



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

**The Fairfield Hills Authority held a Meeting on September 25, 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 (arrived 7:06 pm), Brook Clark, Renata Adler

**Absent:** Phil Clark, Jim Bernardi

**Public Participation:** Richmond Jones

**Also Present:** Christal Preszler, Kim Chiappetta (clerk)

The meeting was called to order at 7:08 pm

**Public Participation:** none

**Minutes:**

Ross Carley asked for a motion to accept the minutes of August 28, 2017 and September 13, 2017. Renata Adler entertained. Terry Sagedy seconded and all were in favor.

**Chairman's Report:**

a) Parks & Rec initiatives on campus

Ross informed members that Parks & Rec has received a donation of red maple trees from a nursery closing one of their locations. Parks & Rec will be planting 6 of these trees along the fence on the campus that runs parallel to Wasserman Way. He added that red maples are expensive trees and will grow very large over time. Ross thanked the FHA Planning Advisory Subcommittee for their efforts in improving communications, and pointed out the valuable results such as the conversation between FHA and Parks & Rec regarding the planting.

The second Parks & Rec campus initiative that was discussed was adding more Pickleball courts to the campus. Carl Samuelson informed Ross that the 5 year Parks & Rec CIP has a line item for 4 Pickleball courts to be installed on the campus. There is no location selected at this time, but the locations around Cochran House are being considered. Pickleball is becoming a popular sport and town residents are requesting more courts. Christal added that these courts may also be lit. Ross informed Authority members that he asked Carl if it is possible to make these courts dual purpose, but this does not seem to be possible because of the specific court size. Brook reminded the group of the exercise stations requested by Friend of Newtown Seniors (FONS) and suggested that the location of these exercise stations also be considered when selecting a location for the Pickleball courts. Christal reminded the group that unfortunately the grant was not awarded to FONS and that the FHA would have to contact FONS or Parks and Rec for their plan.

Terry recommended that courts should be in the area of the Glander fields so they will not interfere with the planned green space associated with the community center. Roger asked if the new courts will replace the temporary Pickleball court in the parking lot. Christal said that this must be confirmed with Parks & Rec.

Ross also informed members that Newtown Babe Ruth may be replacing the existing shed and reminded them of their request to add a score board to the new ball field. He described the proposed location of the new shed and how the colors would be so that it would blend in with the area around it. Christal clarified that this is just a conversation and that now is the time to raise any questions or concerns. Renata asked if there is a real need for a lit scoreboard. Ross explained that games often run into the evening and the group discussed the size and positioning of the score board. Christal recommended inviting Carl from Parks & Rec to the next FHA meeting to present the details and answer questions. Ross reminded everyone that both the shed and score board will need to get the required planning and zoning approvals.

b) Request for Historic Documentation of Building

Richmond Jones attended the meeting as a member of the public and Ross invited him to formally join the meeting to further discuss his request to photograph campus buildings. Ross asked how much actual time per day would be required. Richmond explained that he would not be able to provide a time not knowing the interior of the building. Ross clarified that a town employee would be required to escort Richmond through the buildings and that there are concerns regarding the amount of time spent in the buildings and air quality. The group discussed buildings' decay including disturbed asbestos. Richmond reminded the group of his work at Ground Zero and that he would take any precautions deemed necessary. The group also discussed the documentation that would come out of this project and concerns around how it may reflect the Fairfield Hills campus. Ross informed the FHA that a letter was received from the town historian, Dan Cruson, regarding the project. Brook asked if the FHA could set parameters as a group. Christal expressed concerns that the Authority does not have the expertise to determine safety conditions. Christal explained to Richmond that a more firm proposal would provide the FHA with concrete information to make recommendations. The group concluded that the discussion must return to the town attorney. Ross will contact the attorney to discuss this further. Richmond expressed his appreciation of everyone's time and for hearing him out.

**Member Updates:**

a) FHA Sub-committee update:

Roger Cyr began by informing the group that there have been a number of meetings. Subcommittee members had been provided a flow chart of the Fairfield Hills Development Process to help answer questions in a prior meeting. In reviewing the process flow the group decided that routine maintenance performed by Parks & Rec would be outside of the documented process. Roger informed the group of some of the modification made to the existing process flow. He added that members of Parks & Rec, EDC, Planning and Zoning, and Public works attend each meeting, and that Fred Hurley provides vast knowledge that explains to subcommittee members reasons why some decisions are made. Roger further explained that communication have been beneficial in regards to campus maintenance. The group then had a brief discussion regarding development on the campus and how it should coincide with the key characteristics of the town.

**Staff Update:**

a) Upcoming Events:

Kim Chiappetta began by letting Authority members know of the great success of both the REACH Car Show and the Newtown Arts Fest.

She then informed the group of the upcoming events:

- Newtown Cultural Arts Commission's 3<sup>rd</sup> Annual Lantern Parade – September 30<sup>th</sup>
- American Red Cross Blood Drive – October 26<sup>th</sup>
- Newtown Congregational Church C.R.O.P. Walk – October 15<sup>th</sup>
- Fall Festival Carnival – October 20<sup>th</sup> – October 22<sup>nd</sup>
- Cyclo Cross – November

b) Campus Interest:

Christal Preszler explained to the Authority that there will not be any renovations to Stratford Hall at this time as CIP funds are shifted to the Woodbury Hall demolition. Ross added that when he appeared before the First Selectman last week, they discussed the possibility of new CIP funds for the Fairfield Hills campus and the use of existing funds to fix the issues with the roof on Stratford Hall. Christal added that the budget process begins in October and reminded everyone that Fairfield Hills used to have a budget line item, but this line item was removed 2 – 3 years ago.

c) Campus Projects:

Christal informed members that the Woodbury remediation and demo project has begun with the removal of miscellaneous items out of buildings. Items considered valuable had already been removed from the buildings and are currently in storage. AAIS must perform a 10 day notification process with state, and after that can begin the remediation. The complete demolition should take 2 months, but is dependent upon weather conditions.

The Streetscape is down to the last corner and should be completed soon.

Terry made an observation that residents are expressing concerns on social media and that he has been urging them to attend FHA meetings to discuss their concerns directly with the Authority.

**Business:** none

**Adjournment:** With no further business, Terry made a motion to adjourn, Renata seconded and the meeting was adjourned at 8:14 pm.

*Respectfully submitted,  
Kimberly Chiappetta, Clerk.*