

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

The Board of Selectmen held a special meeting Thursday, July 6, 2017 in the Council Chamber, Newtown Municipal Center, 3 Primrose Street, Newtown. First Selectman Llodra called the meeting to order at 5:00p.m.

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

ALSO PRESENT: Director of Planning and Land Use George Benson, Community Center Commission members Brian Hartgraves, Carla Kron, Kinga Walsh, Maureen Crick Owen, Andy Clure, Fairfield Hills Chairman Ross Carley, three members of the public and one member of the press.

NEW BUSINESS

Discussion and possible action:

1. **Roles and responsibilities of departments and agencies, and the decision-making pathways regarding proposed development at Fairfield Hills:** Mr. Benson explained the original master plan was in 2005, there was an amendment to the master plan in 2013 and there are also the zoning regulations. The original master plan revolved around renovation of existing buildings at that time. Mr. Benson said the zoning regulations are used to implement the master plan. First Selectman Llodra stated the Fairfield Hills adaptive reuse plan has to work hand and glove with the zoning regulations. Zoning regulations requires a site development plan for any new building. The 2013 amendment to the master plan has more specific regulations on protocol regarding approving development. Guidelines were not written into any document. Mr. Benson explained that a new building goes through the site development plan, with approval by Planning and Zoning. Fairfield Hills Authority reviews requests to renovate existing buildings. Selectman Rosenthal read a prepared statement (att.) asking why the Board of Selectmen would not adhere to the idea of a structure that is in keeping with the historic architecture of the campus. First Selectman Llodra said there needs to be more directive structure in the documents. Fairfield Hills Authority will review the project plans and refer the site plan to Planning & Zoning. An amendment to the master plan is necessary because the building will be built at a different location than originally planned. Mr. Benson said the Planning and Zoning Commission is the final decision maker on the design of a new building. The town is the applicant to the Planning & Zoning Commission because this is a town building. First Selectman said the design team has continued to modify the design and will do so until there is a positive review. She asked the Fairfield Hills Authority to work with the design team until a design is agreed upon. She would also like to have guidelines developed, which would be subject to review. Selectman Rodgers agreed that guidelines need to be developed for future private investors. Mr. Carley will schedule a meeting with the design team and review the plot plan. He wants to see the project to move forward. First Selectman Llodra asked Mr. Carley to clarify a statement in the Fairfield Hills Authority minutes that mentioned outreach to the design team that was not responded to. The design team did not receive a request as Mr. Carley was mistakenly reaching out a project manager no longer on the job. Selectman Rosenthal stated the Board of Selectmen have the final authority, as it is a town building.
2. **Appointments/Reappointments/Vacancies/Openings:** Selectman Rosenthal moved the re-appointment of Bill McCarthy (D) to the C.H. Booth Library for a term to expire 7/1/21. Selectman Rodgers seconded. All in favor. Selectman Rodgers made a motion to moved L. Jane Calverley, (U), from an alternate member of the Animal Control Advisory Board to a full board member and also moved to appoint Steven R. Gogliettino (R) to the Economic Development Commission for a term to expire 1/6/18. Selectman Rosenthal seconded. All in favor. First Selectman Llodra moved the appointment of the Lake Lillinonah Authority Law Enforcement Personnel – Officers: John Puglisi, Kevin Brooks, Chris Rosado, Sean Flynn, Matthew Donadio, Mitchell Heller, Aaron D. Blank and Brian Flanagan. Assistants: Nicholas Puglisi, Charles Weeks, Stephen Lyons, Nicholas Sandone, Conor Donadio. Selectman Rosenthal seconded. All

Rec'd. for Record 7-10 2017
Town Clerk of Newtown 1:20pm
Debbie Aurelia Halstead

Board of Selectmen
July 6, 2017

in favor. First Selectman Llodra announced a R/U vacancy on Cultural Arts and an open position on the C.H. Booth Library, both with an anticipated appointment date of Aug. 21.

VOTER COMMENTS: **Larry Passaro** has attended several meetings, the design has changed many times. You can't please everyone. He is concerned the project will be delayed by bureaucratic red tape.

ANNOUNCEMENTS: none

ADJOURNMENT: Having no further business the special Board of Selectmen meeting was adjourned at 5:47p.m.

Susan Marcinek, clerk

Attachments: Statement Regarding Proposed Architectural Design of Community Center, H. Rosenthal

Statement Regarding Proposed Architectural Design of Community Center

As you probably know, I was First Selectman when the Town of Newtown purchased the former Fairfield Hills Hospital property from the State of Connecticut in 2004. One of our primary concerns in addition to controlling future uses of the property by encouraging uses that would be beneficial to the town and preventing those that would not, was to preserve the historic architectural character of the core campus in accordance with the Planning & Zoning Commission's Fairfield Hills Adaptive Re-use Zone regulations. Quoting from the regulations (attached), "The purpose of this zone is to permit the conversion and re-use of the former Fairfield Hills Hospital campus in a manner that is in harmony with the character of the existing 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.... New structures should blend in with existing historic structures, and the environmental integrity of the site should be maintained."

The regulations also call for the creation of a "master planned development proposal" which among other things will consider "potential impact on historic factors". The proposal should also include an environmental impact study demonstrating the effect of development on among other things "the campus character."

Thus it is clear that the preserving the historic character of the campus was a primary concern of the PZC.

In 2005, we were able to get the State Legislature to enact special legislation , Public Act 05-33 (attached) that reinforced the PZC's requirement of a masterplan for redevelopment of the property and adopt an ordinance to create an authority with "the powers and duties...which shall include implementation of a master plan of development, hiring employees, building, maintaining and operating improvements to the land in accordance with such master plan". Accordingly, we proposed an ordinance (attached) to the Legislative Council to establish the Fairfield Hills Authority to supervise the implementation of the Master Plan to make sure that among other things the 2005 Master Plan's requirement that rehabilitation of existing buildings and construction of new buildings would "Maintain the architectural and site design characteristics of a campus and that the "architecture of any new buildings on the campus would have to be compatible with the traditional buildings on the Campus."

The 2005 Master Plan has numerous references to the design of new buildings being at a "scale and of architectural character which is compatible with the historic character of the Campus" (attachments). In addition the 2013 Master Plan Amendment in its Vision Statement (attachment) says that "The well-designed campus would connect the history of the site with its future, with the town maintaining overall control of the property and preserving the campus environment and architectural style."

The Fairfield Hills Authority has enforced design guidelines on new structures on the campus for over 10 years, starting with the Newtown Youth Academy, including its parking lot light poles, and more recently with the Newtown Ambulance Association's building (a quasi-governmental, public service facility). These guidelines have not been challenged or modified by the Board of Selectmen. In fact the FHA website, a link on the Town of Newtown website, includes the following requirement (attached) in the Developer's Package, the "building design would need to be in harmony with and at a scale comparable with the existing buildings."

My question for the Board of Selectmen is that although we likely have the legal authority to ignore the recommendations of the FHA concerning the design of the Community Center, what would be our rationale for not following their recommendation for our own project after having supported their guidelines for other entities in the past and continuing to advertise them for other projects in the future?

Town of Newtown, CT
Thursday, July 6, 2017

Chapter 595. Zoning

Part 6. Special Districts

Article XXVII. Fairfield Hills Adaptive Reuse Zone (FHAR)

§ 595-134. Purpose and intent.

- A. 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.
- B. 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.

§ 595-135. Procedure.

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

- A. 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.
 - (1) 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.

- (2) 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 65 days following the close of a public hearing should one be held.
 - (3) The Commission may refer the master plan, for review and comment, to any other appropriate agency as deemed necessary.
 - (4) In making its decision, the Commission shall consider the suitability of the particular uses and general layout of the campus plan. The master plan, and any subsequent modifications to the plan, shall be approved by the Commission upon its finding that the plan:
 - (a) Is consistent with the FHAR, CA and APD Zones, as applicable.
 - (b) Will not cause unacceptable congestion or traffic hazards on neighboring streets.
 - (c) Will not substantially impair property values in the neighborhood.
 - (d) Will not create a health or safety hazard to persons or property on or off the campus.
 - (e) Is consistent with the Newtown Plan of Conservation and Development.
- B. Subsequent to the Commission's approval of a master plan or any modifications thereof, development shall be subject to obtaining a site development plan approval in accordance with Part **10** hereof, if so required, or in lieu thereof, when such development is located in the Aquifer Protection District, then subject to obtaining a special exception in accordance with the standards, criteria, conditions, and procedures as set forth in Part **11** hereof and the additional standards, criteria, conditions and procedures set forth in § **595-14**. Uses shall be consistent with the approved master plan and all applicable sections of these regulations.
- (1) 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.
 - (2) Notwithstanding § **595-298** hereof, the development of outdoor recreational or sport fields shall require site development plan approval in accordance with Part **10** hereof or, in lieu thereof, when such development is located in the Aquifer Protection District, then subject to obtaining a special exception in accordance with the standards, criteria, conditions, and procedures as set forth in Part **11** hereof and the additional standards, criteria, conditions and procedures set forth in § **595-14**.
 - (3) Interior renovations and adaptive reuse of existing buildings consistent with the approved master plan shall not be subject to site development plan approval.
- C. Amendments to the approved master plan may be considered by the Commission upon application by the Town of Newtown or its authorized representatives. Any such amendments and subsequent uses shall be subjected to the same procedures, standards, and criteria set forth in Subsection **B** herein.

§ 595-136. Permitted uses.

The following principal and accessory uses and structures are permitted. Uses that are not listed as permitted shall not be permitted by variance.

- A. Recreational or sport facilities and fields, indoor or outdoor.
- B. Museums, art galleries, cultural centers.
- C. Performing art theaters.
- D. Public libraries.
- E. Senior centers.
- F. Teen centers.

- G. Municipal Town Hall complex and government uses, but not including dumps, incinerators, recycling centers, transfer stations and other garbage disposal or handling areas, municipal garages or public works storage yards.
 - H. Educational facilities, including accessory housing and sport facilities.
 - I. Shops and stores for retail sales, limited to no more than 10,000 square feet per tenant.
 - J. Shops where personal services are offered, including beauty salons or barber shops, day spas, dry cleaning services that do not conduct on-site cleaning, gymnastics, fitness centers, shoe repair, tailoring or dressmaking, photographic studios, copy centers, rental services, and counseling services.
 - K. Restaurants, including outside service, but excluding drive-through facilities.
 - L. Banks, financial institutions.
 - M. General, professional, governmental, Town and Board of Education offices.
 - N. Medical, dental offices.
 - O. Research and development facilities dedicated to the development and/or testing of products or specimens.
 - P. Corporate headquarters for one or more corporations.
 - Q. Publishing establishments.
 - R. Hospitals.
 - S. Conference centers or meeting halls.
 - T. Child day-care centers.
 - U. Elderly day-care centers.
 - V. Nurseries, greenhouses, provided that such are clearly incidental to a permitted use.
 - W. Crop farming in open space areas.
 - X. Structured parking, provided that such parking is clearly incidental to a principal permitted use.
 - Y. Multi-specialty veterinary hospitals, including, but not limited to, surgical, emergency, medical and oncology treatments for animals referred by outside veterinarians. Such a hospital does not provide routine or general veterinary services (i.e., vaccines, boarding or grooming). No outdoor runs are permitted, and such a hospital shall be connected to public sewer.
[Added effective 10-14-2008]
 - Z. Farmer's markets. A certified farmer's market as defined by the Connecticut Department of Agriculture in C.G.S. § 22-6r and in compliance with the Newtown Zoning "farmer's market" definition,^[1] to be located at a site designated by the Fairfield Hills Authority. A banner sign of 30 square feet in front of the Fairfield Hills campus, and two sandwich signs on Wasserman Way, will be allowed as temporary advertisement from the Friday before the event to the market on Tuesday. The exact locations of signs shall be determined by the Zoning Enforcement Officer.
[Added effective 7-26-2010]
- [1] Editor's Note: See § 595-3.

§ 595-137. Area, height and yard requirements.

Part 7 of these regulations and the following limitations shall apply:

- A. Minimum lot area. The minimum lot area shall be at least 150 acres of contiguous land owned or controlled by the applicant. Town roads located in the Fairfield Hills campus shall not divide the property into separate lots.

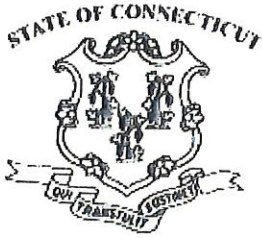
- B. Minimum setbacks. Any structure shall be set back 100 feet from the street line or 125 feet from the center line of the street, whichever is greater. Minimum setbacks shall only apply to Wasserman Way, Nunnawauk Road and Mile Hill Road South. All structures shall be set back 100 feet from the nearest property line. The right-of-way for the roads within the campus streets shall not be considered property lines.
- C. Number of stories. All structures shall be limited to three stories.
- D. Building height. Building height shall comply with Part 7, § 595-168E(5), of these regulations. The conversion of existing structures shall be encouraged. If any existing structures in the zone now exceed or breach the requirements of Part 7, the nonconformity shall not be expanded but may be altered to facilitate the reuse of existing buildings.
- E. Maximum structural coverage. The maximum building coverage shall be 10% of the entire lot. The maximum building, storage, loading, paved areas, parking, roadways, driveways and sidewalk coverage shall be 20% of the entire lot.

§ 595-138. Parking and pedestrian walkways.

Sections 595-198B and D, 595-201, and 595-202B of these regulations concerning parking shall apply. The placement of parking areas and pedestrian walkways shall allow convenient passage for motor vehicles and pedestrians upon the campus. Parking areas, whether structured parking areas or not, shall be landscaped to buffer the parking from the sight of neighboring properties. Parking areas shall be located so as to maintain the main campus character but to allow for expansive lawn and planted areas to be incorporated into the design.

§ 595-139. Signs.

- A. All applicable provisions of the sign regulations as set forth in Part 8, Article XXXVI, shall apply with the following exception: Wasserman Way, Nunnawauk Road and Mile Hill Road South are the only public streets that shall be used in applying the sign setback provisions. Sign setbacks within the interior campus street system are exempt.
- B. Permitted signs. The permitted signs as set forth in Part 8, Article XXXVI, may be externally illuminated signs. A uniform sign plan shall be utilized to address all permitted signs located upon the campus. Such plan shall provide for a consistent design theme for all of the signs located upon the lot and upon the buildings in terms of standardized location, lighting, generalized design features, etc. The signage plan shall be tasteful, complementary to the architecture of the buildings and shall have consistent details that tie the various elements of the campus together to complement the overall design of the campus. Only those signs listed in Part 8, Article XXXVI, shall be permitted. The size is the maximum area.

**House Bill No. 6712****Public Act No. 05-33****AN ACT AUTHORIZING MUNICIPALITIES TO ESTABLISH MUNICIPAL DEVELOPMENT AGENCIES.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. (NEW) (*Effective July 1, 2005*) On or before December 31, 2005, any municipality that (1) has a population between twenty-five and thirty thousand persons as enumerated in the 2000 federal decennial census, (2) occupies a total area of not less than fifty-nine square miles, and (3) is the site of a correctional institution operated by the Department of Correction, may, by ordinance adopted by its legislative body, establish an authority to oversee development or redevelopment of a specified area or parcel of land that is located in and owned by the municipality. Such ordinance shall prescribe (A) the boundaries of the area or parcel of land within the jurisdiction of the authority; (B) the method of appointment and terms of office of members of the authority; (C) the powers and duties of the authority which shall include implementation of a master plan of development, hiring employees, building, maintaining and operating improvements to the land in accordance with such master plan and negotiating and entering into leases for any part of the land and improvements thereon, provided (i) any lease shall be subject to the approval of the executive authority of the municipality, and (ii) no master plan of development may be implemented by the authority unless there has been opportunity for public comment on such master plan of development at a properly-noticed public hearing in the municipality; (D) a schedule for reporting progress on the implementation of the master plan of development to the legislative body and other appropriate municipal officials or agencies; and (E) any other provisions deemed necessary by the legislative body.

Approved May 17, 2005

Town of Newtown, CT
Thursday, July 6, 2017

Chapter 10. Authorities

Article V. Fairfield Hills Authority

[Adopted by the Legislative Council 7-6-2005 (Ord. No. 83)]

§ 10-23. Authority established.

The Town of Newtown hereby establishes a municipal development agency pursuant to the provisions of Public Act 05-33 to be known as the "Fairfield Hills Authority" to implement the master plan for development of Fairfield Hills Campus adopted by the Newtown Planning and Zoning Commission on March 17, 2005, effective March 28, 2005, as from time to time amended.

§ 10-24. Membership; terms; vacancies.

The Authority shall consist of eight regular members appointed by the First Selectman of the Town of Newtown, with the approval of the Board of Selectmen. Each such member shall be an elector in the Town of Newtown. The terms of three of the initial appointees shall expire one year after the date of such appointment; the terms of three of the initial appointees shall expire two years after the date of such appointment; and the terms of two of the initial appointees shall expire three years after the date of such appointment. Thereafter, the term of each member shall be three years. Any vacancy on the Authority shall be filled immediately for the unexpired portion of the term by the First Selectman, with the approval of the Board of Selectmen. The provisions of the Charter of the Town of Newtown concerning minority representation shall apply to the membership of the Authority.

§ 10-25. Officers; quorum.

The members of the Authority shall be sworn to the faithful performance of their duties. At its first meeting, the members of the Authority shall select a Chairperson, a Vice Chairperson and a Clerk. The Clerk shall keep a record of the votes and other business of the Authority. The Chairperson shall preside at all meetings of the Authority. In the absence of the Chairperson, the Vice Chairperson will preside. At all meetings of the Authority, five members shall constitute a quorum for the transaction of business, which shall require a minimum of four affirmative votes for action.

§ 10-26. Jurisdiction.

The Authority shall exercise the powers granted to it by this chapter and in accordance with the master plan, with respect to the land generally known as the "Fairfield Hills Campus" (the "premises") and located primarily off Wasserman Way and Mile Hill South in the Town of Newtown and more particularly bounded and described as follows: a certain piece or parcel of land constituting approximately 185 acres, more or less, designated as "Parcel 5" on a certain map entitled "PERIMETER SURVEY & SUBDIVISION MAP, STATE OF CONNECTICUT DEPARTMENT OF PUBLIC WORKS, A-N CONSULTING ENGINEERS, INC. 505 WILLARD AVENUE NEWTOWN, CONNECTICUT, project FAIRFIELD HILLS HOSPITAL PROPERTY DISPOSITION MILE HILL RD., QUEEN ST. & MILE HILL SOUTH RD. NEWTOWN, CONNECTICUT," Project No. B1-A-335, date

August 5, 1987, scale one inch equals 100 feet, drawing numbers 2 of 9, 3 of 9, 4 of 9 and 7 of 9, on file as map numbers 7663, 7664, 7665 and 7668 in the office of the Newtown Town Clerk.

§ 10-27. Powers and duties.

A. The Authority shall have the power to:

- (1) Implement the master plan for the development and operation of the premises, including, without limitation, the power to clear, to demolish, repair, rehabilitate, construct and insure real property in its possession;
- (2) Make site improvements essential to the preparation of land for its use in accordance with the provisions of the master plan;
- (3) Install, construct and reconstruct streets, utilities and other improvements necessary to carry out the master plan;
- (4) Negotiate leases for all or any part of the land and buildings of the premises, in the name of the Town of Newtown, in accordance with the provisions of the master plan, provided that any lease shall be subject to approval of the Board of Selectmen; and where the lease requires expenditures by the Town as a condition of the lease, the lease shall be subject to the provisions of Section 6-30 (Special and Emergency Appropriations) of the Newtown Charter relative to the required expenditures.
[Amended 7-6-2011]
- (5) Employ a staff and fix their duties and retain by contract, or employ private contractors necessary to implement the master plan at the discretion of the First Selectman, Board of Selectmen or Purchasing Authority of the Town as those bodies deem appropriate; and
- (6) To the extent necessary, expend funds available to the Authority, at the discretion of the First Selectman, Board of Selectman or Purchasing Authority of the Town as deemed appropriate, to implement the master plan in accordance with the powers granted to the Authority.

B. The Authority shall meet monthly or as required. Within six months of its initial appointment, the Authority shall prepare and submit a schedule for reporting progress on the implementation of the master plan to the Board of Selectmen and the Legislative Council. Thereafter, the Authority shall report at least semiannually to the Board of Selectmen and the Legislative Council as to its progress in carrying out the provisions of the master plan.

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- 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.
- **Provide for seven 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 recommended plan achieves both of these objectives. The playing fields shown on Figure 9 are of a type and location selected in consultation with the Parks and Recreation Commission. The plan recommends either a new Town Hall building or renovation of Shelton House to meet needs for the long term including effectively designed space for community organization meetings as well as for ease of future expansion if needed.

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

The recommended plan accomplishes this objective by retaining the core buildings. In some cases, buildings such as Canaan and Kent are recommended to be reduced in size to keep building mass in scale. Any new buildings with the possible exception of the high school academy would be at a scale (3 story/50,000 sq. ft. maximum) to meet this objective. **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.**

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

There are no current undeveloped areas of the campus proposed for development. All activities are proposed for the core area. In fact, the undeveloped areas would be expanded by demolition of Stamford Hall and Norwalk Hall. The existing undeveloped areas would be better linked to the core campus with increased access to all Newtown residents by a trail system. The proposed Environmental Education Center would further enhance the open space attributes of the Campus and provide a gathering spot for residents using the Campus as a base for walking trails throughout the Town. The undeveloped areas as well as the playing fields which are natural vegetation total 140 acres.

- **Do not plan all areas of the campus, but rather leave some choices for future generations.**

The proposed plan designates approximately 97 acres or 52% of the campus (East and West Meadows) as landbanked for future discussions and decisions as to use. The uses and intensities of use will be limited to what is permitted under the

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

To meet the requirements of the P&Z for approval as the Master Plan under the Fairfield Hills Adaptive Reuse Zone, the Plan must include the following per the regulations:

1. Submission of a master planned development proposal which shall provide the Commission with an overall development scenario and shall include a description of the project's phasing, potential impact on historic factors and natural resources and the existing infrastructure.
2. An environmental impact study concerning the development plan's expected effect upon the environment in general, the aquifer, and the campus character.
3. A plan for vehicular and pedestrian circulation patterns and parking areas which plan shall demonstrate a harmonious integration of traffic and parking with the site design and the area immediately surrounding the campus.
4. A landscaping plan consistent with the intent and purpose of the zone.

The Master Plan described in this document conforms with these submission requirements as follows:

1. The Plan contains an overall development scenario as well as a phasing plan.
2. 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. The proposed use of the former Administrator's house for a museum can present the story of Fairfield Hills as well.
3. The environmental impact is described in several sections including the wetlands and aquifer impact sections.
4. The traffic section describes a plan for circulation patterns and the impacts on future road conditions.
5. A plan for pedestrian circulation is included as both an internal site feature as well as the ability to link to the pedestrian network off the Campus. The proposed Environmental Interpretive Center proposed in the vicinity of the 90 foot baseball fields can serve as a unique feature of this pedestrian circulation system.

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

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would be made, an alternative location on the Campus for the playing fields shown on the Cochran site would be approved.

The following guidelines are recommended for new construction in these potential re-use areas:

- 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 – 3 stories
- Maximum square footage per building – 50,000 sq.ft. (other than academy)
- Parking to be shared with other uses to greatest extent possible

This infill development would require an amendment to the Master Plan approved by the Planning and Zoning Commission.

One potential re-use which 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. This decision should be presented to the Newtown community in the level of detail and subject to community dialogue which has been the case with the planning effort for the entire Campus.

The balance of the campus comprised primarily of the West and East Meadow areas is proposed to be land banked. Decisions about these areas will be addressed over time by the community as a whole. It is assumed that future decisions will be based upon a consensus as to community needs at this undefined future date. In the interim and possibly for all time, these areas will be open space with opportunities for passive recreation such as trails, nature preserves and special event community outdoor activities such as concerts, fairs and similar non-permanent uses.. These two areas comprise 97 acres or 52% of the campus.

D. How The Plan Meets Community Objectives

The recommended Master Plan meets several basic objectives established by the Newtown community through dialogue over the last several years and specifically over the last 10 months. These objectives are as follows:

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

2013 MASTER PLAN AMENDMENT

I. Vision Statement, Uses, and Potential Themes

Vision Statement

We envision the Fairfield Hills campus as a vibrant sustainable destination where all members of the community can go to enjoy recreational, social, cultural, and indoor and outdoor activities. The campus would provide a home for some municipal services and a gathering place for a variety of town-wide events. Small retail stores, restaurants, and professional offices would be nestled harmoniously within a core section of the campus. The well-designed campus would connect the history of the site with its future, with the town maintaining overall control of the property and preserving the campus environment and architectural style.

Supported Uses

Community Culture and Arts: A rich assortment of cultural and artistic events would await residents visiting the campus. These events may include both indoor and outdoor exhibits and performances, as well as arts education classes tailored to diverse age groups and a garden commemorating the facility's history, staff, and patients.

Community Recreation: Indoor and outdoor recreation and sports would provide year-round entertainment. Athletic fields would support local teams and leagues as well as the occasional non-team event, for example pet walks, auto shows, etc. An expanded Parks & Recreation facility would house the department staff, pools, teen meeting zone, etc. During summer, trails and open spaces would provide opportunities for walking, hiking, and bird watching while winter would provide the outdoor enthusiast with opportunities for cross country skiing, sledding, and snow shoeing.

Town and Community Services: A portion of the campus would provide for community needs, such as social services, emergency services and a town green.

Open Land: The open feeling of the campus results from much undeveloped land between buildings on the core campus as well as larger designated Open Space areas such as the High Meadow and the East Meadow. Areas on the core campus would be available for community initiated use such as community gardens, playing fields and community events. The designated Open Space land would be left undeveloped in perpetuity and available only for passive recreational use under the jurisdiction of the Conservation Commission.

Commercial / Economic: Limited retail / restaurant businesses would be available to serve the needs of those participating in activities on the campus. In addition, a few buildings would house small-businesses and professional offices, creating a rich entrepreneurial environment for the Newtown community. Such use could potentially provide a small revenue stream to help the town reduce the overall financial burden of the campus.

To help make such limited commercial development more viable, proposals that provide for mixed use including rental housing on upper floors of selected buildings should be allowed for site review and public input. Should the proposal pass such review, then such rental housing can

V. Description of the Master Plan

A. General Approach

The following plan balances the competing needs within the community in a way that adheres to the vision articulated by the 2010 Fairfield Hills Master Plan Review Committee.

“We envision Fairfield Hills as a vibrant sustainable destination where all members of the community can go to enjoy recreational, social, cultural, indoor and outdoor activities. The campus would provide a home for some municipal services and a gathering place for a variety of town-wide events. Small retail stores, restaurants, and professional offices would be nestled harmoniously within a core section of the campus. The well-designed campus would connect the history of the site with its future, with the town maintaining overall control of the property and preserving the campus environment and architectural style.”

Aspects of the plan include open space and green ways, community services, recreation, and supportive commercial development. A map, updated in 2007, illustrating these aspects is shown in Figure 7. One key goal of the plan, as also stressed in the 2005 Master Plan, is that development within the campus will be no more intense than when Fairfield Hills was an active facility. This goal is codified in the Fairfield Hills Adaptive Reuse Zone.

While this amended document largely adheres to the plan as documented in the earlier 2005 Master Plan, two key changes – the designation of open space and the explicit allowance of considering rental housing on upper floors of commercial buildings – has been made based on community input gathered as part of the 2010 review and subsequent discussions. Other lesser changes to the Master Plan have been made based on the experiences with the property since 2005 including removal of the revenue and cost estimates as well as updates that reference more recently available data. In addition, the discussion on Reuse has been expanded to include building footprints and so the Reuse section supersedes the original section on In-Fills.

It is anticipated that the primary source of other funds will be private investors as well as fund raising activities in the community or grants from federal, state program and foundation resources. However, future Town approvals of other expenditures may occur depending on the nature of the activities and the public benefit, e.g. as may be the case with a new recreation facility and recreational fields.

FHA Website Developer's Package Page

Site Development Plan Approval

In general, any proposed new buildings would need to be for a use acceptable to the Authority and located to conform to the existing campus layout. The building design would need to be in harmony with and at a scale comparable with the existing buildings. A set of Campus Design Guidelines has been adopted and shall be utilized for site planning purposes.

The Fairfield Hills Authority will review all development proposals to determine if they are consistent with the Fairfield Hills Master Plan. Site Plan Approval by the Newtown Planning and Zoning Commission will be required for new development. Renovations and reuse of existing buildings involves an administrative sign off.

Business Incentive Program

Newtown's business incentive program is intended to encourage private investment, improve the physical appearance of the community, expand the local economic base, support strategic economic growth, and foster a healthy business climate

Business incentives may include a one-time subsidy by the Town for all or partial costs of qualified physical site improvements and/or the fixing of assessment of real property. The applicant may also request consideration for business incentives related to projects that may entail a large amount of personal property.

A copy of the Business Incentive Program is available on the Economic Development Commission's home page.

<http://www.newtownnh.gov/economicdevelopment/development/business.htm>

