

**Fairfield Hills Master Plan Review Committee
Special Meeting, Thursday, August 2, 2018
Town Hall South Conference Room
3 Main Street, Newtown**

***MINUTES ARE NOT FINALIZED UNTIL APPROVED BY THE BOARD FAIRFIELD HILLS
MASTER PLAN REVIEW COMMITTEE***

Present: Chandravir Ahuja, Neil Chaudhary, Jeff Jorgenson, Gary MacRae, Bob Rau, Bryan Roth, Rob Sherwood, Doug Smith

Absent: Bob Bowen, Deborra Zukowski

Also Present: First Selectman Daniel Rosenthal, Fairfield Hills Authority Chairman Ross Carley

First Selectman Rosenthal called the meeting to order at 6:33 p.m.

Discussion and Action:

2018 Meeting Dates: Mr. Jorgenson moved to accept the 2018 meeting dates (att.). Mr. Chaudhary seconded. All in favor.

Nominations of Officers: Mr. Rau nominated Deborra Zukowski as Chairman of the Fairfield Hills Master Plan Review Committee. Mr. Chaudhary seconded. All in favor. This nomination will be carried forward and voted on at the meeting of August 15.

Approval of Minutes: Mr. Jorgenson moved to accept the minutes of July 18, 2018. Mr. MacRae seconded. All in favor.

Member Comment and Correspondence: Mr. Carley passed out a summary of some of the buildings on campus for review (att.) to give the committee an idea of what can be repurposed and what cannot. Mr. Carley made himself available to the committee, offering tours of the buildings on campus. After further discussion the committee agreed to tour the buildings as part of the Aug. 15 meeting.

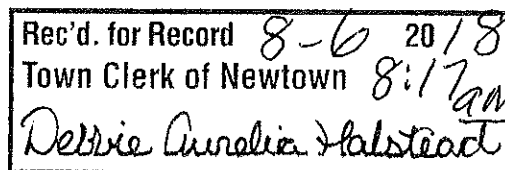
There are no buildings slated for immediate demolition, however, Mr. Carley said that the Fairfield Hills Authority had discussed ideas for the land where Kent House is located, saying it could be an area on campus where people could hold events such as weddings or festivals.

The management of the Master Plan lies with the Fairfield Hills Authority.

Mr. Ahuja would like to know what, from the Master Plan, has been discussed and what has not been discussed, what has been proposed, what didn't move forward, so they have a starting point.

Housing came up five years ago but the community wasn't in agreement; that can be revisited. The Cultural Arts Commission looked at Plymouth Hall but it was too costly to renovate.

Mr. Jorgenson asked if there is a history/timeline of everything that has been proposed, discussed, implemented. Mr. MacRae said it could be found if you dig deep enough on the Fairfield Hills Authority website.



First Selectman Rosenthal said the committee will determine what the vision should be; what the right direction of the campus is and what is permitted. It can be as exhaustive a review or as limited as the committee wants it to be, based on input from the public.

First Selectmen Rosenthal explained there are two local people interested in investing up to \$750,000 in Stratford Hall; the town will invest \$180,000 for a new roof, which needed to be done regardless.

The duplexes have been partially abated. The street has potential for cooperative work spaces.

Mr. MacRae said demographics need to be considered.

The Plan of Conservation and Development guides how different areas are devolved.

Mr. Sherwood pointed out that there is housing right around the corner (Nunnawauk) from the campus and nobody complains.

Specific uses can be designated for specific areas. Mr. Carley said that mixed use has been viewed as commercial use in the 22 acres.

Currently there is a plan for a brewery and there are discussions around a hockey rink as part of Newtown Youth Academy.

Adjournment: Having no further business report of police commissioners adjourned their regular meeting at 7:25 p.m.

Att: 2018 meeting calendar; Fairfield Hills building summary

Respectfully submitted,
Susan Marcinek, Clerk pro-tem

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TOWN OF NEWTOWN

Fairfield Hills Master Plan Review Committee

Meeting Dates 2018

Thursday August 2, 2018

Wednesday August 15, 2018

Tuesday August 28, 2018

Wednesday September 12, 2018

Tuesday September 25, 2018

Wednesday October 10, 2018

Tuesday October 23, 2018

Wednesday November 7, 2018

Tuesday November 20, 2018

Wednesday December 5, 2018

Tuesday December 10, 2018

Meetings to be held at 6:30 PM.

No Meeting Room has been assigned to these dates.

The Shelton House



Building Summary

The Shelton House was built in 1933 and houses approximately 89,000 square feet of space on 2 ½ stories. Primarily used for patient housing and some administration, the Shelton House is the entry structure of the complex and serves as the front of the campus. The structure also includes a full basement and attic. The existing brick building is capped with sloping asbestos shingle roofs and cupolas and is recognized by its monumental pre-cast concrete pediment and colonnade at the entrance. The condition of the building is fair and in general need of significant restoration.

The floor slabs are cast-in-place ribbed concrete bearing on concrete encased steel beams at interior locations, and a load bearing brick wall at the exterior perimeter. The interior partitions are plaster over terra-cotta clay tile.

Most steel lintels show signs of corrosion with spalling masonry above and alongside window openings. Years of water penetration and cyclical freeze/ thaw damage have deteriorated many areas of masonry. Re-pointing of the masonry and the replacement of the steel lintels are required at all of these locations.

All areas of exterior woodwork, particularly at the sunrooms, cupolas, and cornices, there is significant signs of peeling and rot, much of which will need replacement. All the original windows will need replacement.

Although the building is unheated, a steam heating system is in place and in need of a boiler plant. Further analysis of these systems including plumbing, electrical, telephone, etc. is required to determine the extent of renovation required relative to the re-use of the existing structure.

Insulating values of exterior walls, attic separations, etc. do not conform to current energy codes and need further consideration for any change of use modifications that may take place.

The entry level of the Shelton House sits approximately ½ story above grade and is not handicapped accessible. Along with new wheelchair ramping at several locations and numerous ADA required improvements to all the lavatories, hallways, stairways, etc., the installation of a new elevator will be required to accommodate accessibility.

The Shelton House, although the most prominent Fairfield Hills structure by its location, has no sense of arrival at its main entrance. Instead, its grand front portico and pediment is in reality a front to the campus entry. Significant interior work will need to be done to address this issue. Due to the structure's rigid symmetry and site location, there are additional challenges for the demolition of any one area or the construction of a new one. The marginally fair condition of Shelton and its lack of interior character make for a questionable reuse of the structure.

Newtown Hall



Newtown Hall, 16,500 GSF, two story & basement, 1st floor 5,500 sq. ft., 2nd floor 5,500 sq. ft., basement 5,500 sq. ft.

Constructed in 1933, Newtown Hall was originally used as the Fairfield Hills administration building. The front façade contains an ornamental pre-cast entry colonnade and pediment. Inside, the main entry is adorned with tastefully detailed plaster and wood moldings. Most of the office spaces contain the original wood doors, transoms, and trim. Newtown Hall's existing layout, quality of architecture, and basic construction, makes it adaptable for office reuse.

Additional information concerning Newtown Hall and including building diagrams is online at this link:

<http://www.fairfieldhills.org/property/NewtownHall.html>

Newtown Hall



Building Summary

Constructed in 1933, Newtown Hall remains one of the finest buildings on the Fairfield Hills campus. Originally used as an administration building, Newtown Hall is in excellent condition and could house a use of approximately 16,500 square feet within its two stories. This building also houses an attic and a basement. The simple, yet handsome brick structure, is capped by a symmetrical hipped roof. A large cupola reinforces the symmetry along with a large, ornamental pre-cast entry colonnade and pediment. Although simply organized, the interior of Newtown Hall is very tastefully detailed. The main entry is adorned with plaster and wood moldings and proportioned comfortably. Most remaining office spaces are still fitted out with the original wood doors, transoms, and trim, all in excellent condition.

The sloping asbestos shingle roofing sits on a 2x12 wood rafter structure, supported by a steel frame. The floor slabs are cast-in-place ribbed concrete bearing on concrete encased steel beams at interior locations, and a load bearing brick wall at the exterior. Steel columns carry much of the interior structural loads from the roof and floors down to the basement. The interior partitions are plaster over terra-cotta clay tile. Although these walls are not load bearing many may be bracing the exterior walls and would need to be assessed if any demolition is required.

Much of the exterior remains in good condition with the exception of some miscellaneous re-pointing and concrete restoration at the main entrance

Currently a steam heating system is in place but is not served by a boiler plant. The building is not heated, and is not fitted out for air-conditioning. Further analysis of these systems including plumbing, electrical, telephone, etc. is required to determine the extent of renovation required relative to the re-use of the existing structure.

Insulating values of exterior walls, attic separations, etc. do not conform to current energy codes and need further consideration for any change of use modifications that may take place.

The entry level of Newtown Hall, like many other structures at Fairfield Hills sits approximately ½ story above grade and is not handicapped accessible. Along with new wheelchair ramping at several locations and numerous ADA required improvements to all the lavatories, stairways, etc., a new elevator will need to be installed depending on the proposed use to accommodate accessibility.

Newtown Hall, lends itself as an existing structure, to a very straight forward reuse as a leaseable office building. Its layout, condition, quality of architecture and construction clearly lead to this use. Although an elevator will need to be added to this building, many of the existing rooms are the appropriate size and proportion for new offices.

Stratford Hall



Stratford Hall, 9,000 GSF, one story and basement; street level 4,500 sq. ft., basement 4,500 sq. ft.

Stratford Hall was built in 1933 and utilized as the campus library and executive dining hall. The building is a handsome brick structure with masonry framing. The interior contains a 2,500 square foot center hall area with a 20-foot ceiling height, along with elegant arched windows. The building could conceivably be renovated for use as a quality restaurant, banquet hall, bank branch, unique retail shop, gallery or office space, and similar commercial uses.

Stratford Hall is declared clean of asbestos/hazardous materials. The 2011 Environmental Cleanup Compliance Report is online at this link: <http://www.fairfieldhills.org/PDF/extra/Completion-Compliance-Report-Stratford-and-Duplexes-58-59-Jan-2011.pdf>

Additional information concerning Stratford Hall is online at this link: <http://www.fairfieldhills.org/property/StratfordHall.html>

Stratford Hall



Building Summary

Stratford Hall, constructed in 1933 was formally used as a dining hall and library. This structure contains about 9,000 square feet including its basement. The quaint yet stately brick structure opens gracefully to the outdoors with five large round top windows. Inside, an impressive vaulted ceiling defines the main space and is bordered on each side by arcades of a similar vocabulary. Intricate plaster detailing, wood panels, and molding richly articulate this grand interior space. Although the exterior of this structure is sound, a prolonged steam leak on the interior has damaged much of the interior finishes and will need repair for the ultimate reuse of the building.

Most likely the sloping asbestos shingle roofing sits on a long span steel truss. The floor slabs below is cast-in-place ribbed concrete and bears on concrete encased steel beams, steel columns, and load bearing masonry at interior locations. The perimeter is supported by a load bearing masonry wall.

Much of the exterior remains in good condition with the exception of some miscellaneous re-pointing and concrete restoration. Steel lintels at flat window arches will need replacement and repainting of the existing trim and banding is also required.

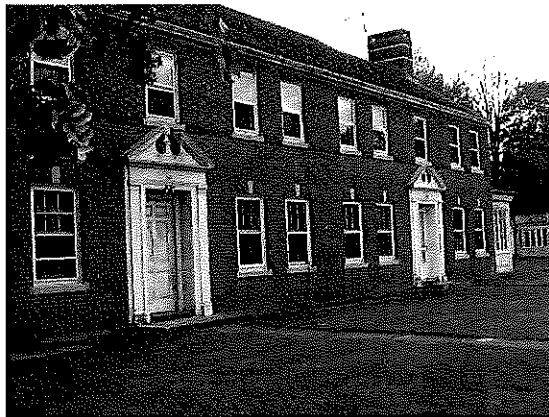
Although damaged, a steam heating system is in place and is not served by a boiler plant. The building is not heated, and is not equipped for air-conditioning. Further analysis of these systems including plumbing, electrical, telephone, etc. is required to determine the extent of renovation required relative to the re-use of the existing structure.

Insulating values of exterior walls, attic separations, etc. do not conform to current energy codes and need further consideration for any change of use modifications that may take place.

The entry level of Stratford Hall, like many other structures at Fairfield hills sits a few feet above grade and will need new wheelchair ramping for accessibility. New lavatories and other ADA required improvements are necessary to accommodate accessibility.

Stratford's dramatic space clearly lends itself to a fine restaurant. Part of this space could become a bar and lounge area with the remainder dining. To accommodate this change of use a new kitchen and service area would need to be constructed. Site area is also available to develop a south facing outdoor dining area. Another use could be for a single user office space or small convenience retail/service use.

Duplexes



There are five duplexes (4,200 GSF) available for reuse. The duplexes were originally built to house hospital staff. The two story structures, with sun porches and a one car attached garage, are grouped around an attractive green and form a unique area that is adaptable for office, gallery and retail uses.

A shared parking area and natural gas line that will serve the duplexes and adjacent voluntary ambulance facility have been installed by the Town. Additional information concerning the duplexes is online at this link: <http://www.fairfieldhills.org/property/Duplexes.html>

All five duplexes are declared clean from asbestos and hazardous materials. The 2011 environmental cleanup compliance report is online at this link: <http://www.fairfieldhills.org/PDF/extra/Completion-Compliance-Report-Stratford-and-Duplexes-58-59-Jan-2011.pdf>

Plymouth Hall



Building Summary

Built in 1956 Plymouth Hall stands as a newer structure against the original 1930's buildings. Its diversified original usage included a gymnasium, auditorium and stage with a fly loft, and a small bowling alley in the basement level. Arts and crafts spaces and a chapel were also part of the original building. Plymouth's façade fronts on Fairfield Circle and is reminiscent of the Fairfield Hills original architecture. The remaining sides and rear of the structure; however, deviate from the character of the main campus with an over-simplified 50's look. Primarily built of brick, the structure includes a sloped roof in the front areas and flat roofs over the remaining portions. Isolated areas of pre-cast concrete and painted wood add detail at the entry façade. The interior of Plymouth, like the rear and side portions of the exterior, is of a 50's vernacular and lacks the character and detail of many of the 1930's campus buildings.

In general, both the interior and exterior of Plymouth is in fair condition. Along with the required re-pointing and wood restoration necessary at most of the Fairfield Hills structures, some of Plymouth's steel roof purlins at the gymnasium show corrosion and will need to be replaced. Most steel lintels show significant signs of rust and deterioration, and diagonal masonry cracking below windowsills, is prominent outside the Gymnasium. Most steel lintels will need replacement.

The primary structure at the Gymnasium is pre-cast concrete hinged arches spanned with steel beam roof purlins. Cementitious wood fiber decking, span between purlins. Brick on concrete masonry units comprise the infill between the structure. The structure over the auditorium appears to be long span steel trusses with lightweight pre-cast plank decking.

A steam heating system is in place and is not served by a boiler plant. The building is not heated, and is not equipped for air-conditioning. Further analysis of these systems including plumbing, electrical, telephone, etc. is required to determine the extent of renovation required relative to the re-use of the existing structure.

Insulating values of exterior walls, attic separations, etc. do not conform to current energy codes and need further consideration for any change of use modifications that may take place.

Plymouth Hall's main level sits two to three feet above grade. Along with wheelchair ramping and new door clearance requirements, numerous additional ADA required improvements are necessary for handicapped accessibility.

Plymouth Hall certainly has unique attributes relative to the remaining campus. The auditorium space and the arts and crafts related spaces lend this structure to be a community based Cultural and performing Arts Center. The renovated auditorium could help fill the need for such space within the community. Although this building lacks some of the character and richness in other Fairfield Hills buildings, a tastefully done renovation could define an enjoyable experience. The court within the gymnasium at Plymouth, however, is far smaller than a regulation size. Furthermore, this part of the structure is in need of repair. This is an area of the building that could be demolished and rebuilt to serve a similar purpose correctly.