



TOWN OF NEWTOWN
Fairfield Hills Authority
MINUTES

The Fairfield Hills Authority held a Meeting on October 23, 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, Roger Cyr, Terry Sagedy, Brook Clark, Renata Adler, Jim Bernardi

Absent: Phil Clark

Public Participation: Richmond Jones, David Kingsley, Mark Tambascio

Also Present: Christal Preszler, Kim Chiappetta (clerk), Sargent Jeff Silver, Carl Samuelson

The meeting was called to order at 7:06 pm

Public Participation:

Richmond Jones asked if there was any decision made regarding his request to photograph and document historical facts of campus buildings. Per Ross Carley's conversation with the town attorney David Grogins the decision must be made by the First Selectman. Mr. Jones said he would contact Ms. Llodra. Ross and Richmond had a brief discussion regarding insurance.

Ross asked if there was any further public participation. There was none.

Minutes:

Ross Carley asked for a motion to accept the minutes of September 25, 2017. Jim Bernardi entertained. Terry Sagedy seconded and all were in favor.

Event Safety Update:

Carl Samuelson began by informing members that Parks and Rec had been contacted by police with concerns of the safety of events being held on the Fairfield Hills campus. Carl recommended that the measures necessary to address event safety be considered a capital improvement project by the FHA. Carl expressed a concern that he does not want anyone to be liable if there is negligence in not securing a space where an event is held. Based upon some basic research of areas such as in Washington DC, Carl described that these locations have hardened the areas of public gatherings in an attractive manner with granite benches and planters.

Sargent Silver identified areas that police consider unsecured locations. Smaller gatherings do not pose a significant risk, but campus events are growing in attendance and there are now more concerns with safety. Ross informed the group that he feels eventually there will be an area specifically for events, but for the time being events are held in various areas of the campus dependent upon the type of event and the applicants request. He asked if it were possible to do something temporary that can be moved from location to location. Sargent Silver replied that some of the items Carl found are attractive and portable. Carl added that they do not want to do something costly that could not be reused at the final event space location. Christal reminded everyone that campus events are not all held in one specific location.

Jim Bernardi asked if this has discussed with the town attorney, and Carl said that they have not discussed this with him yet and were planning to meet.

Jim asked Sargent Silver if he was aware of any specific threats at this time. Sargent Silver said that the concern is that Newtown is on the map and that the events are growing in size of attendance. Jim asked if there had been any incidents of felony or domestic violence at these events that would bring about these concerns, and there was not. Sargent Silver used the recent incident in Vegas as an example pointing out that there was no specific motive for the tragic event. Jim emphasized that Fairfield Hills does not have a budget and asked if the goal is to ask for money. Carl explained that their intention is to be informative, to collaborate on a solution and to look for grant opportunities. He further explained that in his research he learned there are different levels of securing an event space and provided the example of requiring a 90 degree turn so that vehicles cannot increase speed. Carl expressed that there needs to be a unified effort to determine if large events will continue to be held until there is a secured event space and that the liability must be considered. Jim asked if there were any other event spaces in town that could accommodate these large events. Christal and Carl both mentioned that there are park locations but that they don't provide as much open space as the Fairfield Hills campus. Christal informed the group that she and Kim heavily consider event safety and that includes food safety and emergency vehicle access. Ross added that although everything cannot be prevented, an effort must be made to best prevent incidents such as a vehicle entering the event space and have some basic security in place. Jim expressed his concerns with not being able to stop someone who has intent to harm despite safety precautions. Carl mentioned that additionally these measures would prevent an incident from a person unintentionally losing control of a vehicle.

Jim asked Parks and Rec if they had a recommendation. Carl answered that based upon his research minimum security would be \$250,000 and described the items as being solid granite benches with no legs and large solid granite planters. Terry asked about safety concerns for other events such as the Labor Day parade and high school football games. He recommended that this be considered as a town wide solution. Renata gave an example of the security measures at the Ives Center concerts in Danbury. Carl agreed that considerations such as vehicles access to event space need to be considered when the permanent event space is developed.

Jim asked if Sargent Silver spoke with his superiors in regards to the event safety concerns. Sargent Silver clarified that the concerns had been communicated to him from his superiors, and that the purpose of his attendance at the meeting was to bring attention to the safety concerns. He explained that he is an approver representing the police for events on campus. Jim reiterated that there have been no specific credible or non-credible threats. He continued to clarify that another issue is that in the normal course of duties are the events too large for the police force to accomplish its mission and therefore do events sizes need to be limited. Sargent Silver replied that the layout of the campus and where people are walking is not conducive for large scale events. The group discussed limiting event sizes until a formal event space has been established. Christal added that every time an event grows so do security concerns. Jim asked if an event space would include a parking area. Sargent Silver said that it could be possible to include parking with dedicated routes to control traffic flow. The group discussed safety options and the need to make a decision as to whether or not to continue to hold larger sized events and the adequate security required to reduce liability.

Jim asked for clarification if the concern was regarding the town's liability, and that he was not referring to personal liability for FHA members. Carl clarified that as a town employee if he is aware of a hazard and does not mitigate that hazard it can result in personal liability.

To summarize the discussion, Jim stated that neither Carl nor Sargent Silver were aware of any specific credible threat now or in the near future in regards to the Fairfield Hills campus and asked both to confirm. Both confirmed that they were not aware of any such threats. The group continued their discussion of safety concerns and what can possibly be done to address them. Sargent Silver gave an example of advertising bag checks at the event as a deterrent. Jim noted that Carl and Sargent Silver performed a great public service in notifying the public of the safety concerns but have notified an Authority who has no budget.

Ross recommended meeting periodically to continue these discussions. Carl expressed that it may be necessary to have a professional group perform a security audit and he closed stating that everyone has the goal of making Fairfield Hills a safer space. Ross thanked them for their time. The conversation ended with no plan at this time.

Parks & Rec Update:

Carl Samuelson distributed pictures of a current shed and batting cages at the Glander field area. Babe Ruth approached Parks and Rec with their proposal for a new shed and batting cage. The new shed is almost completed with the final task of finding a color that everyone can agree upon. The Babe Ruth association has asked that the shed be a country barn color, rustic red. All Babe Ruth buildings such as the announcer booth and snack shack will all be the same rustic red. The new batting cages will have black poles and netting and will be located further away from the walking trail. The next picture provided a visual of where the score board will be located and how it will look. Carl recommended that the scoreboard should be moved slightly to the right so it is not visible to houses on Mile Hill South. Park and Rec is building the footings for the scoreboard and has already received the necessary approvals from zoning for the sponsor plaque on bottom of score board. Christal asked what was going to happen to the slab once the shed is demoed, and Carl replied that Parks and Rec will be removing slab.

Another update was that the Parks & Rec CIP has lines for Pickleball courts. There will be 3 lined courts at Treadwell, 2 at Dickenson and some on the Fairfield Hills campus. When Parks and Rec performed their prioritization Pickleball courts was number 5 on the list. There are no specific locations for Pickleball courts on the Fairfield Hills campus at this time, but he wanted FHA aware that there is a line on the CIP. Carl informed the group to keep in mind that a Pickleball court is ½ the size of a tennis court, and informed them that this project is 3 – 4 years out, but is a higher priority item.

Finally Carl closing informing members that Parks and Rec planted 38 trees on campus, and there are 17 trees from the streetscape.

Public Participation:

David Kingsley with Mark Tambascio arrived shortly after the Parks and Rec update and presented a letter of intent that they would like to pursue a brewery at Stratford house on the Fairfield Hills campus. Christal accepted the letter on behalf of the town and informed Mr. Kingsley and Mr. Tambascio that the town is also in conversations with other interested parties.

Renata asked if the FHA had wanted a food establishment on campus. Mr. Kingsley explained that although the brewery would not be a food establishment, they would like the opportunity to

have food trucks at the location. Ross explained that he needs to meet with George Benson and that the proposal must be considered to the campus master plan. Christal added that breweries and distilleries were recently approved for zoning. Mr. Kingsley told everyone that the location was selected for the building itself, so they could differentiate themselves from other breweries that are located in industrial areas. They informed Authority members that the business plan will be presented upon completion. Christal informed Mr. Kingsley and Mr. Tambascio that she will contact them to set-up a meeting to discuss as a proposal.

Chairman's Report:

- a) Ross began by mentioning a vacancy on the Authority and reminded members of Michael Holmes who was a former member of the FHA and has applied for the open position. Mr. Holmes' resume was emailed to committee members for review prior to the meeting. Ross asked if members needed more time or if everyone was comfortable to recommend Mr. Holmes now. Jim mentioned that he is very knowledgeable and knows the campus inside and out. Ross added that Michael worked for the Town of Wallingford for many years and that has knowledge of municipalities. Renata highlighted that there are no other applicants. Jim put a motion on the floor to nominate Michael Holmes for a seat on the FHA. Renata seconded and all were in favor. Ross will notify Michael Holmes that he has been appointed to board.

Member Updates:

- a) FHA Planning Advisory Sub-committee update:
Roger Cyr provided a brief update that the FHA Planning Advisory sub-committee has gotten into an active dialog between departments. He explained that the group was working with an old process chart for development on the campus. The first step in the process is for the review committee to have initial discussions with developer, and then present to the FHA followed by a letter of intent. The EDC has been added to the process to assist in reviewing financials. Roger explained the benefits of having the developer meet with a group of department representatives in place of following through the old flow chart. Roger asked if Terry had anything to add. Terry explained that the process is wrapping up and that he values the input from all areas. Ross asked if the co-chairs feel they are making progress. Terry explained that he feels the process is not completely smoothed out and that the meetings are a continued opportunity for communication. Ross expressed that it seems the committee has built trust between groups. Terry recognized that Amy attends all meetings although Carl is already attending and can represent Parks and Rec showing the importance of these meetings.

Renata returned the conversation to the letter of intent expressing concerns with Stratford Hall becoming a brewery. Members discussed that micro-breweries are now more of a social gathering place where families are welcome. Christal reminded everyone of the economic element that exist on campus.

Staff Update:

- a) Upcoming Events and Activities:
Kim Chiappetta began with providing an update of the Eagle Scout kiosk. Per an email from Tom Tavar senior on 10/2, Thomas was in the process of obtaining the necessary signatures from the Boy Scouts of America and raising money for the materials. Their plan at the time was to begin construction the first week of November.

Kim then informed the group of the final three campus events for the year:

- Halloween Party - Wednesday, October 25th
- Red Cross Blood Drive – Wednesday, October 25th
- Red Cross Blood Drive – Thursday, December 28th

c) Campus Projects:

Christal began by informing members that the Woodbury Hall abatement will take between 6-8 weeks and that demolition will begin afterward. It is expected that the project will be completed by spring. In conversations with other parties interested in the campus, she has informed them of the Woodbury Hall locations potential. Christal is already in conversations about this location. Ross informed the group that Brook recommended to him that the curved granite steps at back of Woodbury Hall be salvaged. Christal asked Ross to ensure that this request goes through the proper channels and that the steps are added to the list of salvaged items.

Next she told members that the Fairfield Hills Streetscape ribbon cutting was held on Monday, October 23rd and that Authority members Ross, Roger and Brook attended. She added that it was nice to have the group who attended the ground breaking return to see the completed project.

Finally, Christal informed members that the Community Center was planning on breaking ground this fall with a completion year of 2019.

Business: none

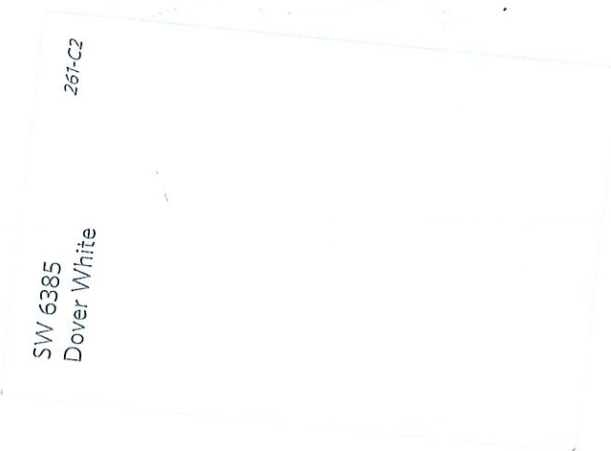
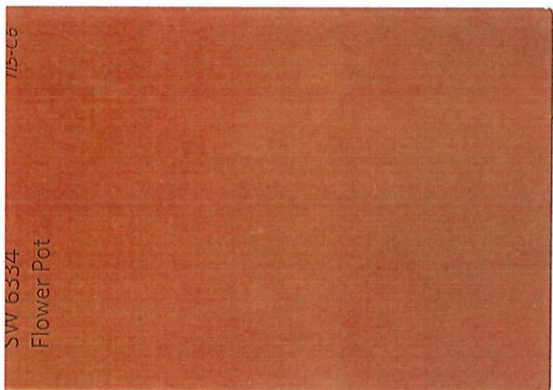
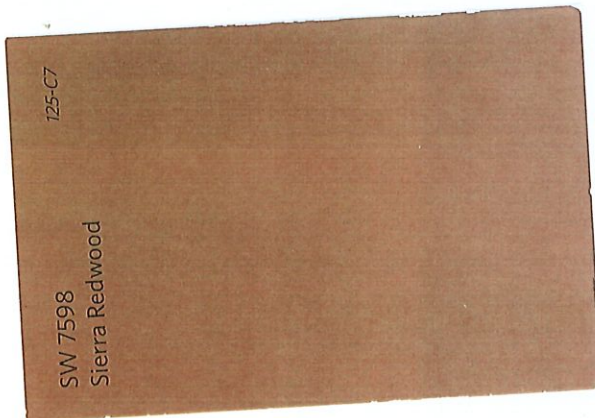
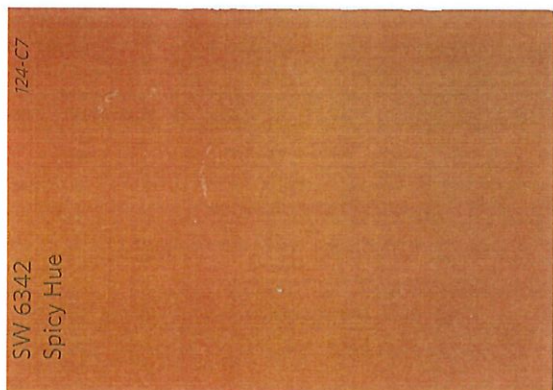
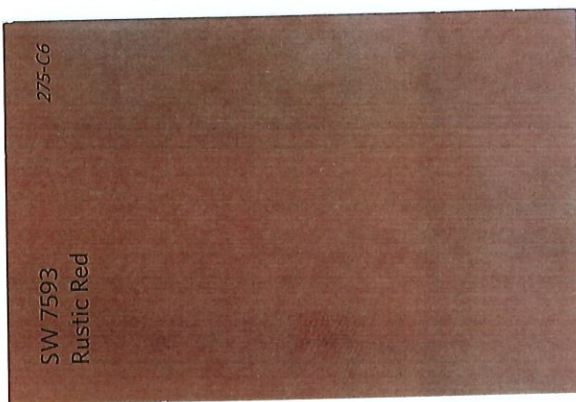
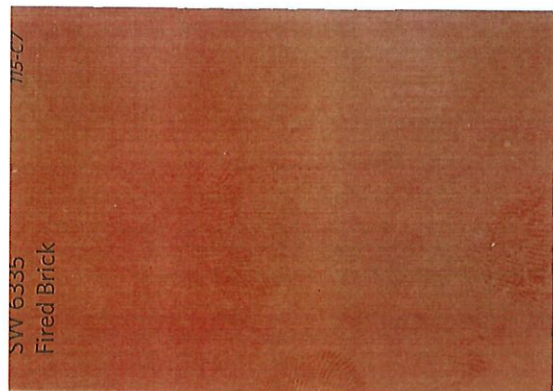
Adjournment: With no further business, Jim made a motion to adjourn, Renata seconded and the meeting was adjourned at 8:40 pm.

*Respectfully submitted,
Kimberly Chiappetta, Clerk.*





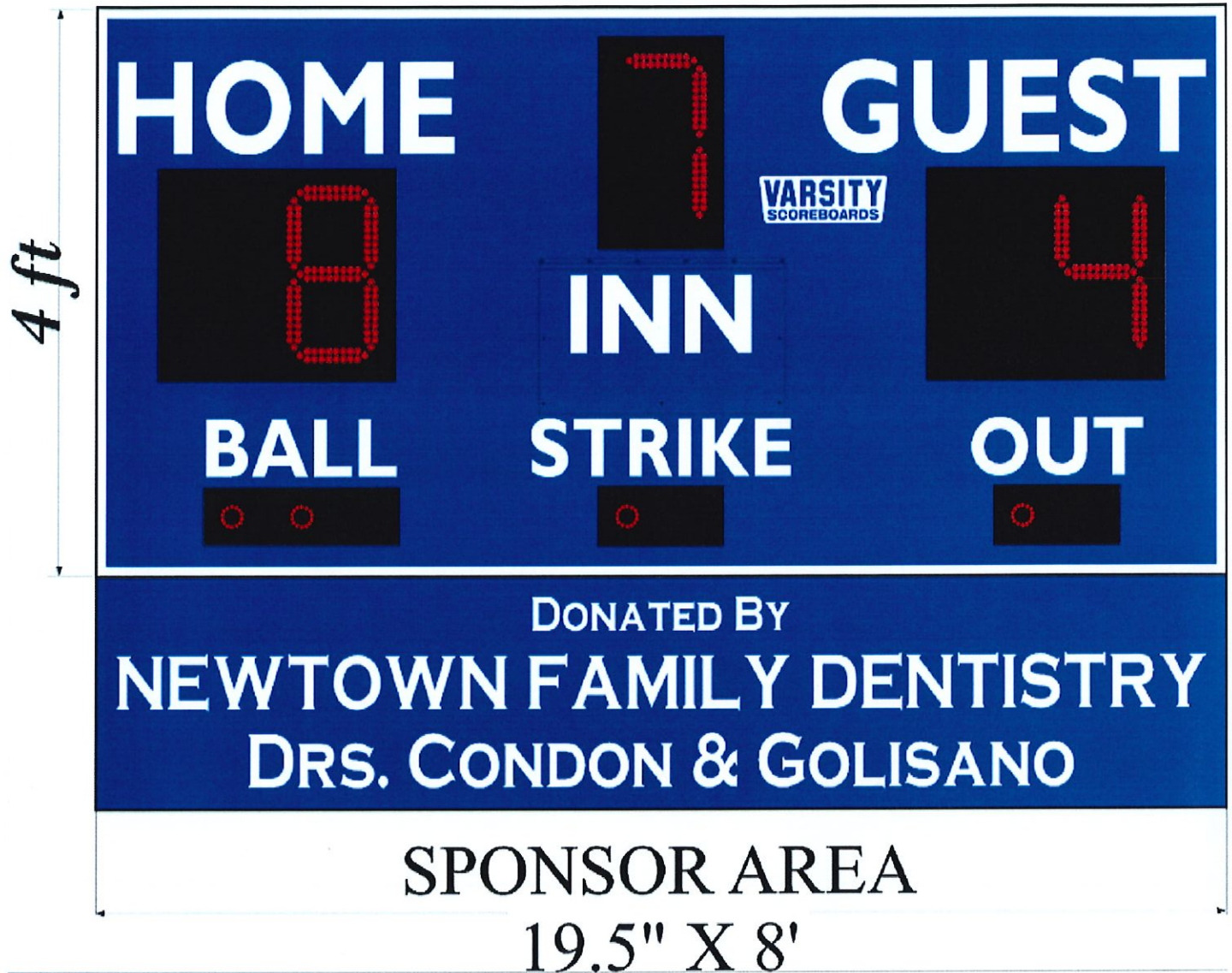








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From: Georgia Contois [mailto:georgia.contois@newtown-ct.gov]

Sent: Friday, September 22, 2017 3:47 PM

Mark Tambascio
My Place Restaurant
8 Queen Street
Newtown, CT

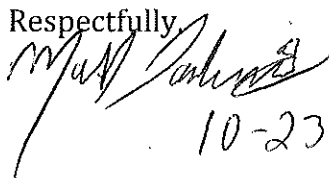
David Kingsley
20 Maltbie Road
Newtown, CT

October 23, 2017

Dear members of the Fairfield Hills Commission,

This letter is meant to serve notice as a 'Letter of Intent' that we would like to pursue, in conjunction with The Town of Newtown, the renovation of 'Stratford Hall' with the intent of establishing a craft beer brewery and retail tasting room at that location. We are in the process of creating a business plan and solidifying our financial alliances. We ask that the committee allow us time to pull these elements together without worry that the building will be turned over to some other entity.

Respectfully,



10-23-17

Mark Tambascio



10/23/17

David Kingsley