



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

**The Fairfield Hills Authority held a Meeting on November 27, 2023  
in Council Chambers at the Municipal Center, 3 Primrose Street, Newtown CT 06470**

*These minutes are subject to the approval of the FHA at their next meeting.*

**Present:** Ross Carley, Michael Holmes, Anthony Filiato, Jim Landy, Terry Sagedy, Melissa (arrived 7:13 pm)

**Absent:** Justin Molito, Melissa Beylouni, Brook Clark,

**Public Attendance:** None

**Also Present:** Kim Chiappetta – Economic & Community Development and Fairfield Hills Coordinator (clerk)

The meeting was called to order at 7:04 p.m.

**Public Participation:**

None

**Acceptance of Minutes**

Chair Ross Carley asked for a motion to accept the minutes of the meeting held on October 23, 2023. Terry Sagedy entertained. James Landy seconded and all were in favor. Mike Holmes abstained.

The Chairman thanked Authority members for volunteering.

**Chairman's Report**

Chairman Carley began by noting that scheduled campus events have all concluded and that there is very little going on at this time. He made the Authority aware that the CH Booth library is working to coordinate a poetry walk on the campus in the spring. The library is asking that local poets consider submitting a poem that will be posted along the campus trail. Ross encouraged members who are or who know poets to consider participating.

Although the campus building securing project has not started, the new Director of Economic and Community Development is aware of the project's needs and will advocate for additional funds if necessary. Ross added that there may be an opportunity to have the landscape design completed this winter as landscape architects may have a slowdown of work during the winter season.

Ross asked Justin if he had any updates on establishing a non-profit who would perform fundraising for the campus. Justin said that he could put together a one-page document to explain the process and his recommendations. The group discussed who to go about finding volunteers. It was questioned if the initiation of this group could come from inside of the Authority. Tony Filiato will follow up.

Kim told the group about her discussion with Ross regarding opportunities for replacing roofs on duplex buildings. She explained that the duplexes may be more marketable buildings because of their size, so it is best to preserve them. Ross added that if roofs are to collapse, then the interior of the buildings will begin to deteriorate as they had seen with the old doctors' houses that were located near the Victory Garden. Kim recommended the group consider obtaining an updated quote for roof remediation and replacement that can

be used when applying for grants. She and the Director of Economic and Community Development, John Voket, will keep an eye out for any grant opportunities.

Mike Holmes asked about the condition of the duplexes aside from the roof. Ross explained that the interiors were in fairly good condition the last time he had seen them. Ross reminded the group of the potential historic tax credits that could be used to further encourage development. Ross expressed that he feels the campus should be balanced between development, events, sports, and leisure sports such as hiking the trail.

**New Business:**

**Vote on the 2024 meeting calendar:**

Ross asked for a motion to accept the Fairfield Hills Authority 2024 meeting calendar. Mike entertained. Terry seconded and all were in favor.

**Member Updates:**

**Campus Landscape Plan:**

Melissa updated the group that she and Brook plan to meet soon to discuss the landscape project.

The Authority discussed the appropriateness of members following up outside of meetings on ideas presented for the campus to gather more information and a better understanding. They also discussed the importance of the POCD process presentation scheduled for Thursday, November 30<sup>th</sup> and how the POCD affects Fairfield Hills.

Tony mentioned that the recent Parks & Rec minutes noted walking the property to identify potential pickleball court locations. Ross explained that Parks & Rec has been told that locations on the campus could not be approved until details of the larger proposed mixed-use project have been finalized. Kim reminded the group that the 2013 master plan recommended a percent of impervious surface on the campus and that must be taken into consideration when making decisions.

**Staff Update:**

Kim told the group that the new Director of Economic and Community Development, John Voket, was unable to attend this evening's meeting, but asked that Kim provide a brief update. Kim told the Authority that John attended the Tuesday, November 21<sup>st</sup> EDC meeting and presented a substantial list of accomplishments to date including his call with Winn Development regarding the campus mixed use project. You can read the complete list in the November 21<sup>st</sup> EDC minutes.

**Adjournment:**

With no further business, Terry motioned to adjourn, Jim seconded and the meeting was adjourned at 7:40 p.m.

*Respectfully submitted, Kimberly Chiappetta, Clerk.*

*A recording of the meeting is available by contacting [Kimberly.Chiappetta@newtown-ct.gov](mailto:Kimberly.Chiappetta@newtown-ct.gov).*