- (d) A landscaping plan.

6.03.212 Following receipt of a master plan, or subsequent modifications, the Commission may hold a public hearing. If a public hearing is held, it shall commence within 65 days following receipt. The Commission shall take action to approve, modify and approve or disapprove the master planned development proposal within sixty-five (65) days following the close of a public

Potential In-fill Uses

Depending on the success of re-use of the buildings listed above, there may be the opportunity for in-fill of new buildings within the core area of the campus at a scale and in a use consistent with the balance of the campus. This would not mean a more intensive development. It is an approach that has basically the same uses and intensities as the basic Master Plan, but may involve some new construction rather than re-use of existing buildings. The future use of Canaan and Kent will determine the extent of potential in-fill. If these buildings are not retained, the land area currently occupied by these buildings would be available for other uses based upon decisions at that time.

One potential re-use that will have unique needs is the high school academy concept. If the Town decides to proceed with this concept at some point in the future, the area currently occupied by Kent should be the first site considered. The Board of Education has indicated that this is their preferred site. Most likely, the best approach would involve demolition of Kent and new construction of an academy. This site has several advantages including: proximity to the proposed playing fields; a location on the campus closest to the existing high school; the site can be developed without impacting other components of the plan; shared parking with the playing fields would be possible; and a new access road from Wasserman Way to the east of the existing entrance is a possibility to directly serve the site. However, it is important for the Board of Education to make the policy decisions as to the purpose, size and design of such an academy. The location of this site and unique needs for an academy could result in a building larger than the 50,000 square foot limit discussed below. These decisions should be presented to the Newtown community in the level of detail and subject to community dialogue that has been the case with the planning effort for the entire Campus.

The other educational need facing the Board of Education is the future of its alternative high school program. This program serves 15-20 students. Based upon the growth and direction of the alternative high school, the Board of Education can be analyzing the space needs in relation to other needs including the academy with the goal of selecting a location for the alternative high school on the Fairfield Hills Campus or elsewhere in Town. The Master Plan does not recommend the new Town Hall as a location for this program.

The following guidelines are recommended for these potential in-fill buildings:

- Office use or municipal use (including open space and recreation)
- A style of architecture and materials compatible with the balance of the campus
- Maximum building height – three stories
- Maximum square footage per new building – 50,000 sf. (other than academy)
- Parking to be shared with other uses to greatest extent possible

Table of Contents

Fairfield Hills Master Plan - March 2013.....	1
Fairfield Hills Campus Master Plan Amendment - May 31, 2013	2
ARTICLE XXVII: Fairfield Hills Adaptive Reuse Zone (FHAR)	3

Fairfield Hills Master Plan - March 2013

Background:

- All components should be provided within the context of a master plan that preserves the campus environment, with the Town maintaining overall control of the Campus.

Future Use - Executive Summary Page 4

- The Master Plan recommends a preferred course of action for every building on the Campus. The re-use options are consistent with the characteristics of the existing buildings and needs expressed by the community

Potential In-fill Uses - Executive Summary Page 5

- A style of architecture and materials compatible with the balance of the campus.

Summary of Master Plan - Executive Summary Page 11

- Entire campus remains under the control of the Town to assure conformance with the Plan and appropriate design.

I - Master Plan - Physical Characteristics of the Campus - Land Use Implications - Master Plan Page 10

- The zoning regulations for the APD are applicable in addition to the requirements for the underlying zoning district. In the case of the campus, the underlying zoning is Fairfield Hills Adaptive Reuse (FHAR). Both the regulations of the APD and FHAR zones are applicable and in the event of conflict the more restrictive regulation applies.

III - Description of the Master Plan - Section B - Re-Use Buildings

- The re-use options are consistent with the characteristics of the existing buildings and needs expressed by the community as discussed in the previous sections.

III - Description of the Master Plan - Section C - Potential In-fill

- A style of architecture and materials compatible with the balance of the campus

III - Description of the Master Plan - Section D - How The Plan Meets Community Objectives

- Maintain the architectural and site design characteristics of a campus.

VI. Conformance With Fairfield Hills Adaptive Re-Use Zone Requirements

- The impact on historic factors is addressed by the retention of a number of structures within the historical campus design. In addition, any new development must be at a scale and of architectural character which is compatible with the historical character of the Campus.

Section V Summary of Space Needs Requests

Exhibit D - 4.23 - Fairfield Hills Adaptive Reuse

Exhibit D - 4.23.100 Purpose and Intent

- The purpose of this zone is to permit the conversion and reuse of the former Fairfield Hills Hospital campus in a manner that is in harmony with the character of the existing campus and surrounding neighborhood. The zone is designed to allow the economic reuse of the site so as to contribute to the well being of the community while at the same time encourage the conservation of the overall site design and cohesive layout of the main campus. The zone encourages the maintenance of the historic integrity of the campus and existing structures located there.
- The of the FHAR zone is to focus on a campus setting and encourage use of the property, existing buildings and new structures that will reinforce and contribute to the overall cohesiveness of the area. A campus setting is typically characterized by an integrated site design with complimentary land use that work together as a whole.
- The reuse of the property should be planned, new structures should blend in with the existing historic structures, and the environmental integrity of the site should be maintained.

Fairfield Hills Campus Master Plan Amendment - May 31, 2013

Potential Cohesive Themes

- The uses above reinforce one another when viewed more holistically as elements of an overall theme for the property.

II. Background and Process for Creating and Amending the Master Plan

- All components should be provided within the context of a master plan that preserves the campus environment, with the Town maintaining overall control of the Campus

V. Description of the Master Plan

A. General Approach

- The reuse options are consistent with the characteristics of the existing buildings and needs expressed by the community as discussed in the previous section.
- ...the overall architecture and materials should be compatible with the balance of the campus,

F. How the Plan Meets Community Objectives

Maintain the architectural and site design characteristics of a campus.

- The architecture of any new buildings would have to be compatible with the traditional buildings on the Campus.

ARTICLE XXVII: Fairfield Hills Adaptive Reuse Zone (FHAR)

Purpose and Intent

- The zone is designed to allow the economic reuse of the site so as to contribute to the well-being of the community while at the same time encourage the conservation of the overall site design and cohesive layout of the main campus. The zone encourages the maintenance of the historic integrity of the campus and existing structures located there.
- The intent of the FHAR Zone is to focus on a campus setting and encourage use of the property, existing buildings and new structures that will reinforce and contribute to the overall cohesiveness of the area. A campus setting is typically characterized by an integrated site design with complementary land uses that work together as a whole.

Procedure

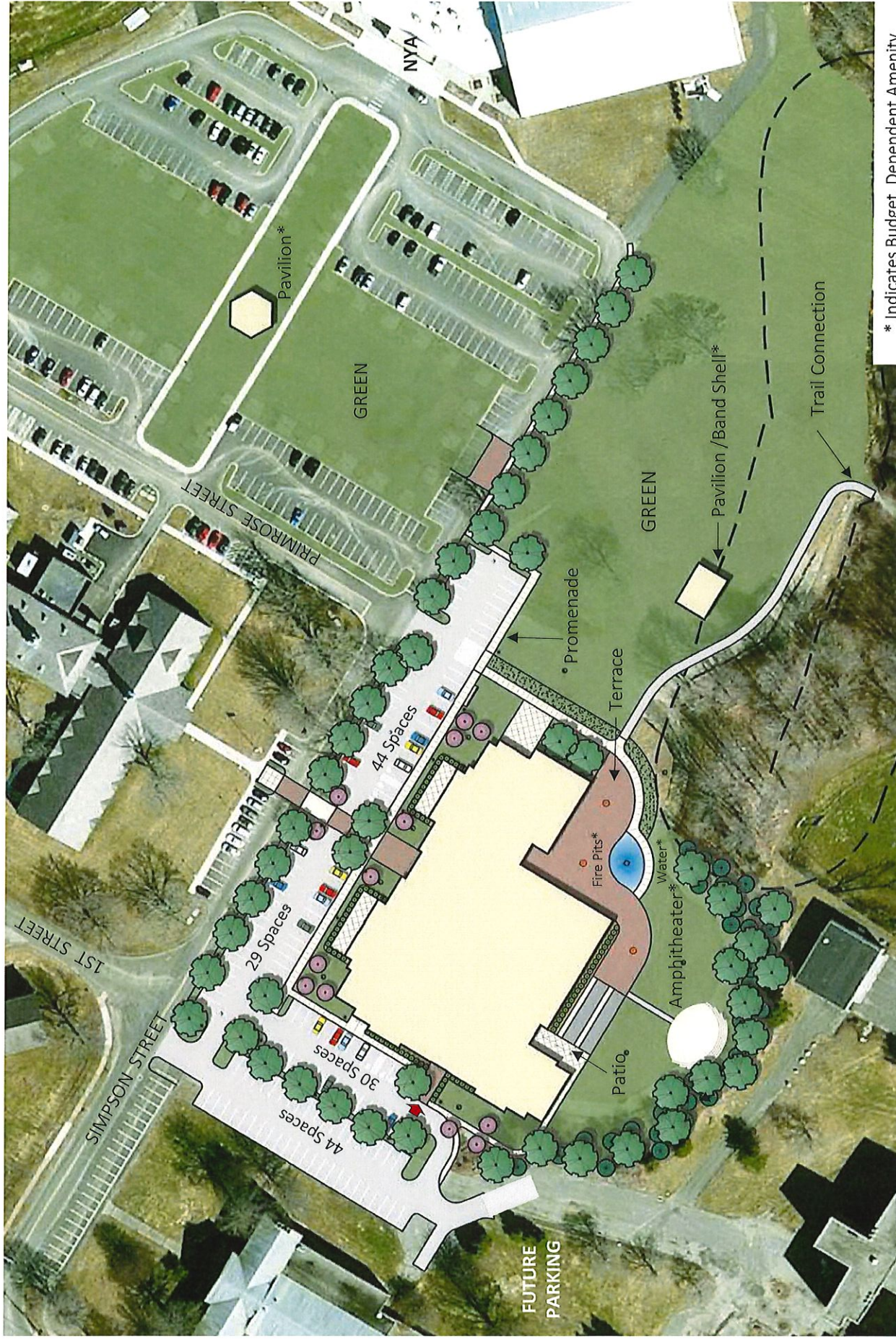
- No site development plan application shall be approved if the Commission finds that it is not consistent with the approved master plan for the Fairfield Hills campus.



NEWTOWN COMMUNITY & SENIOR CENTER DESIGN DEVELOPMENT



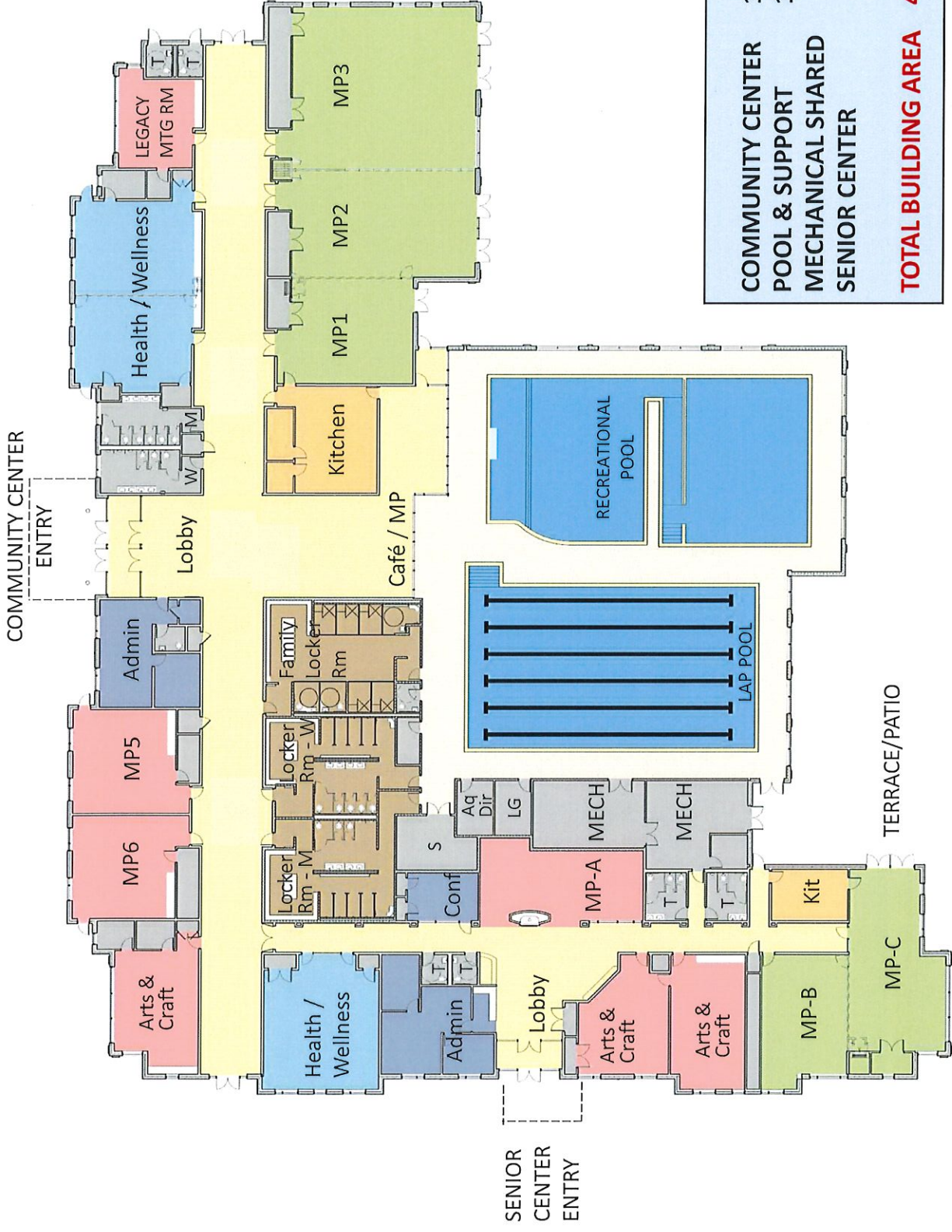
BOARD OF SELECTMEN
June 20, 2017



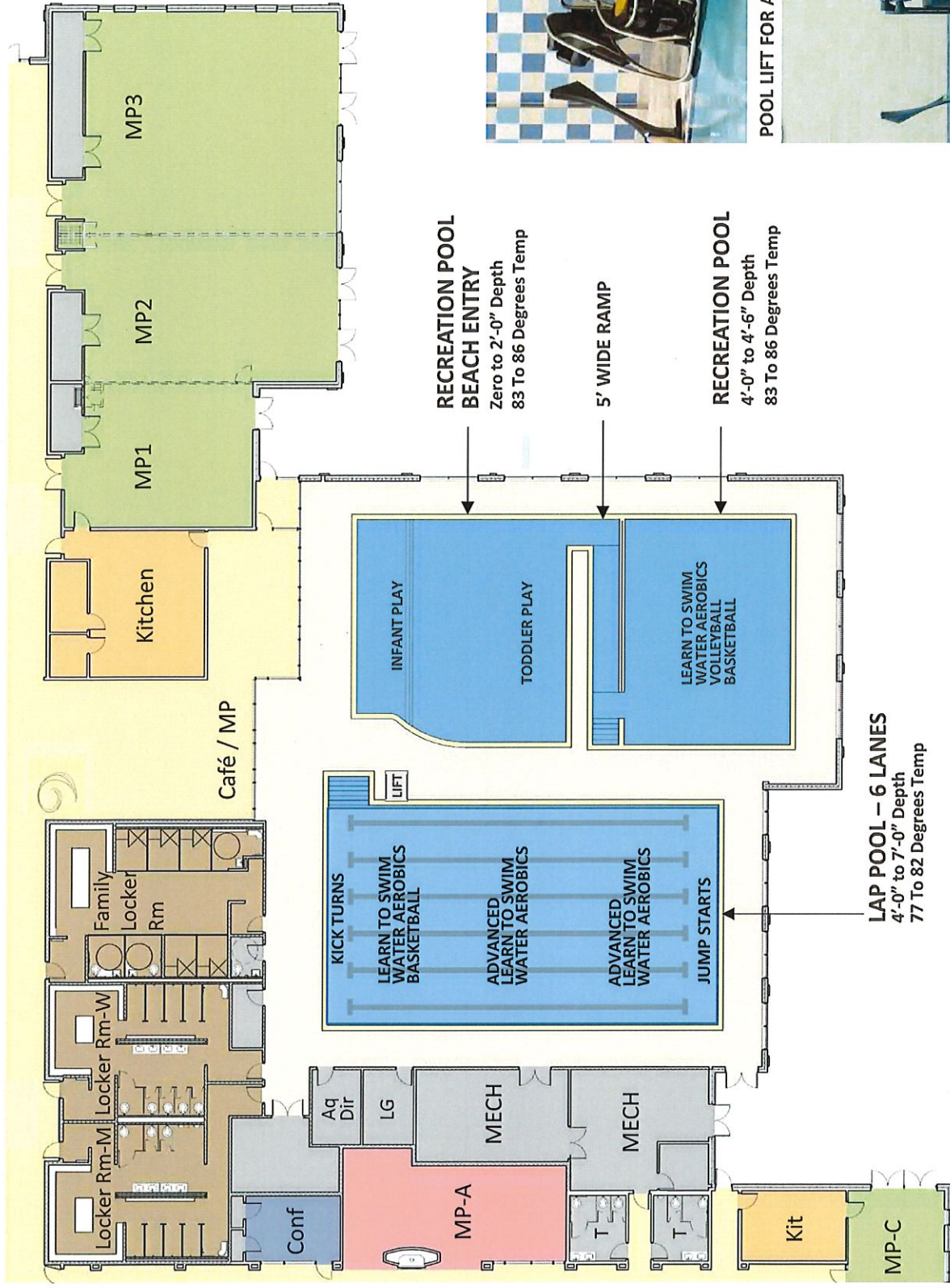
* Indicates Budget Dependent Amenity



NEWTOWN COMMUNITY & SENIOR CENTER SITE MASTER PLAN

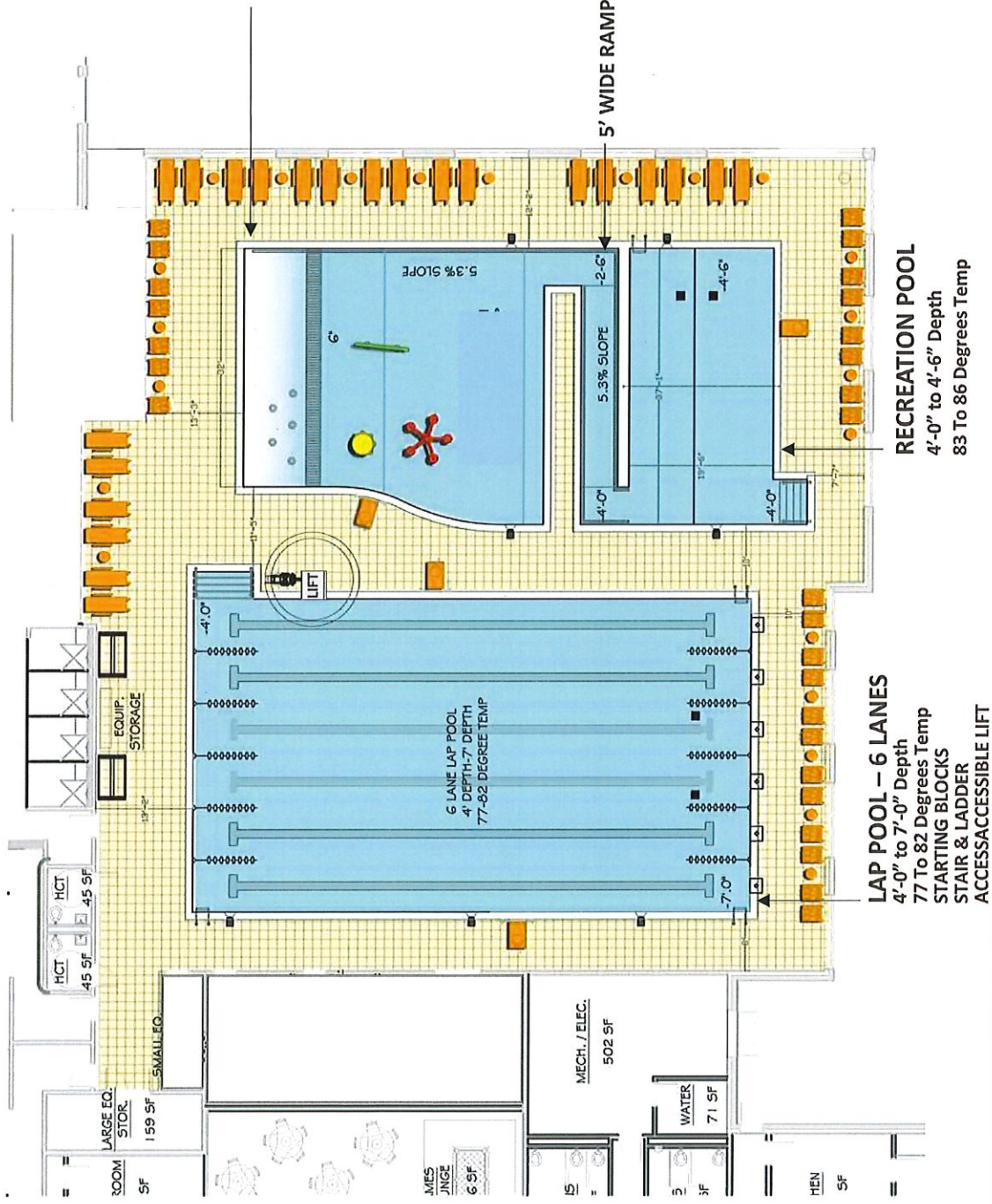


COMMUNITY CENTER	17,535 GSF
POOL & SUPPORT	17,675 GSF
MECHANICAL SHARED	1,000 GSF
SENIOR CENTER	9,450 GSF
TOTAL BUILDING AREA	45,860 GSF



NEWTOWN COMMUNITY & SENIOR CENTER

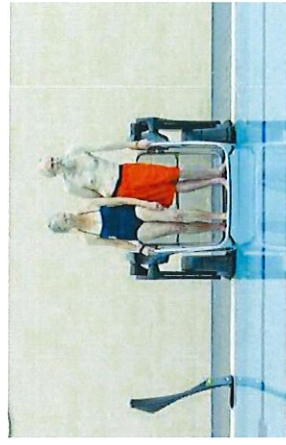
POOL DESIGN



**RECREATION POOL
BEACH ENTRY - 2,348 SF**
Zero to 2'-6" Depth
83 To 86 Degrees Temp
SPRAY FEATURES
LEARN TO SWIM / WATER AEROBICS
VOLLEYBALL / BASKETBALL



POOL LIFT FOR ACCESSIBILITY





NORTH ELEVATION / PERSPECTIVE



NEWTOWN COMMUNITY & SENIOR CENTER

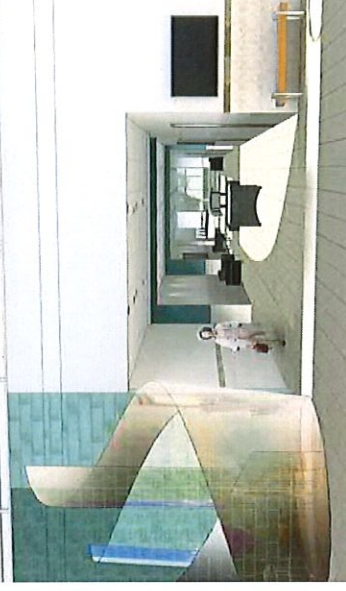
DESIGN OPTIONS



COMMUNITY CENTER ENTRANCE



SOUTHEAST ELEVATION / PERSPECTIVE



NEWTOWN COMMUNITY & SENIOR CENTER BUILDING DESIGN



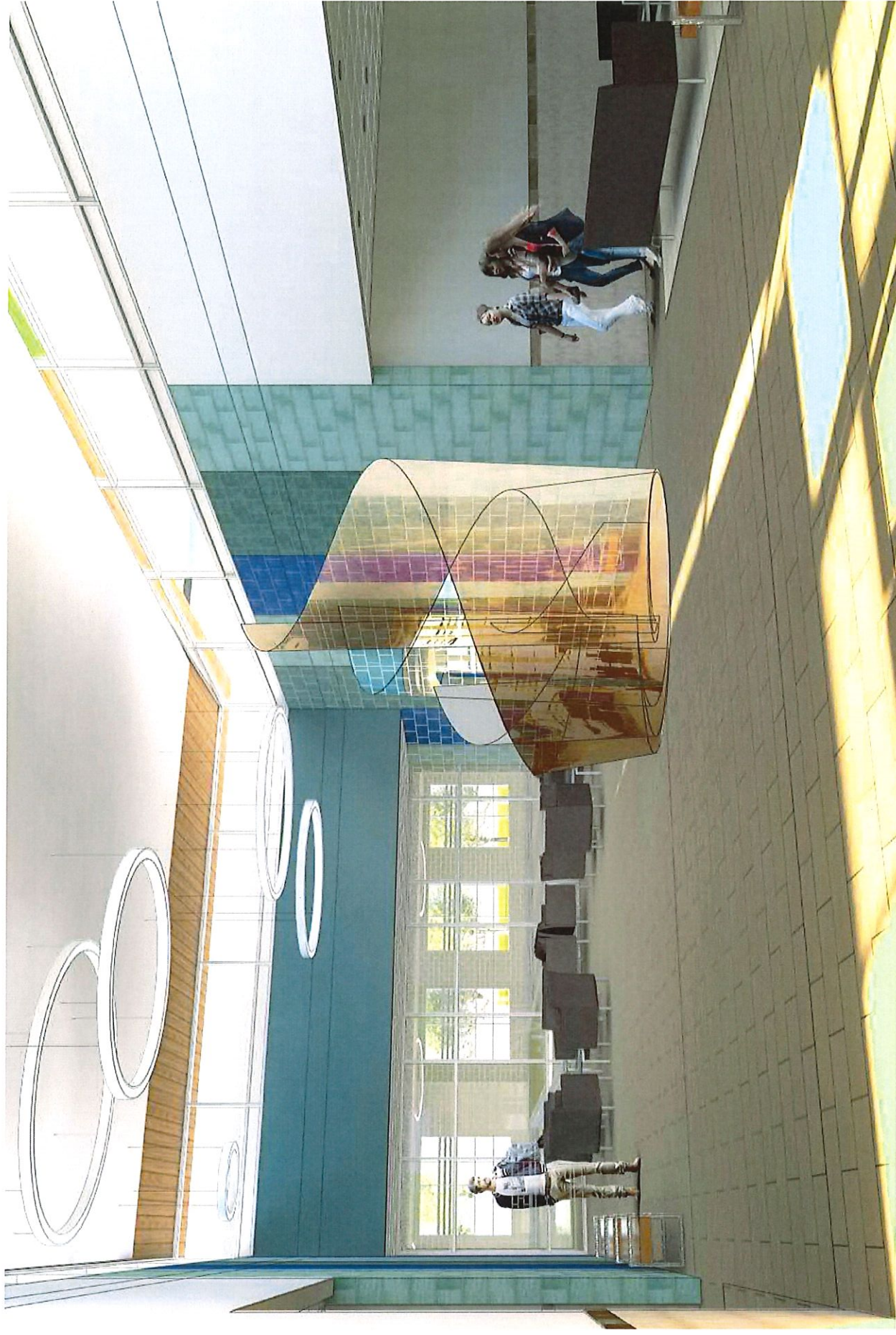
EAST ELEVATION / PERSPECTIVE



SOUTH ELEVATION / PERSPECTIVE



NEWTOWN COMMUNITY & SENIOR CENTER BUILDING DESIGN



NEWTOWN COMMUNITY & SENIOR CENTER BUILDING DESIGN



NEWTOWN COMMUNITY & SENIOR CENTER

COMMUNITY CENTER
MAIN CORRIDOR



WEST ELEVATION / PERSPECTIVE



NEWTOWN COMMUNITY CENTER

DESIGN OPTIONS



SENIOR CENTER ENTRANCE



WEST ELEVATION / PERSPECTIVE



NEWTOWN COMMUNITY CENTER

DESIGN OPTIONS



NEWTOWN COMMUNITY & SENIOR CENTER

SENIOR CENTER
MAIN ENTRY LOBBY