



TOWN OF NEWTOWN
Fairfield Hills Authority
MINUTES

The Fairfield Hills Authority held a Special Meeting on May 22, 2017 in Council Chambers at the Municipal Center, 3 Primrose Street, Newtown CT 06470

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

Present: Ross Carley, Phil Clark, Andrew Willie, Roger Cyr, Terry Sagedy

Absent: Renata Adler **Public Participation:** Fred Hurley, Frank Navone

Also Present: Christal Preszler, Kim Chiappetta (clerk)

The meeting was called to order at 7:03 pm

Public Participation:

Charging Station – Fred Hurley:

Fred Hurley presented to Authority members that an electric car is being acquired by the town and will require a Smart Charging Station. The Smart Charging Station can be connected through a WIFI connection. The driver can use an app loaded to his/her phone to reserve time at the charging station to charge the vehicle. The request is to install the charging station by the emergency generator at the Municipal Center on 3 Primrose St. The Smart Charging Station that has been selected can charge 2 vehicles simultaneously. The complete charge time is around 2 hours. If the electric car proves to be successful, the town will look into adding electric cars for both the Building Inspectors and Health Inspectors. The vehicle can travel up to 200 miles on a single charge.

Ross Carley asked if the Smart charging station would have the ability to charge other vehicles. Fred explained that the charging station would be universal so it could eventually be rolled out to the public, but this would not be done until all the bugs were worked out. The Smart charging station can be installed as early as this Summer. Fred clarified that money to purchase & install the unit would be coming from town and a state grant.

Phil Clark asked if there is a solar option to charge the charging station. Fred said a solar option cannot be done at this time. Solar charged stations may be promoted later in time in some other part of town, however the technology is not there yet.

Ross asked if stations can be add. Fred said yes that stations could be added in the future and that there is a plan to add a station at town garage. The Edmond Town Hall also wants to install a station at their location. In order to install a charging station, it is important to find a location where the person charging his/her vehicle can spend two hours, like a shopping mall or restaurant. Roger Cyr expressed concerns with cars being parked at the charging station and left there beyond the 2 hours. Fred said the person should move car upon completion of charging. Fred continued to explain that the software manages the schedule.

Ross asked what is being asked of FHA. Fred clarified that he was asking for approval on the proposed location. Roger Cyr motioned to accept the proposed location and Phil Clark seconded motion.

Tom – Kiosk:

Ross explained to the Authority that the Kiosk will have a bulletin board and charging station for phones. The Fairfield Hills Sub-committee will meet the first full week of June with members from Land Use, the Department of Public Works, and the EDC. Ross will put forward on their docket to ask them to discuss the Kiosk. Phil Clark has reviewed drawings. Thomas Tavar reminded members about the details of the Kiosk and explained that the ideal location is in between the new & old Glander fields. Mr. Tavar needs to get the project completed this summer. Tom informed the Authority that he will be away the month of August, so he needs to have this project completed prior to then. Phil noted that he will assist Tom with the design, so Parks & Rec does not have to be concerned with the construction of the base. Ross and Phil discussed next steps and timeline to ensure Tom will be able to complete the project prior to August. Tom informed everyone that other members of his troop, family & friends will help him build the Kiosk. Ross reminded everyone that Parks & Rec will be holding the insurance for the work. Ross will work out the schedule for everyone to attend meeting to ensure Tom has the month of July to build. Ross asked if anyone had issues with moving forward on Kiosk. Everyone agreed with moving forward.

Minutes:

Mr. Carley asked for a motion to accept the minutes of February 27, 2017. Mr. Willie entertained. Mr. Bernardi seconded and all were in favor.

Chairman's Report:

a) Streetscape lighting (Discussion and Possible Action):

Mr. Carley asked Christal for an update with the lighting portion of the Streetscape project. Christal informed the Authority that the project is now completely approved by the state and that the \$500,000 grant is for sidewalks, lights, plantings, and a two of benches. Quotes came in higher than the grant amount so Parks & Rec is helping to fill in some of the gaps. Parks & Rec will be providing some of the lights, however there is still a need for 14 additional lights at around \$3,000 per light to complete the lighting portion of the project. Ross then expressed the importance of this project beautifying the campus and that the remaining 14 lights could be covered by FHA.

Fred informed the group that there are 24 -25 complete light units ear marked for Fairfield Hills. All lights will be LEDs which will save on electrical costs. Phil added that the Fairfield Hills Authority wants to make the campus safe and beautiful. He then motioned for the FHA to pay the for remaining 14 lights and Andrew seconded the motion. Phil thanked Fred for helping in beautifying the campus. Fred further explained that a town crew will work with the contractor to perform work not covered by the contract.

Roger Cyr asked what was the recourse if the contractor goes above the agreed contract amount. Christal explained the charges are determined by the design firm, and that if there is any unforeseen work it has a measurable unit cost. Ross reiterated that the streetscape will greatly improve the looks of campus in preparation for the community center & senior center. The Authority again expressed their thanks to Fred for his assistance in the project.

Staff Update:

a) Interest in Buildings – Preszler:

Christal invited Frank Navone to speak. Mr. Navone expressed his interest in moving his bakery from Bethel to Stratford Hall. He explained that he selected this location because of his appreciation for the architecture and patina that Stratford Hall offers. He informed the Authority members that he has been in business for 30 years. In addition to his bakery he has a successful commercial photography business with Pepsi and Macys as clients. In addition, he has lived in Newtown for 20 years and has invested in his home. Mr. Navone invited members to visit his bakery in Bethel to observe the positive interactions between customers and employees.

Andrew asked if he would ever serve alcohol. Frank said alcohol could be served, but is not planning on doing so at this time. Phil asked who would pay for the fit out of Stratford Hall. Mr. Navone explained that he will pay for equipment, furnishings & carpet, and that he feels the building only needs a basic fit out including adding bathrooms, a kitchen and tightening up and resealing where required. He continued to express that the town should make the investment in the building and that he would pay a monthly rent.

Phil commented on liking the idea of a bakery and asked about parking. Fred explained that there would be parking behind building and some blacktop reworked for parking. Phil asked how many spaces would need and Frank said that about 40 spaces would be required. (10 spaces for every 1,000 feet) Mr. Navone expressed that he like the duplexes, but the buildings won't be able to handle volume of customers visiting the bakery.

Ross explained to everyone that something like this has never been done before. Christal mentioned that another business has also expressed interest in Stratford Hall, but is not willing to come forward yet.

The group further discussed determining how to move forward and Christal mentioned wanting to involve EDC from a financial perspective.

b) Streetscape – Preszler:

Discussion occurred during Chairmen's report.

c) Canaan House basement – Preszler:

Christal presented to the Authority that AAIS will be used for demo of the Canaan House basement. Phil asked why was the project not bidded out, and Christal explained that it was approved by Board of Selectmen. Phil reminded the members that originally the thought was the area was going to be parking lot, which has different soil requirements than a building. Fred added that none of soil in the location is good for building.

d) Events – Chiappetta

Kim Chiappetta shared with the Authority that the Fairfield Hills campus will be the site of the following events.

Event	Location	Date	Time
CVH Butterfly Party	Grass area & parking lot area in front of NYA.	Saturday, June 3rd	11 a.m. – 5 p.m.
Taunton Press – Fine Plant Sale	Keating Farms Ave	Saturday, June 10th	9:00 a.m. – 3:00 p.m.

Event	Location	Date	Time
Mad Dash & Food Truck Festival (including ambulance open house)	Primrose St, Simpson St, & 1 st St	Saturday, June 17th	<u>Mad Dash:</u> 8 a.m. – 1:00 p.m. <u>Food Truck Festival:</u> 11 a.m. – 5 p.m.
Outdoor Movie Night	Soccer field between Keating Farms Rd and Kent House.	Tuesday, June 27th	8:30 – 10:00 p.m.
Outdoor Movie Night	Soccer field between Keating Farms Rd and Kent House.	Tuesday, August 8th	8:30 p.m. – 10:00 p.m.
Arts Festival	Soccer field between Keating Farms Rd and Kent House.	Saturday, September 16 th – Sunday, September 17th	

Ross added in that the REACH Car Show will also be held on Sunday, September 10th.

Score Board – Chiappetta:

- e) Kim Chiappetta informed the Authority members that the Newtown Babe Ruth league has been contact by a sponsor who would like to purchase a score board for the new Glander 3 field. Kim distributed a document proving details of the scoreboard and pictures of the proposed location and a picture of an existing scoreboard.

Authority members all agreed that as long as the score board meets the signage regulations it should be consistent with existing scoreboards on the campus. A concern was expressed with advertising and Fred explained that banners are a big portion of fundraising for the league. The group had a brief discussion regarding signage, including temporary banners, in the campus. Ross mentioned that the scoreboards would only be light during games. Christal added that signage with advertisements would not be considered at the front of the campus. Jim put forward the Authorities request that score boards remain consistent in design (size, color, etc) and was seconded by Andy. Ross asked that Kim communicate back to Parks & Rec and to thank them.

Business:

There was no other business reported.

Adjournment: With no further business, Jim made a motion to adjourn, Andy seconded and the meeting was adjourned at 8:21 pm.

*Respectfully submitted,
Kimberly Chiappetta, Clerk.*