



TOWN OF NEWTOWN

Fairfield Hills Authority

MINUTES

The Fairfield Hills Authority held a Meeting on September 24, 2018 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, Mike Holmes, Brook Clark, Terry Sagedy

Absent: Phil Clark, Melissa Beylouni, Renata Adler, Christal Preszler

Public Attendance: Barbara O'Connor – 36 Middlebrook Ln, Andrew Philbin – 176 Brushy Hill Rd

Also Present: Kim Chiappetta (clerk)

The meeting was called to order at 7:09 pm.

Public Participation: Barbara O'Connor of 36 Middlebrook Ln introduced herself to the Authority and informed them that she would like the Authority to appoint Andrew Philbin to the open position. She explained that Andrew married a young woman who grew up in Newtown and that they walk the Fairfield Hills campus grounds often. Barbara noted that the FHA has experience problems with member attendance and assured that Andrew will be able to attend all meetings. Ross asked Barbara what authority she has in bringing this forward. Barbara explained that she is a member of the *Republican Town Committee – Candidates Committee* and that they reviewed several candidates and found Andrew was the best person for this position.

Ross then asked Andrew Philbin to approach the group and introduce himself. Andrew informed members that he resides at 176 Brushy Hill Rd and that he and his wife moved back to Newtown after residing in Massachusetts. He is a practicing attorney in Woodbury for *Giuliano, Richardson & Sfaia* where his primary practice area is trusts and estates. Since the outgoing member was a practicing attorney, Andrew feels he could fill some of this skill set. Ross asked if members had any questions. Mike Holmes asked if Andrew had been a prosecuting attorney. Andrew replied that he was a prosecuting attorney for the State of Massachusetts. Ross then asked what Andrew would like to see at Fairfield Hills and if he understood some of the ideas for the campus. Andrew answered that he has reviewed the Master Plan to an extent and that he has seen the property develop since he first began coming to the campus in 2011. He expressed that he likes the current balance of development and open space and would like to see it continue in that direction. In addition, he would like to see some buildings turnover and have tenants in the future. Ross described the area that has been reserved for commercial redevelopment and asked what type of businesses Andrew would like to see at Fairfield Hills. Andrew said understanding the state of the buildings it is tough and that there are not a lot of businesses interested in the campus because of the associated costs. It costs less to build a new building. He emphasized again that he likes the existing balance and that he would like to see some private businesses come in as well, but there needs to be a demand before a decision can be made as to what is preferred. Brook asked if there were any other boards in town Andrew was interested in. At this time with a 1 year-old son, he is only interested in this commission but may possibly address some other boards in the future. Terry Sagedy asked if Andrew had any opinions for or against the possibility of mixed use

residential on the campus. If there is a proposal he believes he would have to consider everything depending upon structure, and expressed that he has no strong opinion either way. Ross thanked Andrew for coming forward and noted that there may possibly be a vote in next month's meeting. The other candidate will be invited to the next meeting.

Minutes:

Mr. Carley asked for a motion to accept the minutes of May 29, 2018 and August 27, 2018. Mike Holmes entertained. Brook Clark seconded and all were in favor.

Chairman's Report:

The group discussed inviting the other candidate, and how they could go about voting in the next meeting. The group also discussed concerns with member attendance.

Ross updated members on the progress being made on the campus. The Stratford Hall roof has been replaced, but a small issue has been identified with missing gutters.

Mike again noted the importance of member attendance and recommended reminding everyone the importance of attendance to have a quorum.

Ross continued to report the progress on Stratford Hall and that the contract with the brewery is almost ready to be signed. Terry volunteered that he would like to document a release of information once the contacts are signed to address various stories that are circulating in the community. Ross said that the Town attorney will send out a notification when the contacts are signed and recommended holding some type of celebratory recognition at Stratford Hall when the lease is signed. Kim will follow-up to see what can be done.

Brook asked as an Authority does the group have any other input or part in this process. Ross explained that the initial high-level draft of the lease was approved by the Authority and then the Selectman are involved in the fine tuning. He added that he has been involved in many meetings. Brook clarified that her question was in regards to the aesthetics of the business and whether these aesthetics were in the vision of the Authority. Ross clarified that the Authority does not get involved in aspects of the business.

Member Updates:

Ross asked Terry for a status update of the Arts Fest. Terry informed members that it was very hot weather, but very well attended. He thinks it may not have been as well attended as in years past, however they still made some money.

Ross provided an update of the REACH car show and that the numbers were down because of rain along the coast as attendees come from those locations. There were close to 300 cars. People were very generous in their donations.

Terry brought to the attention of the members that the Municipal Center gallery currently has an exhibit "In the Bag" that runs through the end of the Month. A new exhibit will be moving in for the month of October in conjunction with the Cultural Arts month. Terry recommended people take a walk through the Municipal Center and see these great exhibits.

Staff Update:

- a) Upcoming Events & Campus Updates – Kim:

Kim provided members a list of campus events for the month of October:

Event	Date	Time	Location
Farmers' Market	Every Tuesday	2 – 6:30 p.m.	Keating Farms Ave – grass area across from soccer field.
Newtown Day	Saturday, October 6th	11 a.m. – 5 p.m.	Keating Farms Ave – roadway and grass areas.
Parks & Rec – Fall Festival Carnival	Friday, October 19 th – Sunday, October 21 st	Friday: 6 – 10 p.m. Saturday: 2 – 10 p.m. Sunday: 1 – 5 p.m.	Keating Farms Ave – roadway and grass areas
American Red Cross Blood Drive	Thursday, October 25th	12:15 – 7 p.m.	Parking lot between NYA and Municipal Center – closest to Community Center construction.

Kim added that she has not heard of any progression on the Boy Scout Kiosk and that they must still be trying to raise money to fund the concrete base.

Ross asked members to review the resumes and call him with any questions. He reminded members that they can only have discussions one on one or else it is considered a meeting, and that he would like to hold a vote in the October FHA meeting.

Ross thanked everyone for showing up and expressed that he experienced a decrease in member attendance in the past. He added that it is important for all members to attend and participate in meetings to help make informed decisions.

He reminded members that the FHA has limited funds remaining and wants to get more money to move ahead with projects. One such project would be to mothball Newtown Hall to close it up properly and protect it so it does not fall prey to the elements. He added the need to secure the buildings, and highlighted the appreciated assistance from Public Works. Also, there is a need to obtain funds for the associated costs.

Terry asked if there was a discussion regarding the Master Plan Committee meeting last month. Ross said that he has been attending the meetings and Kim is the clerk. He highlighted that it is a good group of people with good intentions. He has attended meetings when possible to answer question. Kim informed members that she is not aware of a time frame for the committee, and that they are currently in the information

gathering stage where people are being invited to present and answer questions. Terry asked if the Fairfield Hills Master Plan Review Committee could attend an FHA meeting, and Ross said that this is possible.

Ross asked if members had any other thoughts. Brook expressed her concerns with security and noted that it appears Ross has things handled.

Adjournment: With no further business, Terry made a motion to adjourn, Brook seconded and the meeting was adjourned at 7:44 pm.

*Respectfully submitted,
Kimberly Chiappetta, Clerk.*