

THE FOLLOWING MINUTES ARE SUBJECT TO APPROVAL BY THE BOARD OF SELECMTEN

The Board of Selectmen held a regular meeting Tuesday, June 20, 2017 at the Newtown Senior Center, 14 Riverside Road, Sandy Hook. First Selectman Llodra called the meeting to order at 7:33p.m.

**PRESENT:** First Selectman Llodra, Selectman William F.L. Rodgers, Selectman Herbert C. Rosenthal.

**ALSO PRESENT:** Rusty Malik & Kevin McFarland of Quisenberry Arcari, Joe Giancobbe of Caldwell & Walsh, Community Center Advisory members Brian Hargraves, Brian Leidlein, Kinga Walsh, Carla Kron, Amy Mangold, Maureen Crick Owen, Senior Center Advisory member LeReine Frampton, Cultural Arts Chairman Laura Lerman, Conservation members Karlyn Strurmer and Holly Kocet, Director of Planning and Land Use George Benson, Deputy Director for Economic & Community Development Christal Preszler, Economic Development Commission members Bob Rau, Wes Thompson, Cramer Owen, Town Engineer Ron Bolmer, five members of the public and two members of the press.

**VOTER COMMENTS:** Dan Rosenthal, 9 Megan's Circle, voiced concern about the car port and the distance of the parking lot in comparison to the building.

**ACCEPTANCE OF MINUTES:** Selectman Rodgers moved to accept the minutes of the 5/15/17 as presented and the minutes of the special meeting of 5/23/17 as presented. Selectman Rosenthal seconded. All in favor.

**COMMUNCIATIONS:** First Selectman Llodra shard a letter of rejection of a proposed location for a cell antenna at the Newtown Middle School corner (att.), an email from Barbara O'Connor relative to the use of only native plants on the campus (att.) and letters from Paul Fadus and Cris Carvalho relative to granting tax incentives to multi-unit housing complexes (att.).

**FINANCE DIRECTORS REPORT** – none.

**UNFINISHED BUSINESS**

**Discussion and possible action:**

1. **Community Center Update:** Rusty Malik provided an update on the Community Center/Senior Center design (att.). There have been very few changes. Parking has been increased to 150 spaces and there is a slight increase in space around the pools. The footprint is now fixed. Mr. Rosenthal feels the design should be in keeping with campus architecture. The Design team will meet with Planning & Zoning on July 6.

**NEW BUSINESS**

**Discussion and possible action:**

1. **Policy Governing Use of Native Plants on Town Owned Properties:** Karlyn Sturmer and Holly Kocet presented the Newtown Conservation Commission Proposed Policy on Governing Use of Native Plants on Town-Owned Properties (att.) asking the board to pass a policy and refer it to the Legislative Council so an ordinance can be adopted. First Selectman Llodra agrees there should be a policy but would like to be more informed. She asked Ms. Sturmer and Ms. Kocet to return with more information and to identify what it means in terms of what popular flowers and plants are non-native but not invasive that would be prohibited under this policy. First Selectman Llodra also asked for examples of impact, given the current environment. Native plants are considered to be plants that were here prior to colonization. Ms. Sturmer said all trees and shrubs are covered by the policy crafted by Conservation.

Rec'd. for Record 6-22 2017  
Town Clerk of Newtown 12:45pm  
Debbie Annalisa Halstead

2. **Request from Cultural Arts:** Laura Lerman, Chairman of the Newtown Cultural Arts Commission (CAC) reported the commission has been curating the art gallery at the Municipal Center for the last two years. She is requesting an independent stanchion at the beginning of the gallery. Ms. Lerman also requested that the gallery be named. She suggested the Center Gallery because it is located at the Municipal Center and it is in the center of the building. First Selectman Llodra asked Ms. Lerman to come back with several name suggestions. Selectman Rodgers moved to authorize an interim sign "Welcome to our Gallery" while going through the naming process. Selectman Rosenthal seconded. All in favor.
3. **Road & Drainage Work Agreement, 20 Bryan Lane:** Mr. Bolmer was present to discuss the 20 Bryan Lane Road & Drainage Work Agreement. Selectman Rodgers moved the town enter into a Road & Drainage Agreement for 20 Bryan Lane pursuant to a memo from Ron Bolmer, Town Engineer, dated June 6, 2017. Selectman Rosenthal seconded. All in favor.
4. **Road & Drainage Work Agreement, Ox Hill Road:** Mr. Bolmer was present to discuss the Ox Hill Road, Road & Drainage Work Agreement. Selectman Rodgers moved the town enter into a Road & Drainage Agreement for Ox Hill Road pursuant to a memo from Ron Bolmer, Town Engineer, dated June 12, 2017. Selectman Rosenthal seconded. All in favor.
5. **Road Discontinuance, Twist Hill Road:** George Benson was present to discuss the road discontinuance of Twist Hill Road. Selectman Rodgers moved the Board of Selectmen discontinue a portion of Twist Hill Road as identified on a survey map prepared by Brautigam Land Surveyors, P.C. dated 4/21/16 (att.). Selectman Rosenthal seconded. All in favor.
6. **Business Incentive Program Application – Covered Bridge Project, Hawleyville:** Mr. Rau reported that the Economic Development Commission (EDC) voted unanimously to approve multi-generational housing in Hawleyville. Mr. Owen presented the Covered Bridge Development Business Incentive recommendation (att.). First Selectman Llodra explained there was an interest by the EDC to expand the application of this policy to include residential development. No action was required to expand the policy, the Board of Selectmen, as well as the Legislative Council were informed. Mr. Benson said the state added this particular program to the incentive program by statute to encourage housing. This will work well with the state mandate about affordable housing. If the project did not include an incentive housing component it would not qualify under EDC business incentive program. Mr. Thompson said this was debated at length at the EDC level. The project is specific to IHOZ-10. Mr. Thompson said when people are renting in town they are more likely to buy a home in town; this incentive creates retention of residents, both young and old. The developer knew of the state regulations and inquired about the incentive. Selectman Rosenthal in general supports incentives, especially those on contaminated properties. First Selectman Llodra stated surrounding towns are growing in population with reasonable and appropriate development. Other proposals haven't qualified because they didn't meet the plan of conservation and development. Mr. Benson said there are limited areas in town that would qualify for this type of incentive. Selectman Rodgers pointed out that the decision to amend the policy was made prior to this application. Mr. Thompson said that if the density of the project is changed the incentive will be void. Selectman Rodgers suggested better public relations in connection with the incentive as it moves forward; Selectman Rosenthal said it needs to be stressed that the developers taxes will be increased at the end of the incentive. Selectman Rodgers moved to forward this incentive, with a positive recommendation, to the Board of Finance. Selectman Rosenthal seconded. All in favor.
7. **Appointments/Reappointments/Vacancies/Openings:** Selectman Rosenthal moved the re-appointments of Steve Meeker (U) and Beth Hamilton (D) to the C.H. Booth Library with terms to expire 7/1/21, the re-appointment of Ann LoBosco as the Municipal Agent for the Elderly with a term to expire 7/1/18 and also moved the appointment of LeReine Frampton, (D), from an alternate member of Commission on Aging, to a full board member with a term to expire 1/6/18. Selectman Rodgers seconded. All in favor. Selectman Rodgers moved the re-appointment of Herb Rosenthal and Fred Hurley to the Housatonic Resources Recovery Authority (HRRA) for terms to expire 6/30/20. First Selectman Llodra seconded. All in favor.

8. **Driveway Bond Release/Extension:** Selectman Rodgers moved to release the driveway bond for Timothy Russell, Toddy Hill Road, M45, B1, L45, in the amount of \$1,000. Selectman Rosenthal seconded. All in favor.
9. **Tax Refunds:** Selectman Rodgers moved the June 2017 refunds, no. 18, in the amount of \$7,853.95 Selectman Rosenthal seconded. All in favor.

**VOTER COMMENTS:** Dan Rosenthal, 9 Megan's Circle, stated it seems we are perverting the economic development incentive to prevent against density rather than encourage development. First Selectman Llodra does not believe it is a perversion of the incentive; there is a legitimate commercial enterprise. Selectman Rosenthal hopes if the project isn't completed as proposed the full incentive isn't given.

**Ryan Knapp**, Jeremiah Road, spoke as an individual saying the incentive was discussed at the Legislative Council level with no action taken. He said the EDC has the authority to change their policy, they made the Selectmen aware and the Legislative Council invited them to share it with them also. He has always been reassured that this isn't a give-away and typically used in circumstances where the town will lose the project to another town.

The EDC has the right to put forth a policy consistent with the state statute. The Board of Selectmen can deny individual applications.

**ANNOUNCEMENTS:** none.

**EXECUTIVE SESSION:** Selectman Rodgers moved to enter executive session for discussion and possible action on a Board of Assessment appeal, Nagy Enterprises, Inc. vs. Town of Newtown. Selectman Rosenthal seconded. Executive session was entered at 9:41p.m. and returned to regular session at 9:44p.m. with the following motion:

Selectman Rodgers moved that the town defend itself in the assessment appeal Nagy Enterprises, Inc. vs. Town of Newtown. Selectman Rosenthal seconded. All in favor.

**ADJOURNMENT:** Having no further business the regular Board of Selectmen meeting was adjourned at 9:45p.m.

*Susan Marcinek, clerk*

Attachments: Rejection letter, 6/15/17; B. O'Connor email, 6/20/17; P. Fados/C. Carvalho letters, 6/10/17; Community & Senior Center Design Development update, 6/20/17; Conservation Commission re: Native Plants; Twist Hill Road discontinuance; Covered Bridge Development Business Incentive, 6/20/17; C. Preszler memo re: Covered Bridge incentive, 6/12/17;

3 Primrose Street  
Newtown, CT 06470  
203-270-4351  
Fax: 203-270-4278  
rob.sibley@newtown-ct.gov



Robert Sibley  
Deputy Director  
Planning and Land Use

## TOWN OF NEWTOWN

June 15, 2017

Mr. W. Richard Smith, Jr.  
Robinson + Cole  
280 Trumbull Street  
Hartford, CT 06103

**RE:** Cell tower / Utility Pole Attachment– Newtown Middle School – 11 Queen St. Newtown, CT

### Rejection of proposed location for a cell antenna

Dear Mr. Smith,

I am in receipt of your letter of request to the suitability and request for consent for the locating of a cell "Can" antenna Dated May 25, 2017. (Attached)

The Town of Newtown Zoning Regulations require the location of cell antennas to be:

*8.16.412. ...located a minimum of 500 feet from any existing residential dwelling, any public playground or park or any public school."*

The proposed location violates these provisions of the Newtown Zoning Regulations and therefore the Town of Newtown does **not** consent to the proposed location for the "Can" antenna. This opinion for the rejection of this location is supported by the Newtown First Selectman, Pat Llodra and the Newtown School Superintendent, Dr. Joe Erardi, Jr.

Sincerely,

Rob Sibley  
Deputy Director of Planning and Land Use

Cc: Pat Llodra, First Selectman  
Dr. Joe Erardi, Jr, Superintendent  
George Benson, Director of Planning and Land Use



280 Trumbull Street  
Hartford, CT 06103-3597  
Main (860) 275-8200  
Fax (860) 275-8299  
wrsmith@rc.com  
Direct (860) 275-8218

*Via Certificate of Mailing*

May 25, 2017

E. Patricia Llodra, First Selectman  
Town of Newtown  
Newtown Municipal Center  
3 Primrose Street  
Newtown, CT 06470

Re: **Utility Pole Attachments to be Performed by Cellco Partnership**  
**Pole Location: Utility Pole #No Tags, Public Right-of-Way, 11 Queen Street, Newtown, CT**  
**Your Property Location: 11 Queen Street (Town of Newtown Middle School), Newtown, CT**  
**Cellco Identification for Proposed Installation: Newtown CT SC 4**  
**Property Owner Notification**

Dear Ms. Llodra:

Cellco Partnership d/b/a Verizon Wireless ("Cellco") is in the process of upgrading its wireless network at the pole location identified above ("Pole Location") in the vicinity of your property. Cellco has determined that it is necessary to install a small cell wireless canister antenna and associated radio and electrical equipment on the existing utility pole or, if indicated on the enclosed plans, a replacement pole within the public right of way at the same location. This service upgrade project will allow Cellco to provide customers in the project area with enhanced and more reliable wireless services.

Federal and state law permits Cellco to install and operate new antennas and associated equipment on utility poles in the public rights of way. The Connecticut Public Utilities Regulatory Authority ("PURA") has jurisdiction over the attachment of small cell wireless antenna facilities to existing utility poles, or replacement poles for existing utility poles, located in the public rights-of-way.<sup>1</sup>

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<sup>1</sup> See Decision, Docket No 16-06-38, Request for Declaratory Ruling by the Town of Greenwich et al. Regarding Regulatory Authority Over Small Cell Wireless Facilities (Dec. 14, 2016).

May 25, 2017

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## **Project Notice and Application Process:**

Pursuant to Connecticut General Statutes (“CGS”) section 16-234, Cellco may not place its antennas or equipment on a utility pole in the public right of way without *either* (1) the consent of owners of adjoining property, *or* (2) if consent cannot be obtained, the approval of PURA. An excerpt of CGS section 16-234, which details your rights, is included in Attachment A. PURA has defined the term “adjoining property” as any property within 140 feet of the utility pole on which the described equipment would be located.<sup>2</sup> You are receiving this notification because local municipal records identify your property as being within 140 feet from the identified pole where the Cellco equipment is proposed to be installed.<sup>3</sup>

Please note that if you do not contact me to note your objection to the proposed project within thirty (30) days from the date of this letter, we will presume that you consent to the placement of the antenna and associated equipment on the identified pole and will so advise PURA. During the thirty (30) days from the date of this letter, you may contact me or PURA to indicate that you withhold consent.

Beginning thirty (30) days after the date of this letter, Cellco may file an Application for Approval of a Construction Plan (“Application”) for the above-referenced facility with PURA. In its Application, Cellco will advise PURA of the correspondence, e-mails, and telephone contacts I have received from adjoining property owners in response to this letter.

Upon receipt of Cellco’s Application, PURA will directly contact those adjoining property owners that have withheld consent regarding the process to be followed by PURA to review Cellco’s Application. If you withheld consent (i.e. noted an objection), PURA would notify you in advance of any hearing and would give you the opportunity to file a written confirmation of your objection, and then appear before PURA on a specified date to present your concerns and to respond to questions from PURA staff and representatives from other interested parties regarding your concerns.

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<sup>2</sup> See Decision, Docket No. 07-03-34RE01, Application of the Cities of Bridgeport, Danbury and Stamford for a Declaratory Ruling Regarding the Safety of VRAD Boxes – Judgment on Stipulation (Aug. 12, 2009) (“VRAD Decision”).

<sup>3</sup> In the VRAD Decision, the Authority clarified that “any ‘telegraph, telephone or electric light company or association [and] any company or association engaged in distributing electricity by wires or similar conductors or in using an electric wire or conductor for any purpose’ may ‘change the location of, or ... erect or place, wires, conductors, fixtures, structures or apparatus of any kind over, on or under any highway or public ground’ only after it has provided prior notice and obtained consent of adjoining proprietors before installation under General Statutes of Connecticut § 16-234.” VRAD Decision, at 20.

# Robinson+Cole

May 25, 2017

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## **Project Details:**

A lease exhibit detailing Cellco's plans to attach a single canister type antenna along with radio and electrical service equipment to the identified pole at the Pole Location in the public right of way is included as Attachment B (the "Lease Exhibit"). The Lease Exhibit includes detailed information about the proposed installation, including the dimensions of the canister antenna and radio and electrical equipment, the general location of the identified pole that will be used, and a diagram of Cellco's pole attachment plan (which includes the elevations of the proposed attachments). A photograph of a similar small cell wireless antenna installation in Connecticut is included in Attachment C. A 140-foot Adjacent Parcels Map showing the location of the identified pole and your property is included in Attachment D.

If you have any questions or concerns with the location of this equipment, or wish to file an objection, please feel free to contact me. You may also contact the PURA Consumer Affairs Unit directly at:

Public Utilities Regulatory Authority  
Ten Franklin Square  
New Britain, Connecticut 06051  
Att: Consumer Affairs Unit  
1-800-382-4586 (toll free within Connecticut)  
1-860-827-2622 (outside Connecticut)

Thank you for your consideration of this matter.

Sincerely,



W. Richard Smith, Jr.

Enclosures: Attachments A, B, C, and D

Copy to: George Benson, Director of Planning (w/ enclosures)



Susan Marcinek &lt;susan.marcinek@newtown-ct.gov&gt;

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**Form submission from: Contact E. Patricia Llodra**

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**Barbara O'Connor via Newtown CT** <vtstdmailer@vt-s.net>

Tue, Jun 20, 2017 at 4:49 PM

Reply-To: Barbara O'Connor &lt;

To: first.selectman@newtown-ct.gov

Submitted on Tuesday, June 20, 2017 - 4:49pm

Submitted by anonymous user: ::ffff:96.39.6.190

Submitted values are:

Your Name: : Barbara O'Connor

Your e-mail address:

Subject: Fairfield Hills Campus

Message:

Pat, I have Candidates Committee tonight and can't make your meeting tonight. I understand the Conservation Commission will be there to promote using only native plants on the campus. I am very much opposed to that idea and wanted to be there tonight. It would take up half the night to go over all the plants that people know and love that would be prohibited. Unfortunately it seems the zealots are the most persistent in getting their way

==Attachments:==

Attachment #1:

Attachment #2:

Attachment #3:

PAUL FADUS  
5 Sunset Hill Road  
Newtown, CT 06470

June 10, 2017

Board of Selectmen  
Town of Newtown CT

I am writing this letter to express my opposition to granting tax relief incentives to multi-unit housing complexes. As a former member of the Economic Development Commission and a Realtor, I clearly understand the rationale of using tax incentives to lure commercial and industrial entities to Newtown for the purpose of increasing our Grand List and ultimately ease the tax burden on our residents. In contrast, large residential developments put additional demand on our municipal services and schools, thus negating any increase in tax revenue that they may generate and simply put more profit into the pockets of developers. This clearly was not the intent of tax relief incentives. Let the market forces of supply and demand determine the viability of a development. We should not let developers profit on the backs of our already burdened tax payers.

Paul Fadus

Cris Carvalho  
5 Sunset Hill Road  
Newtown, CT 06470

June 10, 2017

Board of Selectmen  
Town of Newtown CT

The EDC recently proposed granting tax incentives to multi-unit housing complexes. Although I'm very much in favor of affordable housing for Newtown residents, I am opposed to this approach. An incentive, according to the dictionary definition, is "a thing that motivates or encourages one to do something". These developers do not need encouragement. Three large, multi unit complexes have been proposed for Newtown recently. One such development at exit 10, was withdrawn. After the April 3, BOS meeting where the EDC proposed this incentive, the developers re-submitted their plans on May 9.

Tax incentives should be used to entice developers to build or open businesses in Newtown. But these multi-unit complex incentives should be called what they are: a large financial, after the fact, "thank you" for building and profiting in Newtown. I will gladly write a nice thank you note to any developer. Free of charge.





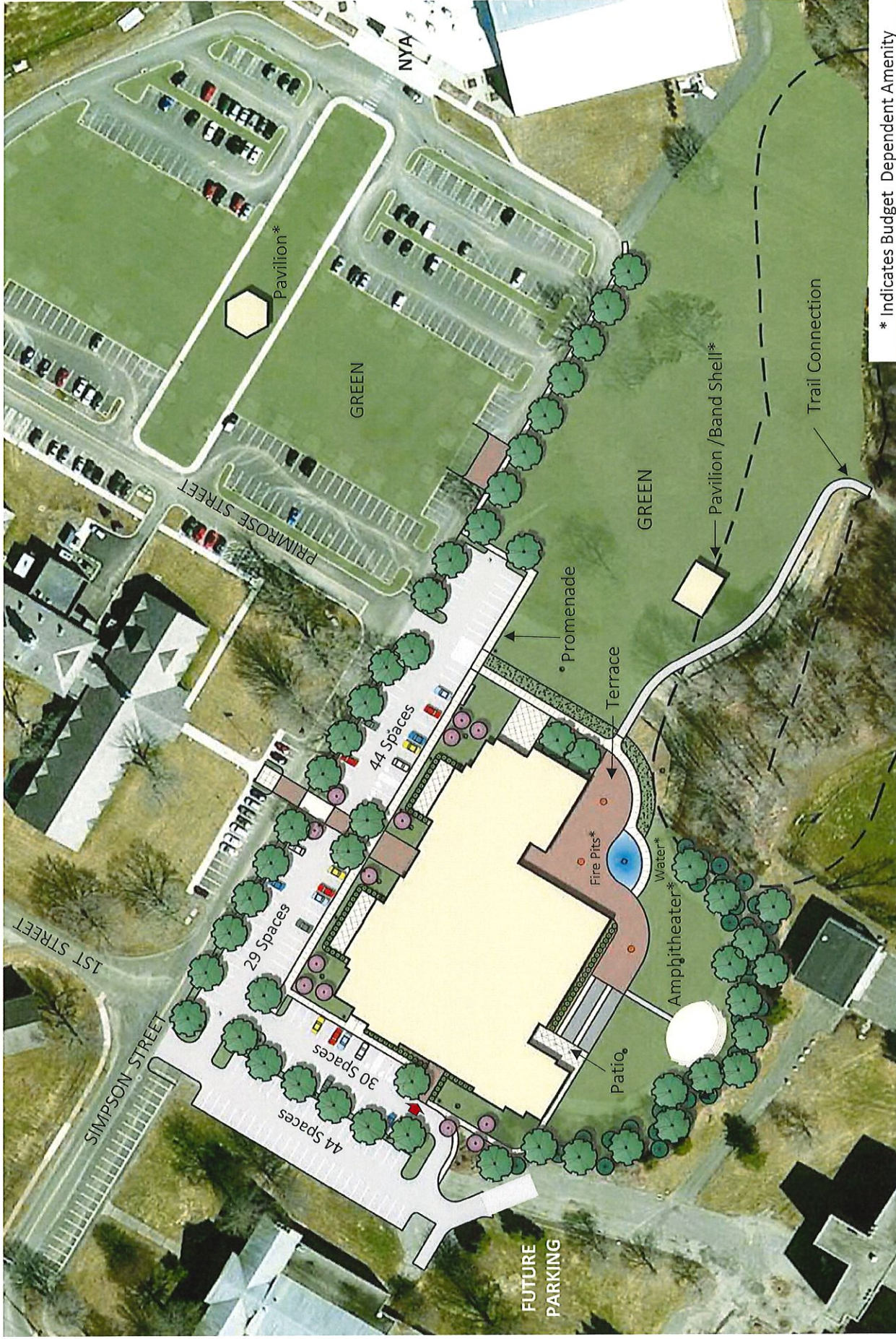
- 1 NEWTOWN COMMUNITY & SENIOR CENTER
- 2 NEWTOWN MUNICIPAL CENTER
- 3 NEWTOWN YOUTH ACADEMY
- 4 KENT HOUSE
- 5 SHELTON HOUSE
- 6 WOODBURY HALL\*
- 7 NEWTOWN HALL\*
- 8 STAMFORD HALL
- 9 PLYMOUTH HALL
- 10 COCHRAN HOUSE
- 11 STRATFORD HALL\*

# NEWTOWN COMMUNITY & SENIOR CENTER DESIGN DEVELOPMENT

BOARD OF SELECTMEN  
June 20, 2017





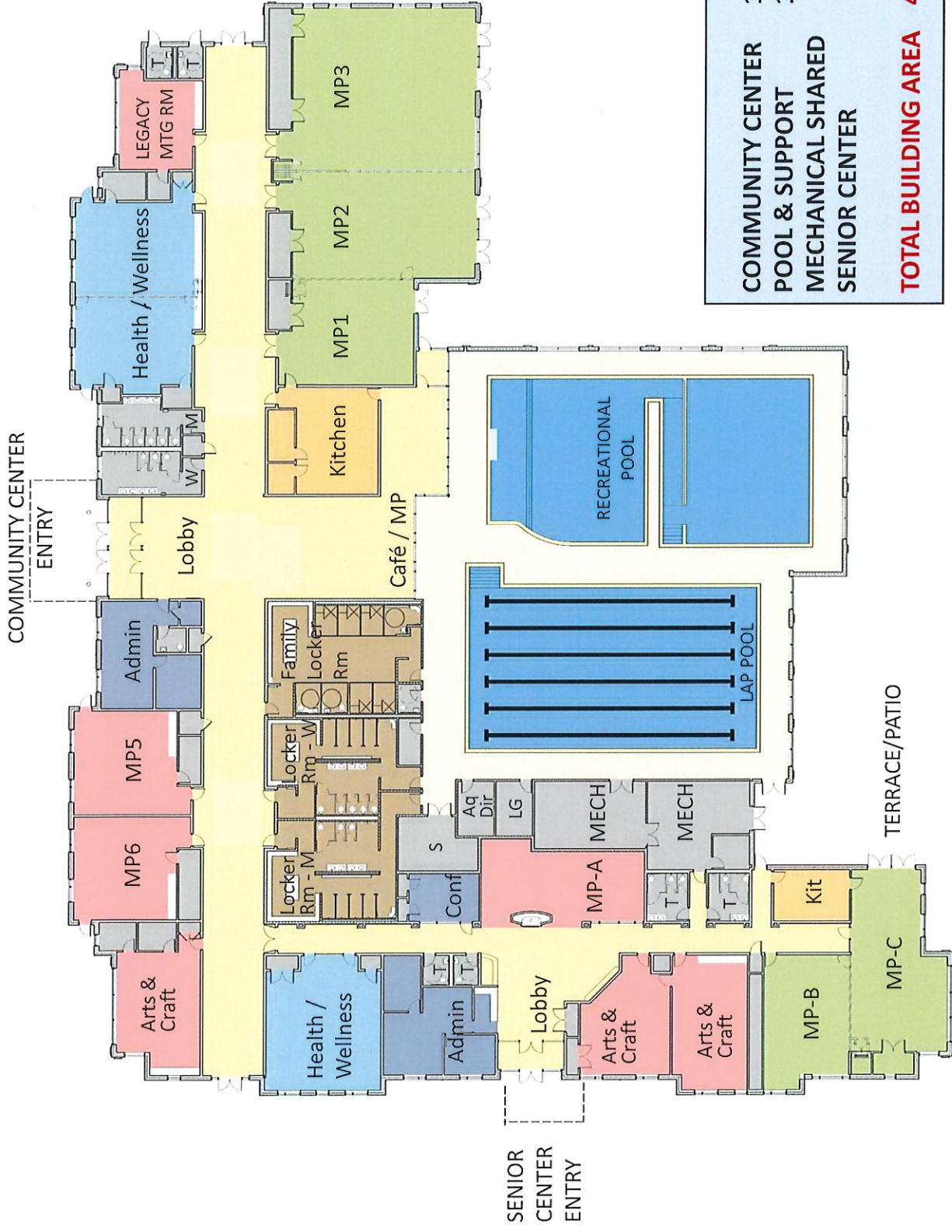


\* Indicates Budget Dependent Amenity



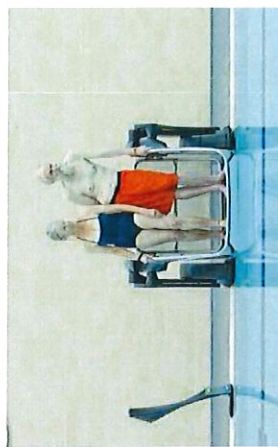
# NEWTOWN COMMUNITY & SENIOR CENTER SITE MASTER PLAN



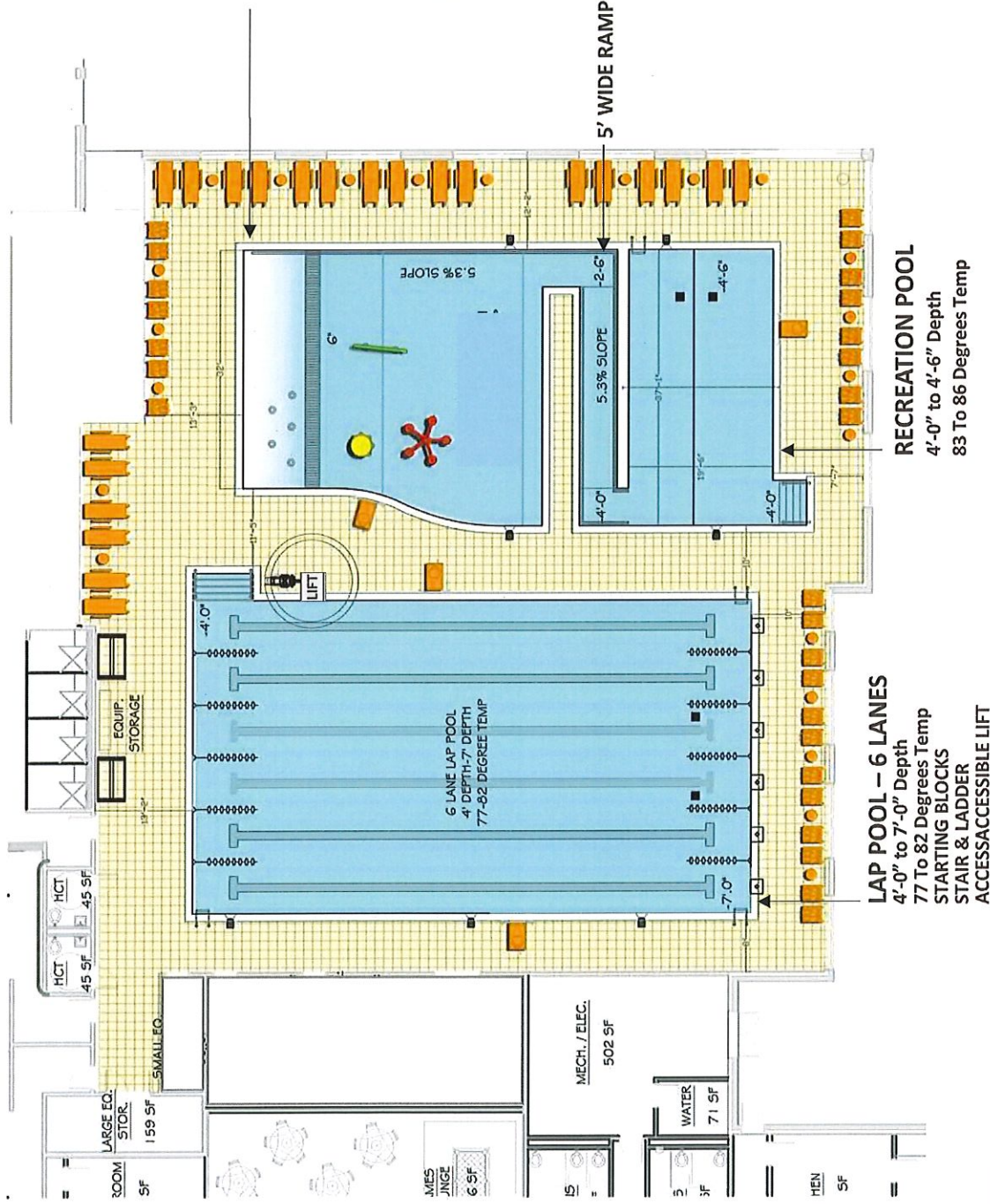


COMMUNITY CENTER	17,535 GSF
POOL & SUPPORT	17,675 GSF
MECHANICAL SHARED	1,000 GSF
SENIOR CENTER	9,450 GSF
<b>TOTAL BUILDING AREA</b>	<b>45,860 GSF</b>









# NEWTOWN COMMUNITY & SENIOR CENTER

## POOL DESIGN





NORTH ELEVATION / PERSPECTIVE



# **NEWTOWN COMMUNITY & SENIOR CENTER**

## **DESIGN OPTIONS**





COMMUNITY CENTER ENTRANCE



SOUTHEAST ELEVATION / PERSPECTIVE



# **NEWTOWN COMMUNITY & SENIOR CENTER      BUILDING DESIGN**





EAST ELEVATION / PERSPECTIVE

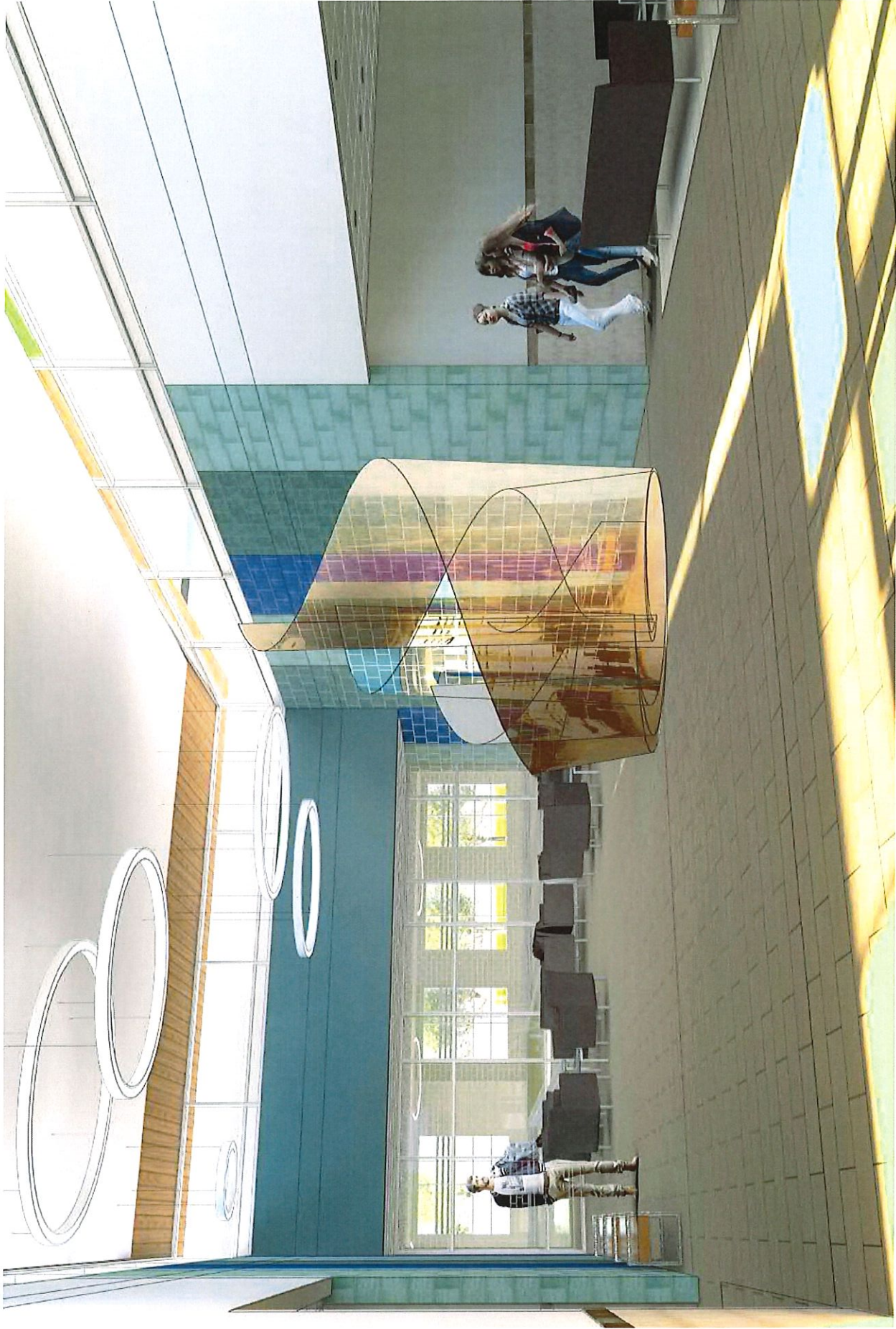


SOUTH ELEVATION / PERSPECTIVE



# **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

## **Newtown Conservation Commission Proposed Policy Governing Use of Native Plants on Town-Owned Properties**

The Conservation Commission proposes the adoption and immediate implementation of the following policy by the Board of Selectmen:

Whereas Native Plants in this policy will include all trees, shrubs, herbaceous perennials and ornamental grasses, it will exclude annuals – herbs, vegetables and flowers, as well as cool-season turf grasses for lawns and athletic fields;

Whereas Native Plants are adapted to local environmental conditions, once established, they need minimal irrigation beyond normal rainfall, thus saving time, money, and a precious natural resource – water;

Whereas Native Plants have developed their own defenses against many pests and diseases, pesticide use will be greatly reduced or eliminated, thus keeping garden toxins out of our streams and watersheds and protecting beneficial insects, especially pollinators;

Whereas Native Plants require significantly lower maintenance than non-native, exotic plants, utilizing Native Plants will reap savings for taxpayers;

Whereas there is a symbiotic relationship between native flora and native fauna, using Native Plants in landscaping provides vital habitat and food for birds, insects and other wildlife;

Whereas some non-native plants compete with Native Plant species, degrade soil, facilitate erosion and wildfire, and alter natural landscapes, the use of Native Plants will increase biodiversity and improve the overall health of Town-owned properties, especially parks and open space;

Whereas Native Plants, especially long-living trees like oaks and maples, are effective at storing the greenhouse gas carbon dioxide, landscaping with Native Plants can reduce carbon pollution and help in combatting climate change;

*Therefore the Town of Newtown commits to the use of Native Plants on all Town-owned properties and requires that Town agencies utilize them for all new landscaping and plantings.*

George Benson, Director of Planning  
3 Primrose Street  
Newtown, CT 06470  
Phone (203) 270-4276  
Fax (203) 270-4278  
www.newtown-ct.gov



**TOWN OF NEWTOWN  
LAND USE AGENCY**

**MEMORANDUM**

**To:** E. Patricia Llodra, First Selectman  
**From:** George Benson, Director of Planning  
**Date:** June 15, 2017  
**Re:** Twist Hill Road Abandonment

This is a follow up to the memo dated 2/26/17 requesting a License for 18 Twist Hill Road for access over Town property. The following request will be a permanent solution to the road and driveway access issues.

The Land Use Agency is requesting that the Board of Selectmen approve the attached road abandonment that will give legal driveway access to the property owners of 18 Twist Hill Road. The attached maps detail the proposed status of property.

ENGINEERING DEPARTMENT  
4 Turkey Hill Road  
Newtown, Connecticut 06470  
Tel. (203) 270-4300  
Fax (203) 426-9968




RONALD E. BOLMER, P.E.  
Town Engineer  
ron.bolmer@newtown-ct.gov

**TOWN OF NEWTOWN**  
OFFICE OF THE TOWN ENGINEER

DATE: June 14, 2017

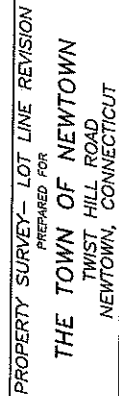
TO: E. Patricia Llodra, First Selectman

FROM: Ronald E. Bolmer, P.E., Town Engineer 

RE: Road Discontinuance, Twist Hill Road

I have been asked by Land Use to give an opinion of the proposed discontinuance of a portion of Twist Hill Road as shown on a map titled "PROPERTY SURVEY – LOT LINE REVISION, PREPARED FOR THE TOWN OF NEWTOWN, TWIST HILL ROAD, NEWTOWN, CONNECTICUT", prepared by Brautigam Land Surveyors, P.C.. After viewing the map I find I have no issues with it.







JCS No. 591018.01 SCALE: 1" = 30' DRAWN BY: JAD DATE: 4/21/16 CHECKED BY: PAB FIELD NOTES: 230-140	30' 0' 30' 60' 90' 120' 150' 180' 210' 240' 270' 300' 330' 360' 390' 420' 450' 480' 510' 540' 570' 600' 630' 660' 690' 720' 750' 780' 810' 840' 870' 900' 930' 960' 990' 1020' 1050' 1080' 1110' 1140' 1170' 1200' 1230' 1260' 1290' 1320' 1350' 1380' 1410' 1440' 1470' 1500' 1530' 1560' 1590' 1620' 1650' 1680' 1710' 1740' 1770' 1800' 1830' 1860' 1890' 1920' 1950' 1980' 2010' 2040' 2070' 2100' 2130' 2160' 2190' 2220' 2250' 2280' 2310' 2340' 2370' 2400' 2430' 2460' 2490' 2520' 2550' 2580' 2610' 2640' 2670' 2700' 2730' 2760' 2790' 2820' 2850' 2880' 2910' 2940' 2970' 3000' 3030' 3060' 3090' 3120' 3150' 3180' 3210' 3240' 3270' 3300' 3330' 3360' 3390' 3420' 3450' 3480' 3510' 3540' 3570' 3600' 3630' 3660' 3690' 3720' 3750' 3780' 3810' 3840' 3870' 3900' 3930' 3960' 3990' 4020' 4050' 4080' 4110' 4140' 4170' 4200' 4230' 4260' 4290' 4320' 4350' 4380' 4410' 4440' 4470' 4500' 4530' 4560' 4590' 4620' 4650' 4680' 4710' 4740' 4770' 4800' 4830' 4860' 4890' 4920' 4950' 4980' 5010' 5040' 5070' 5100' 5130' 5160' 5190' 5220' 5250' 5280' 5310' 5340' 5370' 5400' 5430' 5460' 5490' 5520' 5550' 5580' 5610' 5640' 5670' 5700' 5730' 5760' 5790' 5820' 5850' 5880' 5910' 5940' 5970' 6000' 6030' 6060' 6090' 6120' 6150' 6180' 6210' 6240' 6270' 6300' 6330' 6360' 6390' 6420' 6450' 6480' 6510' 6540' 6570' 6600' 6630' 6660' 6690' 6720' 6750' 6780' 6810' 6840' 6870' 6900' 6930' 6960' 6990' 7020' 7050' 7080' 7110' 7140' 7170' 7200' 7230' 7260' 7290' 7320' 7350' 7380' 7410' 7440' 7470' 7500' 7530' 7560' 7590' 7620' 7650' 7680' 7710' 7740' 7770' 7800' 7830' 7860' 7890' 7920' 7950' 7980' 8010' 8040' 8070' 8100' 8130' 8160' 8190' 8220' 8250' 8280' 8310' 8340' 8370' 8400' 8430' 8460' 8490' 8520' 8550' 8580' 8610' 8640' 8670' 8700' 8730' 8760' 8790' 8820' 8850' 8880' 8910' 8940' 8970' 9000' 9030' 9060' 9090' 9120' 9150' 9180' 9210' 9240' 9270' 9300' 9330' 9360' 9390' 9420' 9450' 9480' 9510' 9540' 9570' 9600' 9630' 9660' 9690' 9720' 9750' 9780' 9810' 9840' 9870' 9900' 9930' 9960' 9990' 10020' 10050' 10080' 10110' 10140' 10170' 10200' 10230' 10260' 10290' 10320' 10350' 10380' 10410' 10440' 10470' 10500' 10530' 10560' 10590' 10620' 10650' 10680' 10710' 10740' 10770' 10800' 10830' 10860' 10890' 10920' 10950' 10980' 11010' 11040' 11070' 11100' 11130' 11160' 11190' 11220' 11250' 11280' 11310' 11340' 11370' 11400' 11430' 11460' 11490' 11520' 11550' 11580' 11610' 11640' 11670' 11700' 11730' 11760' 11790' 11820' 11850' 11880' 11910' 11940' 11970' 12000' 12030' 12060' 12090' 12120' 12150' 12180' 12210' 12240' 12270' 12300' 12330' 12360' 12390' 12420' 12450' 12480' 12510' 12540' 12570' 12600' 12630' 12660' 12690' 12720' 12750' 12780' 12810' 12840' 12870' 12900' 12930' 12960' 12990' 13020' 13050' 13080' 13110' 13140' 13170' 13200' 13230' 13260' 13290' 13320' 13350' 13380' 13410' 13440' 13470' 13500' 13530' 13560' 13590' 13620' 13650' 13680' 13710' 13740' 13770' 13800' 13830' 13860' 13890' 13920' 13950' 13980' 14010' 14040' 14070' 14100' 14130' 14160' 14190' 14220' 14250' 14280' 14310' 14340' 14370' 14400' 14430' 14460' 14490' 14520' 14550' 14580' 14610' 14640' 14670' 14700' 14730' 14760' 14790' 14820' 14850' 14880' 14910' 14940' 14970' 15000' 15030' 15060' 15090' 15120' 15150' 15180' 15210' 15240' 15270' 15300' 15330' 15360' 15390' 15420' 15450' 15480' 15510' 15540' 15570' 15600' 15630' 15660' 15690' 15720' 15750' 15780' 15810' 15840' 15870' 15900' 15930' 15960' 15990' 16020' 16050' 16080' 16110' 16140' 16170' 16200' 16230' 16260' 16290' 16320' 16350' 16380' 16410' 16440' 16470' 16500' 16530' 16560' 16590' 16620' 16650' 16680' 16710' 16740' 16770' 16800' 16830' 16860' 16890' 16920' 16950' 16980' 17010' 17040' 17070' 17100' 17130' 17160' 17190' 17220' 17250' 17280' 17310' 17340' 17370' 17400' 17430' 17460' 17490' 17520' 17550' 17580' 17610' 17640' 17670' 17700' 17730' 17760' 17790' 17820' 17850' 17880' 17910' 17940' 17970' 18000' 18030' 18060' 18090' 18120' 18150' 18180' 18210' 18240' 18270' 18300' 18330' 18360' 18390' 18420' 18450' 18480' 18510' 18540' 18570' 18600' 18630' 18660' 186
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TO MY KNOWLEDGE AND BELIEF THE SURVEY AND MAP ARE "SUBSTANTIALLY CORRECT" AS NOTED HEREIN.

*Philip A. Babin*  
\_\_\_\_\_  
PHILIP A. BABIN, C.E., No. 12168  
STATE OF OREGON

THE SURVEY DESCRIBED HEREIN IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LAND SURVEYING AND EMBROIDERED SEAL.

 BRAUTIGAM LAND SURVEYORS, P.C.  
80 South Main Street  
New Bedford, MA 01906  
Telephone (508) 270-7810  
Fax (508) 270-7832  
E-mail: Surveyor@BrautigamLand.com  


AREAS:

OT 1 - MAP 6593  
94,686± S.F.  
2.174± ACRES

PROPOSED LOT 1  
105,176± S.F.  
2414± ACRES

128,162± S.F.  
2.942± ACRES

PROPOSED LOT 2  
126,701 ± S.F.  
2.909 ± ACRES

(INCLUDE ADDRESS)

NOTES:

[illegible]

# **COVERED BRIDGE DEVELOPMENT BUSINESS INCENTIVE RECOMMENDATION**

June 20, 2017

**Newtown  
Economic Development Commission**

## **Commercial Apartment Development Covered Bridge, 13 Hawleyville Road (Adjacent to Exit 9 off of Hwy 84)**

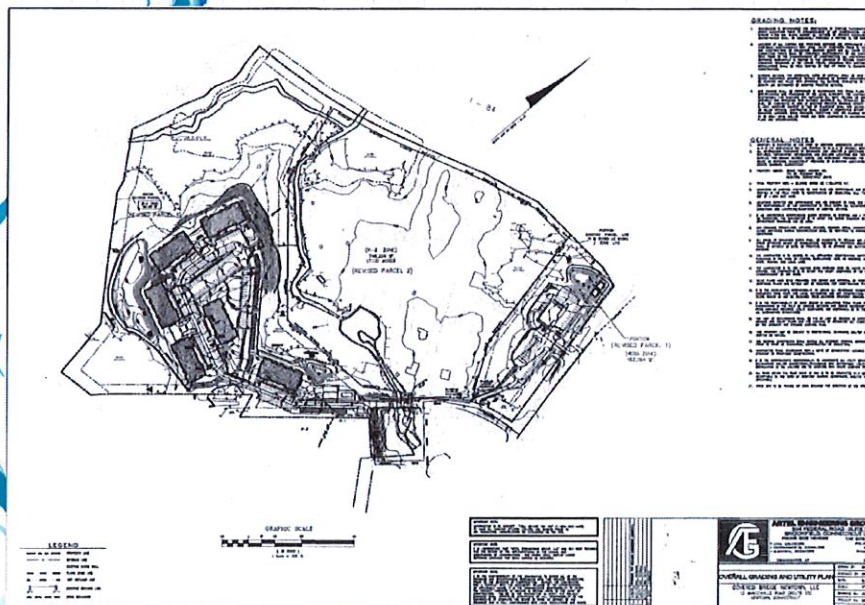




## Crown Point Development - Covered Bridge to be enhanced with multiple upgrades



## Covered Bridge Site Plan





## Project Status:

- Project has been approved by the Town (all permits, approvals and licenses have been issued)
- Developer is commencing with site development
- In the process of identifying a suitable restaurant partner



## Developer Background

1

- Longtime developer based in Danbury/Brookfield (since 1974)

2

- Anthony O. Lucera  
(Contracting Advisors Group, Ltd)

3

- Has completed over 6,000 multi-unit commercial and residential developments (CT, NY and MA)

## Economic Impact

- Annual property tax (After 5 years) - \$740,000 per year
- Estimated tenant population (full occupancy) of 270 people X per capita annual spending for goods and services of \$14,000 = aggregate, estimated incremental demand for goods and services - \$3,780,000, per year
- New Jobs:
  - Construction hires (20 - average over project life) - Average salary \$75,000 per year X 20 = \$1,500,000 per year
  - FTE Commercial complex - 13 X Average salary \$50,000 = \$650,000 per year
  - FTE Restaurant – 30 X Average salary \$30,000 = \$900,000 per year
- Indirect contribution from adjacent economic growth & benefits of increased population density
- Estimated number of incremental school age children – 26 X \$13,385 (worse case scenario, cost per student) = \$348,000 school costs, per year

Tax revenue \$740-830M

Indirect Rev. \$4-6 Million

Direct Expense - \$348M

## Summary Conclusions

- Providing an economic benefit to the developer during construction and start-up helps insure a successful project
- Structure of the tax benefit provides an incentive to rapidly build-out the project
- This is a highly desirable project (use) for this location and will anchor the Exit 9 Hawleyville Business District - makes sense for the Town to encourage this development

Christal Preszler  
Deputy Director  
Economic and Community Development  
3 Primrose Street  
Newtown, CT 06470  
Phone: (203) 270-4282  
Fax: (203) 270-4278  
Christal.Preszler@newtown-ct.gov



**TOWN OF NEWTOWN**

---

To: E. Patricia Llodra  
From: Christal Preszler  
Date: June 12, 2017  
Re: Business Incentive Program Application – Covered Bridge Project, Hawleyville

Tony Lucera, Covered Bridge Newtown, LLC has filed a Business Incentive Program application for an approved construction project that includes:

- 180 rental apartments located in six buildings. Each building contains:
  - Eighteen 1 bedroom apts
  - Nine 2 bedroom apts
  - Three 3 bedroom apts
  - Parking under the building
- Clubhouse and pool
- 36 units of affordable housing will be included in the complex

The complex is anticipated to cost \$32,000,000 to build and will employ an estimated six people with an annual payroll of \$325,000. The annual taxes, currently approximately \$11,000, are estimated to be \$720,176 when the complex is completed.

Using the Business Incentive Program schedule of abatement, the abatement schedule approved by the EDC, with estimated annual taxes and abatements is as follows: (assuming the complex is built evenly over five years, with a finished assessment in year 5, of \$21,262,950)

% abatement	Estimated Taxes	
	Before Abatement	Estimated Abatement
Year 1: 45% abatement	\$144,035	\$ 64,816
Year 2: 35% abatement	\$288,070	\$100,824
Year 3: 25% abatement	\$432,106	\$108,027
Year 4: 15% abatement	\$576,141	\$ 86,421
Year 5: 5% abatement	\$720,176	\$ 36,009

On May 31, 2017, the EDC voted unanimously to approve this application, which now moves it onto the Board of Selectmen for their consideration.



**9 Covered Bridge Apartments and Clubhouse, 22.8 acres**  
**For Discussion Purposes Only - EDC 5/26/17**

Address	2016 Real Property Assessment*	Existing Real Property Tax Bill (33.87 mills)	Estimated Investment	Assumed Real Property Assessment (After all Improvements are Completed)	Increase in RP Assessment vs. Post Improvements)	Assumed Real Property Tax Bill on New Assessment (33.87 mills)
9 Covered Bridge /13 Hawley	\$322,248	\$10,915	\$33,500,000	\$21,262,950	\$20,940,702	\$720,176
<b>Total</b>	<b>\$322,248</b>	<b>\$10,915</b>	<b>TOTAL 2 PROJECTS</b>			
*The project will be: apartments on 21.494 acres, restaurant on 3.728 acres						
2 current structures						Planned Approval Pro
This project contains 25.222 acres						EDC 5/31/17 ←
Church owned separately 17.131 acres						BOS 6/20/17
					Scenario for Fixing the Assessment	BOF 7/10/17
						LC 7/19/17
			5 years 45%, 35%, 25%, 15%, 5%			
<b>Apartments and Clubhouse on 22.8 acres</b>						
180 total units, 36 affordable						
Project Detail(all rental units) :						
Six buildings with residential units, no garages, club house, pool, trash compactor enclosure						
<b>Each building:</b>						
Eighteen 730 sq. ft. 1 bedroom apts.						
Six 1,189 sq. ft. two bedroom apts.						
Three 1,250 sq. ft. two bedroom apts.						
Three 1,415 sq. ft. three bedroom apts.						
26 typical parking spaces and 2 handicap spaces						
Club house with pool						
Approvals for the Business Incentives must be given by the EDC (date voted) Board of Selectmen (date voted), Board of Finance (date voted) and the Legislative Council (date voted)						
<b>Assumptions:</b> No increase in Mill Rate over 5 year period						

[illegible]

Assessed value calculated at being built evenly over 5 years	Total Tax	
	No abatement	Total Tax with abatement
% to completion		
Year 1 (20%)	\$144,035	\$79,219
Year 2 (40%)	\$288,070	\$187,246
Year 3 (60%)	\$432,106	\$324,079
Year 4 (80%)	\$576,141	\$489,720
Year 5 (100%)	\$720,176	\$684,167

**Town of Newtown  
Business Incentive Program Application**

Negotiations of Business Incentives will be conducted by the First Selectman. The findings and conclusions of the First Selectman will be submitted to the Board of Selectmen for acceptance or denial. Board approved applications will be forwarded to the Finance Board and Legislative Council for consideration and action.

Name of Company: COVERED BRIDGE NEWTOWN, LLC  
Address: 2 Old New Milford Road Brookfield CT 06804  
Company Contact: ANTHONY O LIXERA  
Phone Number: 203 470 6538  
Types of Products Manufactured or Distributed: \_\_\_\_\_

Project Description: 180 RENTAL UNITS

Estimated Cost of Proposed Improvements: \$32,000,000<sup>00</sup>  
(Attach itemized list of these costs and improvements)

Number of Jobs to Be Retained in Newtown:

Number of Jobs to Be Created: 6 with payroll of 325,000<sup>00</sup>

5/26/17 Anthony O Lixera  
Date Signature of Company Representative

Completed applications should be returned to the First Selectman's Office or the office of the Director of Economic and Community Development.

# Covered Bridge

Newtown, Connecticut

180 Unit Apartment Project

	<i>Project Budget</i>	<i>Per Unit Budget</i>
<b>Acquisition</b>		
Land Acquisition	3,741,500	20,786
<b>TOTAL</b>	<b>3,741,500</b>	<b>20,786</b>
 <b>Soft Cost</b>		
Permits	225,000	1,250
Engineering & Surveying	315,000	1,750
Architectural and MEP's	270,000	1,500
Insurance	162,000	900
Real Estate Taxes During Construction	108,000	600
Legal Fees Closing and General	135,000	750
Acquisition Closing Costs	117,000	650
Temporary Services	315,000	1,750
CL&P and Yankee Gas Fees	54,000	300
Aquarion Water tap and meter fees	45,000	250
Model Expenses	94,500	525
Site Utility Expenses during construction	45,000	250
Financing Interest SEE CASH FLOW	1,676,973	9,317
Construction Field and Office Staff Overhead (Based on 7.4% of site and construction)	1,721,700	9,565
<b>TOTAL</b>	<b>5,284,173</b>	<b>29,357</b>
Erosion and Grading Permit Issued		
DOT Bond \$73, 000 Posted		
 <b>Site Construction</b>		
Site Prep: erosion, clearing, grubbing, strip topsoil	95,000	
Excavation	198,000	
Structure excavation	157,500	
Storm	526,360	
Sanitary	131,740	
Water	354,660	
Utility and Gas Trenching	71,840	
Conduit and Light Fixtures	76,000	
Paving	625,000	
Precast & block curb, walks, grass pavers	304,040	
Topsoil Replacement & Seeding	56,700	
Shrubs - Material & Install	195,000	
Blasting and Crushing Contingency	175,000	
Pool - Budget from Drakley Pools	165,000	
Covered Bridge	346,500	
<b>TOTAL</b>	<b>3,478,340</b>	



***Unit Construction***

Appliances	401,760	2,232
Cabinets and Vanities	665,280	3,696
Counter Tops	475,200	2,640
Carpeting	415,800	2,310
Ceramic Tile	217,800	1,210
Concrete Foundation - Labor & Material	1,438,000	7,989
Doors and Windows	287,100	1,595
Drywall, Taping, Labor & Material	616,500	3,425
Electrical	1,822,500	10,125
Elevators	535,500	2,975
Final Cleaning	81,000	450
Gutters & Leaders	25,200	140
Gyp Crete	495,000	2,750
Heating System	1,471,860	8,177
Insulation	171,000	950
Lighting Fixtures	150,300	835
Mirrors, Bath Accessories & Shelving	237,600	1,320
Painting	594,000	3,300
Plumbing	1,764,000	9,800
Roofing Labor and Material	261,000	1,450
Decks & Vinyl Railing	387,000	2,150
Rough Framing Labor, Material, Shaftwall and Crane	4,954,500	27,525
Sprinkler System	783,000	4,350
Siding Labor and Material	535,500	2,975
Trim - Labor and Material	445,500	2,475
Club House	450,000	

***TOTAL*****19,681,900      106,844*****Project Cost*****32,185,913**

# **TOWN OF NEWTOWN BUSINESS INCENTIVE PROGRAM**

## **PREAMBLE AND PURPOSE**

The purposes of the Business Incentive Program are to encourage private investment, improve the physical appearance of our commercial and industrial properties, expand the local economic base, support strategic economic growth, encourage job creation and foster a healthy business climate within the Town of Newtown.

A focus on the improvement of properties within the business and industrial areas is found and declared to be in the best interest of the Town of Newtown. Therefore, the Town of Newtown hereby broadens a Business Incentive Program pursuant to CT General Statutes Sections 12-65b and 12-65h, meant to promote sustainable and strategic economic growth that will benefit and improve the overall quality of life in our community. This program is declared to be consistent with the Plan of Conservation and Development and the Strategic Plan for Economic Development of the Town of Newtown.

Economic development efforts will focus on new business development within the industry clusters of technology, communications and bioscience, the retention and expansion of existing businesses and the continued revitalization and enhancement of Newtown's business centers and corridor including, but are not limited to, the Borough of Newtown, Sandy Hook Center, Botsford, Dodgingtown, Hawleyville and the South Main Street Village District. Efforts will focus on job creation, promoting the redevelopment or reuse of abandoned or underutilized commercial and industrial properties and streetscape improvements within the commercial areas of Newtown.

## **APPLICATION AND ELIGIBILITY**

### *Eligibility Requirements*

1. The applicant may not be delinquent in taxes owed to the Town of Newtown.
2. Only those properties located within a village or design district, a commercial, mixed use or industrial zone are eligible for this program.
3. The provisions of this program shall apply only if the improvements expand production and / or the capacity of a business involved in at least one of the following uses:
  - a. Office
  - b. Retail
  - c. Manufacturing
  - d. Warehouse, storage or distribution
  - e. Information technology
  - f. Recreational facilities
  - g. Research and Development
  - h. Incentive Housing Zone Rental Apartments
4. Proposed improvements, enlargements, or construction shall comply with all applicable state and local codes.
5. The applicant must provide appropriate estimates of cost of improvements and/or construction and compliance with all requirements herein stated. The Town Building Inspector, or his designee, shall verify that construction costs are properly stated in the application for a building permit.

## **Application Procedure**

Following initial discussions with the First Selectman and/or the Deputy Director for Economic and Community Development, the prospect will be invited to submit an application for participation in the Business Incentive Program. Application forms are available online and in the Economic and Community Development office. Completed forms should be returned to the Deputy Director for Economic and Community Development.

The Economic and Community Development Deputy Director will review the application and present it to the Economic Development Commission for comments and recommendations. Following these reviews, the Economic Development Commission will forward the application, comments and recommendations to the First Selectman for consideration.

The First Selectman's office will inform the applicant of the status of the application and the incentives being considered in this specific and individual case. Following discussion, possible negotiation, consultation with the Town Attorney and if anticipated tax abatement exceeds \$25,000 per annum, review by the Board of Finance, the First Selectman will make his/her recommendation to the Board of Selectmen for review and action.

On approval by the Board of Selectmen, the application will be submitted to the Legislative Council.

If approved by the Council, it shall adopt a resolution authorizing the First Selectman to enter into an agreement with the applicant.

## **General Conditions of Business Incentive Approvals**

1. After final approval of any Business Incentive Agreement, including fixing the assessment of the real property, work on the approved project must begin within twelve (12) months and shall be completed within twenty-four (24) months. Any variation from this must be approved by the First Selectman upon approval by the Board of Selectmen.
2. In the event that any term of the Agreement is disregarded by the applicant, including construction schedules, the Business Incentive Agreement including the fixing of the assessment shall terminate and the full amount of the tax that would otherwise be due the Town of Newtown shall become due and payable.
3. Should payment for taxes to the Town of Newtown become delinquent at any time during the agreement period, the Business Incentive Agreement shall immediately terminate and the full amount of the tax that would otherwise be due shall become due and payable.

## **BUSINESS INCENTIVES**

Consideration requested by the applicant may include physical improvements to the property and/or the fixing of assessment of real property pursuant to the schedule outlined below. The Town of Newtown may consider alternatives to the schedule as allowed by the CT General Statutes, Section 12-65b and may consider fixing the assessment of personal property in a manufacturing facility as allowed by CT General Statutes, Section 12-65h.

1. Physical improvement consideration may include the following; the one time Town subsidizing, whole or in part of:
  - a. The paving of driveways or parking areas;
  - b. Site preparation including tree/branch removal, grading, earth moving or removal;
  - c. Street or road improvement including drainage;

- d. Hook-ups to water, sewer, other utilities;
- e. Infrastructure engineering;
- f. Correction of other physical problems, i.e., brooks, rock ledge, etc.
- g. Streetscape specific areas where specs are in place

2. Agreements to fix the assessment of real property will be based on the estimated cost of improvements and the resulting increase in assessment of the property after improvements. In the event that completion of physical improvements and/or construction and costs thereof are less than those considered in negotiations, the Agreement will be appropriately adjusted.

- a. The Business Incentive Agreement shall be in effect as long as the property use remains as authorized in the agreement.
- b. The Agreement is no longer valid upon the sale or transfer of the property. An exception would be allowed in a condominium project where the first buyer of an individual condominium property shall be granted the tax abatement. The tax abatement would begin when the entire project receives the final C/O and terminate at the original abatement agreement end date. Also, a new agreement may be negotiated with a new applicant
- c. The Town Assessor shall have the sole responsibility of determining the value of the assessment which is the subject of the Agreement.
- d. The Agreement shall be filed in the land records and a copy filed in the office of the Assessor.

3. Business Incentive Schedule: The Agreement for fixing the assessment of the real property and all improvements thereon or therein and to be constructed thereon and therein, may utilize the following schedule for determining the maximum amount and maximum period of time for which such agreement may be given. However, the Town has the option to consider the alternatives allowed pursuant to CGS Section 12-65b.

<b>Assessed Value of increase in Real Property</b>	<b>Maximum Percentage that may be Fixed for Three Years</b>
\$0 to \$100k	0%
\$100k to \$250k	20%
\$250k to \$500k	25%
\$500k to \$1mil	30%
\$1mil to \$2mil	35%
\$2mil to \$3mil	40%
Over \$3mil	45%

If the project entails a large amount of personal property to be added, an additional incentive (multiplier to above figures) will be considered as follows:

<b>Assessed Value of Personal Property</b>	<b>Multiplier for Three Years</b>
\$0 to \$50k	0.00
\$50k to \$100k	1.10
\$100k to \$250k	1.15
\$250k to \$500k	1.20
Over \$500k	1.25



**Town of Newtown**  
**Business Incentive Program Application**

Negotiations of Business Incentives will be conducted by the First Selectman. The findings and conclusions of the First Selectman will be submitted to the Board of Selectmen for acceptance or denial. Board approved applications will be forwarded to the Finance Board and Legislative Council for consideration and action.

Name of Company: \_\_\_\_\_

Address: \_\_\_\_\_

Company Contact: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Types of Products Manufactured or Distributed: \_\_\_\_\_

Project Description: \_\_\_\_\_

Estimated Cost of Proposed Improvements: \_\_\_\_\_  
(Attach itemized list of these costs and improvements)

Number of Jobs to Be Retained in Newtown:

Number of Jobs to Be Created:

\_\_\_\_\_  
Date                      Signature of Company Representative

Completed applications should be returned to the First Selectman's Office or the office of the Director of Economic and Community Development.

APPROVED

\_\_\_\_\_  
Economic Development Commission

\_\_\_\_\_  
Date

APPROVED

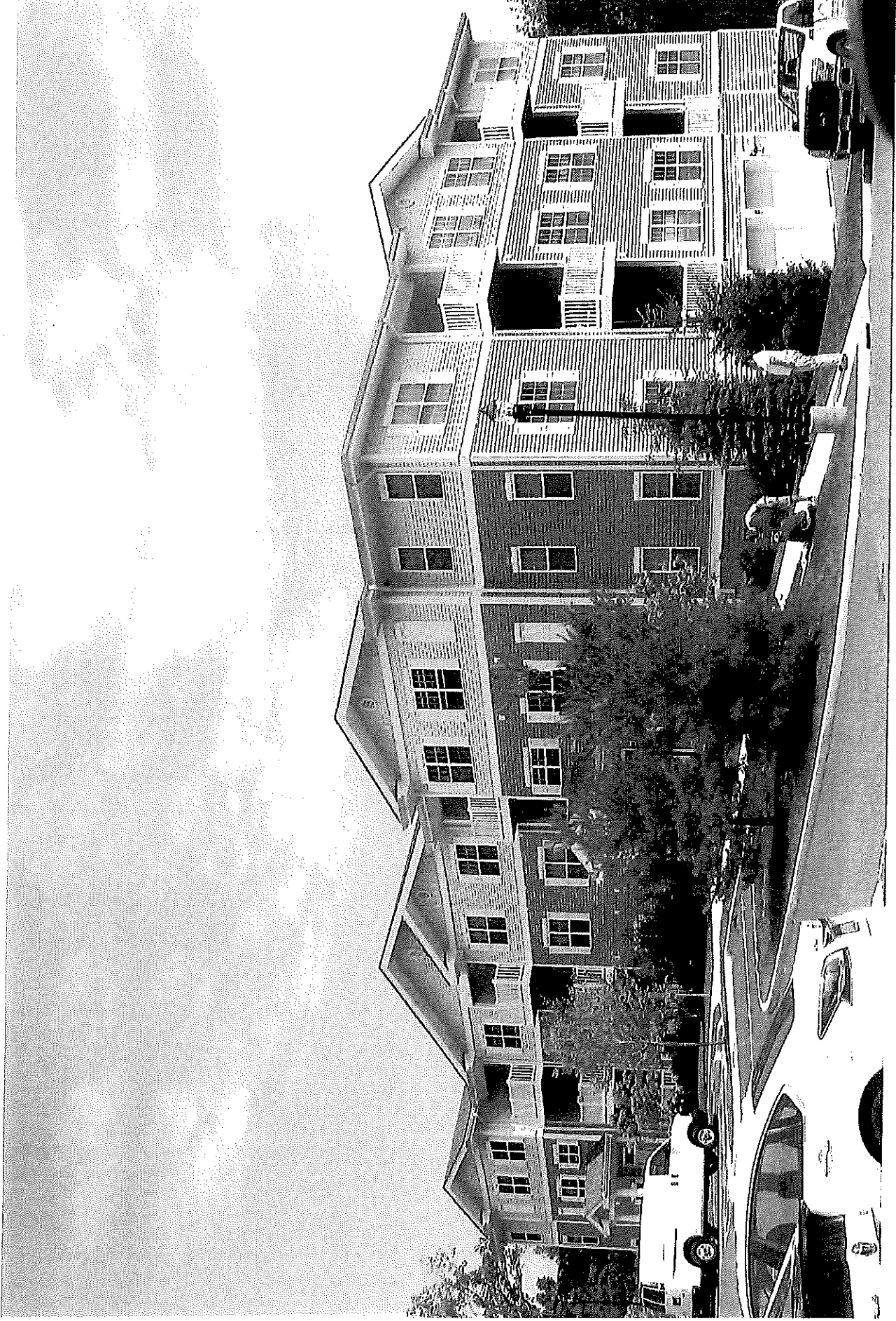
\_\_\_\_\_  
First Selectman  
Town of Newtown

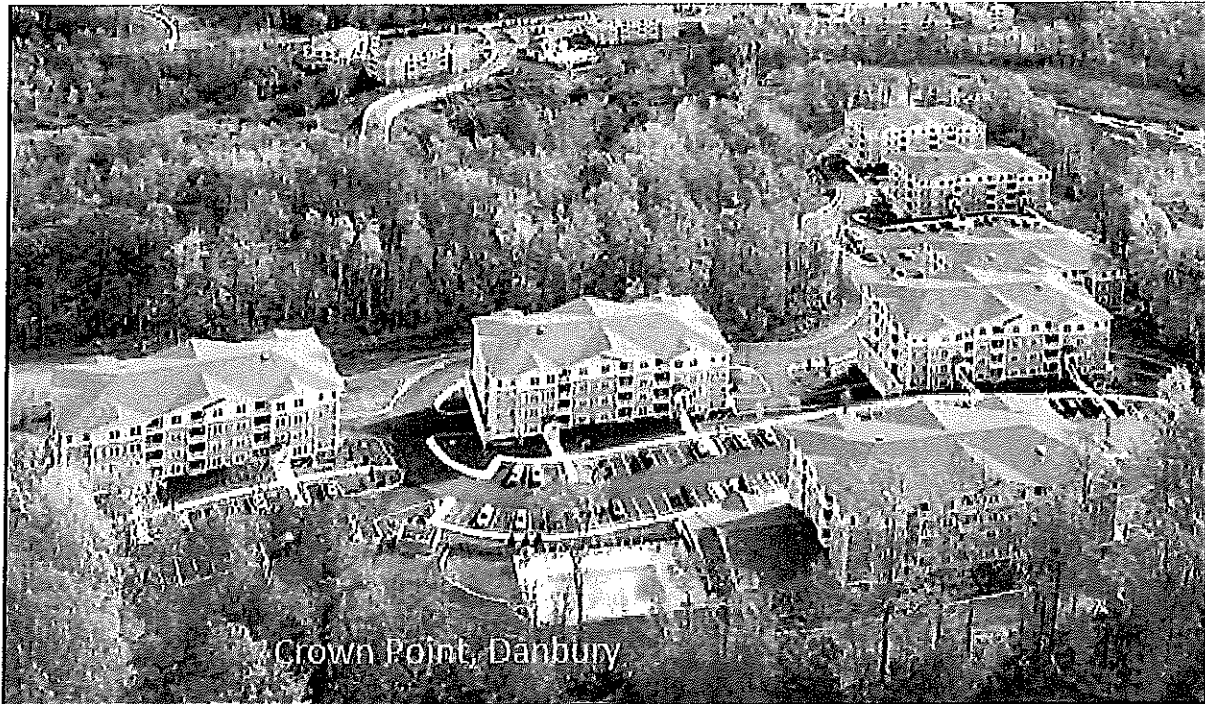
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Date

APPROVED

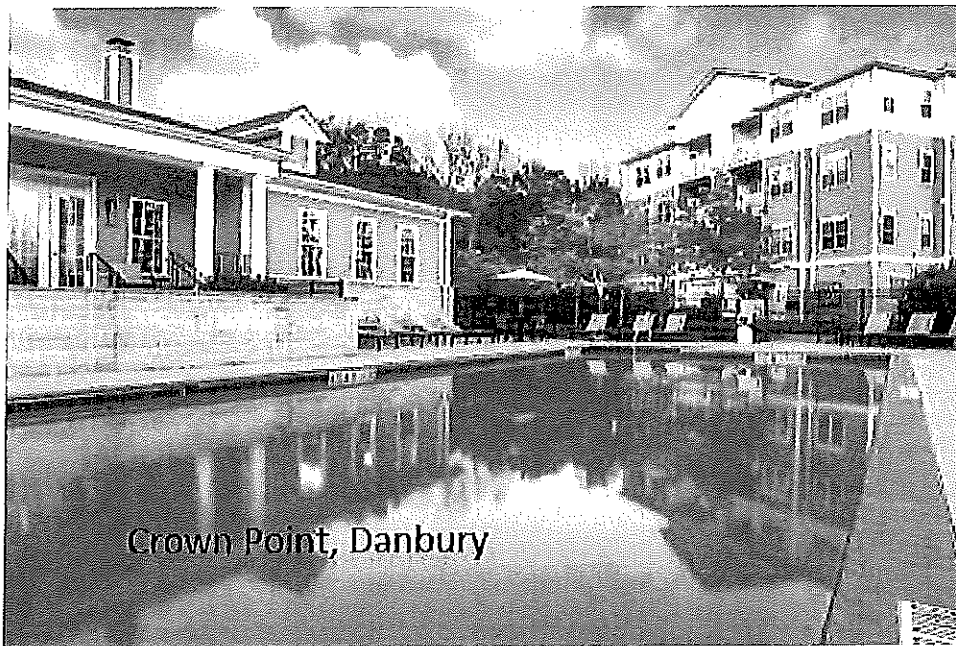
\_\_\_\_\_  
Chairman  
Legislative Council

\_\_\_\_\_  
Date





Crown Point, Danbury



Crown Point, Danbury



[illegible][illegible]

Newtown Municipal Center  
3 Primrose Street  
Newtown, CT  
[www.newtown.org](http://www.newtown.org)



**ECONOMIC DEVELOPMENT COMMISSION**

SPECIAL MEETING MINUTES

May 31, 2017

Meeting Room 3 - 7:00pm

**Present:**

Bob Rau, Cramer Owen, Amy Dent, Al Roznicki, Nick Roussas, Wes Thompson, Christal Preszler – Deputy Director of Economic and Community Development, Kim Chiappetta (clerk).

**Public Participation:**

None

**Absent:**

Matthew Mihalcik, Dana Trado

The meeting was called to order at 7:02 p.m.

**Business Tax Incentives:**

**Covered Bridge:**

Bob Rau started the meeting by informing the group that Cramer was assigned as the lead for the Business Incentive program and asked Cramer to recap the details of the Covered Bridge project.

Cramer explained that Tony Lucera is an experienced developer and has received all necessary permits for the development off of exit 9. This development is within the EDC new business incentive guidelines. The complex will be composed of 6 buildings each with 30 units containing either 1, 2 or 3 bedrooms. Mr. Lucera has provided the commission the forecasted rental rates. The complex will include affordable housing units. There will be 6 buildings with a club house. There will also be a restaurant on the adjacent property, but it is not part of the business incentive. As required in the prior EDC meeting, Mr. Lucera provided formal documentation estimating the number of additional school age children at a total of 26. The Commission members had a brief discussion regarding whether or not this is an impact to the schools. Wes recommended submitting the student Impact study provided by the developer when presenting to other committees. The proposed incentive is a tiered tax abatement based upon the assessed value over 5 years. The incentives will be as follows: year 1 - 45%, year 2 – 35%, year 3 – 25%, year 4 – 15%, and year 5 – 5%.

Cramer mentioned that the tax incentive would be used to provide incentives to renters. Al asked if the incentive was not approved would the development still be built. The Commission members then discussed concerns with the possibility of higher density buildings if the current project was not approved. Amy pointed out that the presentation must clearly detail the increased value of the



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property, therefore the increase in taxes despite the tax incentive. Amy also highlighted that the EDC and the developer are working cooperatively. Members then had a brief discussion on how to present the information.

Cramer motioned to approve the business incentive for the Covered Bridge project which will include 108 one-bedroom units, 54 two-bedroom units, and 18 three-bedroom units. Each of the 6 residential buildings will contain 18 one-bedroom units, 9 two-bedroom units and 3 three-bedroom units. All of the buildings will be three stories in height with accessory parking spaces constructed below grade. There will be a total of 156 parking spaces and 12 handicapped spaces. The incentive is a tiered tax abatement schedule based upon the assessed value over 5 years. The tax abatement will be as follows: year 1 - 45%, year 2 – 35%, year 3 – 25%, year 4 – 15%, and year 5 – 5%. Any variation in the project may void the business incentive. Amy seconded the motion. Bob called for a vote and all members voted unanimously to approve.

#### 5 K Enterprises:

Wes discussed with Commission members that they should not vote at this time due to the lack of details in the application. All members agreed. Christal informed the group that she will ask for a more clearly defined application, and if they do not have the necessary details to withdraw their application at this time. Wes and Christal discussed working together to provide the owners of 5K some guidance in the application process.

Adjournment: The meeting was adjourned by Al Roznicki at 7:39 pm and was seconded by Amy.

*Respectfully Submitted,*                      *Kimberly Chiappetta, Clerk*