



MINUTES

January 15, 2018

Meeting Room 3 - 7:00pm

**Present:**

Wes Thompson, Matthew Mihalcik, Nick Roussas, Steve Gogliettino, Cramer Owen, Al Roznicki, Barbara Snyder, Valerie Fallon, Christal Preszler – Deputy Director Economic and Community Development, Kim Chiappetta – Economic and Community Development & Fairfield Hills Coordinator (clerk)

**Absent:** Bob Rau

**Public Attendance:** Ned Simpson – 42 Watkins Dr.

The meeting was called to order at 7:00 p.m.

Chair Wes Thompson informed the group a member of the public, Ned Simpson, who is also a member of the Board of Finance, was attending to show members a presentation.

**Public Participation:**

**Ned Simpson – 42 Watkins Dr.:**

Mr. Simpson introduced himself and told members that he moved to Newtown in 2017 and has been involved in the healthcare domain of the AARP Livable Community Initiative, which is being run by the Friends of Newtown Seniors (FONS). He has an industrial engineering degree and has worked in hospital operations and planning, and on the implementation of RomneyCare in Massachusetts and Obamacare in Albany, New York.

Mr. Simpson's presentation proposes that a portion of the Fairfield Hills campus be designated for medical use, and then go to the 4 regional healthcare systems to discuss the opportunity of a mini-medical campus that could possibly include a micro-hospital, physician offices, diagnostics lab, and a sub-acute patient facility. He showed a map that highlighted the distance to hospitals in the region and pointed out an area in the middle where medical needs could be addressed. (See attached presentation.) The campus provides convenient access from i-84 and route 25. Besides the central location, other reasons that supported a medical facility on the Fairfield Hills campus were: 1) aging population and projection by 2025 senior population 60+ will be 33% in Newtown, 2) aging population of doctors in town, so there will be a need for new providers, 3) residents get their healthcare in neighboring communities, 4) the one diagnostic imaging center in Newtown closed, 5) training can be incorporated on the site, 6) close proximity to Newtown Volunteer Ambulance. He also pointed out that in the Fairfield Hills Master Plan Review Committee meeting regarding commercial and mixed development (held on 1/9/2019), developers pointed out the lack of visibility from the road that is a key aspect for commercial development. This lack in visibility would not impact a medical facility as they are a destination. Mr. Simpson told members the next steps are to drill deeper into the market analysis,



and to ensure medical on the Fairfield Hills campus is an active town priority. Next he will be presenting this information to the Fairfield Hills Authority. The group then discussed past proposals received for medical facilities on campus. Valerie Fallon recommended that this proposal should not only reflect the aging population, but should also contain a family component specifically in regards to pediatric specialists. Christal added that medical is an approved use on the Fairfield Hills campus. The group discussed the process for submitting a proposal on the Fairfield Hills campus. Wes closed the conversation by noting that hospitals are a different from typical commercial development in that they contribute to their communities and create more jobs.

**Approval of Minutes:**

Cramer Owen made a motion to accept the minutes from December 18, 2018. Steve Gogliettino seconded. Motion passed with all in favor.

**Chairman's and Vice Chairman's Reports:**

**Welcome New Members:**

Wes introduced the two new members of the EDC, Barbara Snyder and Valerie Fallon. Valerie's experience is in marketing and staffing, and Barbara's expertise is in residential real estate. He then introduced the current members of the commission and provided their background.

**Cancellation procedure:**

Wes recommended that all members sign-up for E-Alerts on the Town website so that they are informed of storm related outage and closures. In addition, members can check the Economic Development Commission page of the Newtown-CT.gov website for cases where meetings are cancelled 24 hours in advance.

**6 Commerce Road:**

Wes began by explaining to the new members that he believes this is the only portion of the Fairfield Hills campus that can be sold by the town. He provided a brief description of the property and the 14-year history of the town trying to obtain inland wetlands approval from the State. Cramer recapped the walk through of the property with the State DEEP in November. He explained that the State DEEP employees were new and were not familiar with the project, so they asked for information that had already been provided by the town. After resending the information, DEEP requested additional information. At George Benson's request, the consultant, who has a long history working on this project, sent a letter to the State but neither the Town nor the consultant has yet received a response. The next step may be to contact State representatives requesting they contact DEEP on behalf of the Town. Wes explained to the new members that there are environmental impact issues that the town feels are manageable. This property is located next to the Hubbard property who has been given a right-of-way across the 6 Commerce Rd property in order to access their property. Cramer explained to the new members that the Army Corps of Engineers had been involved with the project in the past.



**CERC Workshop:**

Wes informed everyone of a CERC opportunity zone workshop. The group discussed opportunity zones and enterprise zones which offered developers tax advantages. Wes said that although Newtown is not an opportunity zone, there may be some beneficial information and recommended that members attend.

**Livable Community Project:**

Wes told members that at a recent Livable Community Project meeting he learned a senior landing page will be created on the Town website (Newtown-CT.gov). This page will provide additional hotlinks to relevant information. Also as a part of this initiative, the town attorney was asked if a list of seniors can be shared and the attorney has said that names and addresses are sharable as per the Freedom of Information Act. Wes believes further research may be required.

**Economic and Community Development - Staff Updates:**

**Fairfield County Commercial Brokers Network - Meeting Update:**

Matt Mihalcik provided an update of the video project that will be shown during the Commercial Brokers luncheon in April. He told members that Steve Gogliettino has been working on the narration which will either be an audio or text on the video. Wes complimented Steve's work on the narration. Steve reviewed the areas of town that have been narrated. Matt is planning on having the rough version completed next month. Steve said they had discussed a 3 – 4 minute video loop with 15 – 20 seconds of narration. The group discussed options for displaying the video.

**Budget and CIP Request Status:**

Christal informed the Commission that CIP is in progress. The budget request for Economic Development is \$73,000, of which \$30,000 is marked for brownfields and is planned to be used to get rid of barrels at the 28a Glen Road town owned property. A grant has been recently handed in to the Naugatuck Valley COG (Council of Governments) requesting \$30,000 to also clean-up miscellaneous hazardous material on the 28a Glen Road property. In response to a question from Barbara, the group discussed past budget requests. Wes noted the costs of the various organization membership and meetings. Christal added that the department is also a member of Loopnet (commercial listings website). Wes explained that belonging to the various organizations is necessary to create a marketing buzz and that the more times Newtown appears in places the more impressions it provides. It's beneficial to have Newtown in all of these organizations for high visibility.

**Marketing/Branding:**

Christal told members that the Economic and Community Development department is



looking to do branding and more marketing outreach. She noted the 4 websites owned by the department that are all on different platforms. The department will be requesting RFPs from marketing businesses with regional experience. Wes noted how their jobs experience many interruptions daily making it difficult to complete projects.

**New Business Updates:**

Christal informed members of a new kids play place called Main Street Adventures located in Highland Plaza. It is an indoor play place with fun play equipment. Nostrano, a popular restaurant, is moving to Newtown and should be open in two weeks. Valerie told members of a new bakery moving into the former Dorazio Sisters bakery location. The group discussed Main Street in the Borough and that there is currently no known activity. Christal continued with noting the grand opening of the Strength and Grace Boutique this Saturday (1/19). Both Christal and Valerie agreed that the owner already has a good following, and the group discussed the concept of experience shopping. Christal added that breweries are an experience where people go to enjoy the overall experience.

**Member Comments and General Discussion:**

No comments.

**Adjournment:**

The meeting was adjourned by Matt at 8:16 pm and was seconded by Cramer.

*Respectfully Submitted,                      Kimberly Chiappetta, Clerk*

## Newtown CT Fairfield Hills Plan Review Medical Mini Campus

January 2019

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## Pursue Establishment of A Mini Medical Campus at Fairfield Hill

### Explore the opportunity

- Designate a area of 8 to 18 acres within Fairfield Hills for medical facilities
- Hold discussions with regional health system regarding how they can meet their population health obligations with medical facilities on land provided by the Town of Newtown at Fairfield Hills
- Seek support from Newtown developer(s) to be part of the project

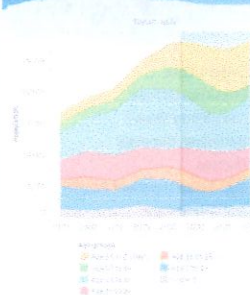
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## Advantages of FFH For a Mini Medical Campus

- Market exists for health services
- Location, location, location
  - I 84 Exit 11
  - Rt 25
- Proximity to Emergency Services
- Visibility not critical for medical facilities
- Relatively level land – Low site prep costs
- Land could be “given” to the project and still be a short and long term financial benefit to Newtown
- Health System’s need for larger service population

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## Growth in Newtown Senior Population



- Newtown 2010
  - Population: 27,560
  - 65 + : 3,500 = 12.7%
- Newtown 2017
  - Population: 28,120
  - 65 + : 4,270 = 14%
- Newtown estimated to 2025
  - Population: 28,720
  - 65 + : 6,500 = 23%
  - 60 + : 9,380 = 33%

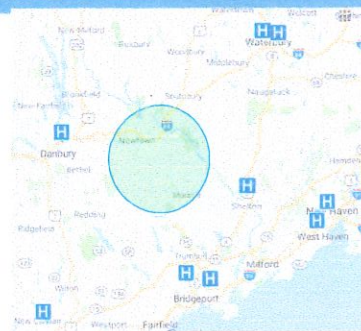
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## Health Trends Facing Newtown

- Newtown needs to be pro-active regarding health providers in Town
- Aging population which has increasing need of medical care
- Physicians with offices in Newtown are aging
- Most Newtown residents get their health care in neighboring communities
- Newtown not in Primary Service area for Regional Health Systems
  - Western CT Health Network (merging with Health Quest)
  - Yale New Haven Health
  - Hartford HealthCare
  - Griffin Health
- “Newtown Medical Mile”
  - 0.4 miles from Bethel Line at I 84 Exit 9 for Brookfield
- Transportation a major problem in senior health coverage
- Improvements to Newtown health delivery benefit all ages
- Health Systems are challenged shifting to “Population Health”

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## Hospitals Serving Newtown CT



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## Health Providers in Newtown

Newtown – Not Somewhere Nearby

- No Hospitals
- No Other Inpatient Care (Mental Health, Rehab, Sub-Acute)
- Physicians: 5 Internists, 5 Specialists  
(The 5 Internists can service a panel of ~13,000 patients)
- 1 Urgent Care Office (8 to 8 at southern end of Main St)
- 1 Diagnostic Imaging Center (at southern end of Main St)
- 1 Dialysis Center (edge of Town on Mt Pleasant Rd)
- No Laboratory service location
- 4 Physical Therapy Offices

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## Newtown EDC Recognizes the Importance of Health Care



Newtown EDC Healthcare Web  
Page Features Danbury Hospital  
Newtown – Not Somewhere Nearby

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## What Might Be At The Mini Medical Campus

- |                                               |                                |
|-----------------------------------------------|--------------------------------|
| • Micro Hospital                              | • Urgent Care                  |
| • Fully licensed facilities                   | • Physician Offices            |
| • Focus on lower-acuity patients              | • Lab (Blood Draw)             |
| • Smaller number (10 to 12) of inpatient beds | • Radiology Services           |
| • Emergency Department                        | • Dialysis                     |
| • Basic Ancillary Services                    | • Sub Acute Inpatient Facility |
|                                               | • Wound Care                   |
| • Allied Health Professional Education        | • Ventilator Care              |
|                                               | • Rehabilitation               |

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## Path Forward

Newtown has a great story to tell the region's health systems

- Next level market analysis
- Set FFH Medical Campus as an active Town priority
- Newtown delegation to the regions health systems:
  - Unabashedly supporting a FFH Medical Campus
  - Tenacious while low key and quiet
- Goal to create a collaboration
  - Newtown – FFH site and support
  - Health System - design, open and manage facilities
  - Contractor – Invest and build
- Be driven by Health Planning, not developers

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