



**TOWN OF NEWTOWN**

**Fairfield Hills Authority**

**MINUTES**

**The Fairfield Hills Authority held a Meeting on August 27, 2018 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, Mike Holmes, Renata Adler, Brook Clark

**Absent:** Phil Clark, Christal Preszler, Terry Sagedy, Melissa Beylouni

**Public Attendance:** none

**Also Present:** Kim Chiappetta (clerk)

The meeting was called to order at 7:11 pm.

**Public Participation:** none

**Minutes:**

Acceptance of the minutes was tabled until next meeting due to lack of quorum.

**Parks & Rec – Pickball presentation:**

Amy Mangold, Director of Parks & Rec, presented Authority members the Parks & Rec plan to add pickleball courts to the Fairfield Hills campus. The Parks & Rec CIP originally had the line items for these courts under 2021 – 2022. The project has now been moved up to 2019 – 2020. She clarified that the project is not definitely funded, and that the request currently is in the CIP process. Parks & Rec advanced the request by 2 years due to the tremendous outpour from residents in town.

Amy then informed members that on March 23<sup>rd</sup> of 2015, Parks & Rec presented an update to the Parks & Rec master plan for the Fairfield Hills campus, and distributed information for members to review outside of the meeting. She referred to Figures ES 6 – Fairfield Hills Master Plan – Playing Fields dated May 2003, which showed an overview of the campus with recommended locations for athletic fields. Amy then directed members to refer to the Fairfield Hills – Master Plan – Site Plan Rendering dated August, 26, 2013 which was created at the request of George Benson to provide further detail. Amy pointed out that this map had a recommendation for a recreation center which included Pickleball courts showing that Pickleball courts have been a consideration since 2013. Finally Amy referred members to the Fairfield Hills Master Plan – Site Plan Rendering revised as of August 2018. This map shows the currently proposed location for the Pickleball courts in the area of the Emergency Operations Center, Glander fields and the Community & Senior Centers. Members asked for details regarding the number of courts. Amy explained that 4 pickleball courts equates to the size of 1 tennis court, and that the cost would be between \$55,000 - \$60,000 per courts. She further detailed that the courts would be made up of post tension concrete which is the same construction as the tennis courts at the town parks. The cost includes adequate fencing and greenery. It will cost an additional \$140,000 for lights. The

infrastructure for the lights would be installed at the time the Pickleball courts are built, but the actually lighting would be installed at a later time. Since there are many new members on the Authority, Amy informed Chairman, Ross Carley that she and Ed Marks (Chairman of the Parks & Recreation Commission) would like to attend another FHA meeting to present the Parks & Rec Master Plan for the campus. The group had a brief discussion regarding the need to ensure there is sufficient parking. Ross then thanked Amy for her time.

#### **Chairman's Report:**

##### Brewery:

Ross Carley updated members that the brewery is moving along and that minor details are being finalized. The base of the lease approved by the FHA remains with only details being modified as necessary. Renata again expressed concerns with distribution requiring large trucks on the campus. Ross explained that this was not a concern and highlighted that the brewery owners are Newtown residents who want to do well by the town.

Ross added that he has also met with people who have expressed interests in various areas of the campus, and that all interested parties are first directed to Christal Preszler (Deputy Director of Planning for Economic and Community Development) and George Benson (Directory of Planning) before a proposal is brought forward to the FHA.

##### Cupolas:

Ross reminded members that there are 3 cupolas on the campus that can be repurposed. Many people have expressed interest in making purchasing these cupolas for either commercial or private use, however he has concerns with selling these cupolas with loose lead paint. Brook recommended that the cupolas be reused on the campus as part of a garden landscape. The group then discussed options. Ross informed members that there is no immediate need to make any decision.

##### Budget:

The group then discussed the reduction in the FHA budget and current planned spending.

#### **Member Update:**

Mike Holmes asked for a status on the proposed tennis facility. Ross said that discussions are on-going and the current concept would require the removal of Cochran Hall.

#### **Staff Update:**

##### a) Upcoming Events & Campus Updates – Kim:

Kim provided members a list of campus events for the month of August and September:

Event	Date	Time	Location
Farmers' Market	Every Tuesday	2 – 6:30 p.m.	Keating Farms Ave – grass area across from soccer field.

Event	Date	Time	Location
Parks & Rec Outdoor Movie Night	Friday, August 31st	7:30 p.m.	Soccer field
REACH Car Show	Sunday, September 9th	9 a.m. – 3 p.m.	Simpson St area.
Newtown Arts Festival	Friday, September 14 <sup>th</sup> – Sunday, September 16	<b>Friday evening concert – The Lords of 52<sup>nd</sup> Street:</b> 6 – 10 p.m. <b>Saturday &amp; Sunday:</b> 11 a.m. – 5 p.m. <b>Saturday – Evening Under the Stars (various music, dance &amp; poetry):</b> 5 – 10:30 p.m.	Soccer field

#### Boy Scout Kiosk:

Mike Holmes asked for the status of the Boy Scout Kiosk. Kim explained that the next step in the construction is to pour the concrete slab. The layout requires 8.5 yards of concrete, and Scout Thomas Tavar III and his father have been actively looking for donations. If they are unable to obtain a donation, they will have to raise \$1,700 which may take a month or longer.

#### Community Center Update:

Ross informed members that the steel work portion is complete and work has begun on construction of the pool. Rain has delayed road excavation which will be done to access the water line on Simpson St.

Kim added that the committee is also working on membership packages and policies & procedures.

Ross expressed the need to better communicate the successful activities happening on the Fairfield Hills campus and asked Linda Zukaukas of opportunities in Voices. Linda kindly explained to Ross that he could share his thought with the editor.

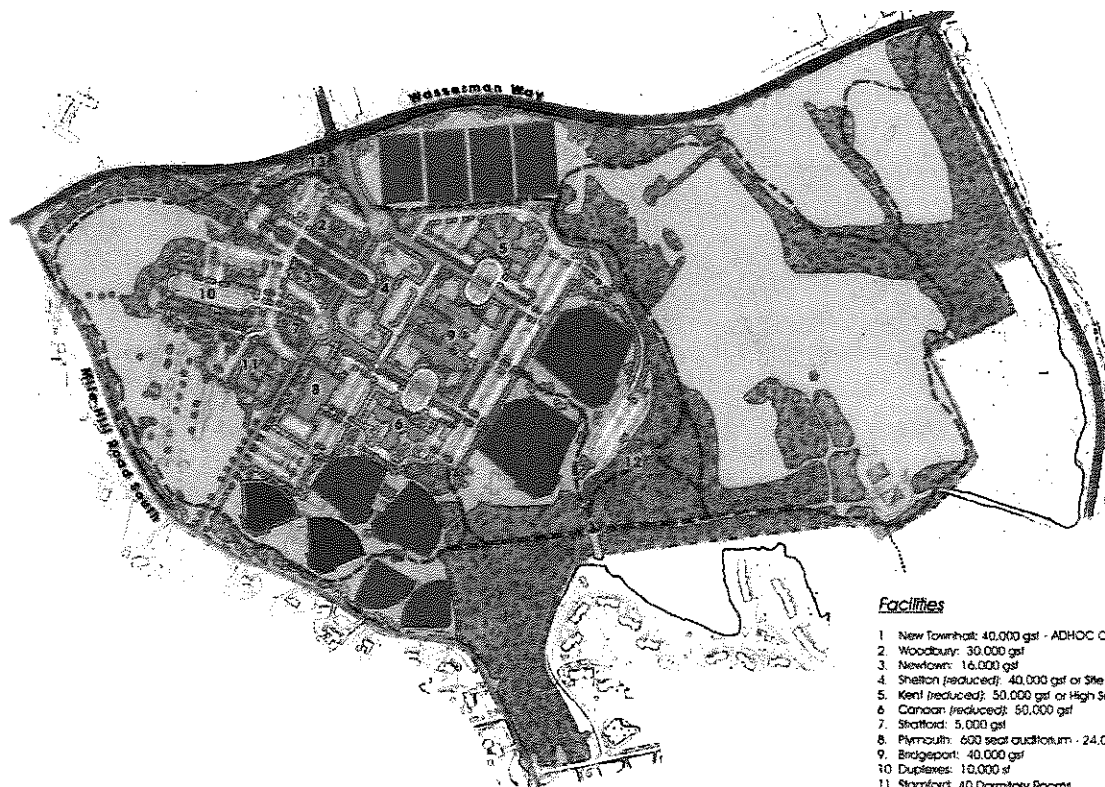
Ross ended the meeting by informing members that Jim Bernardi is resigning. The group then discussed the open position and potential candidates. Ross asked members if they knew anyone who was interested to please have them apply.

**Adjournment:** With no further business, the Fairfield Hills Authority adjourned their regular meeting at 8:02 pm.

*Respectfully submitted,  
Kimberly Chiappetta, Clerk.*

## Figure ES 6

### Fairfield Hills Master Plan – Playing Fields



#### Facilities

1. New Town Hall: 40,000 gsf - ADHOC Committee Recommendation
  2. Woodbury: 30,000 gsf
  3. Newtown: 16,000 gsf
  4. Shelton (reduced): 40,000 gsf or Site of New Town Hall per Selectmen Recommendation
  5. Kent (reduced): 50,000 gsf or High School Academy Site
  6. Canaan (reduced): 50,000 gsf
  7. Stafford: 5,000 gsf
  8. Plymouth: 600 seat auditorium - 24,000 gsf
  9. Bridgeport: 40,000 sf
  10. Duplexes: 10,000 sf
  11. Stamford: 40 Dormitory Rooms
  12. Environmental Education Center: 3,000 gsf
  13. Museum
- Twelve Recreation Fields

#### Fairfield Hills - Master Plan (Playing Fields)

Newtown, Connecticut



Fairfield Hills Association, Incorporated  
Newtown, Connecticut

Site Plan - 1996  
Newtown, CT, L.L.C.  
Newtown, Connecticut



Adams & MacBride, Incorporated  
Newtown, Connecticut



Fairfield Hills Association, Incorporated  
Newtown, Connecticut



Fairfield Hills Association, Incorporated  
Newtown, Connecticut



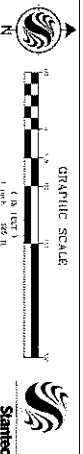
Fairfield Hills Association, Incorporated  
Newtown, Connecticut

May 2000



# FAIRFIELD HILLS - MASTER PLAN

SITE PLAN RENDERING  
AUGUST 26, 2013







# FAIRFIELD HILLS - MASTER PLAN

SITE PLAN RENDERING  
REVISED AUGUST 2018

