



TOWN OF NEWTOWN
Planning Department

MEMORANDUM

12/2/2020

DRAFT

Proposed Amendment to Article III, Fairfield Hills Adaptive Reuse Zone (FHAR)

6.03.310 Special Exception Uses

The following principal uses and structures are permitted in the FHAR subject to obtaining a Special Exception permit in accordance with the standards, criteria, conditions, and procedures set forth in Article **XI**:

A. Rental Residential Housing shall be allowed in up to two (2) of the existing Fairfield Hills Campus Buildings. Residential housing may include assisted living, 55 and older, affordable and market rate units, with the following conditions:

1. A Lease agreement negotiated with the Board of Selectmen and Fairfield Hills Authority shall be submitted prior to and shall be contingent upon the Special Exception approval.
2. For-profit, taxable entities and uses and non-profit entities and uses will be considered. The for-profit projects shall not be exempt from real estate taxes, personal property taxes or sewer use fees. The non-profit projects shall negotiate a pay in lieu of taxes (PILOT) agreement with the Board of Selectmen. Other variations of municipal revenue sources can be considered by the Board of Selectmen.
3. Leases shall include at a minimum the following conditions:
 - a. Residential unit rental agreements shall contain a notification and waiver of Parks and Recreation activities, daily public use and special events held at the Fairfield Hills Campus.
 - b. Parking Agreement.
 - c. Common Area Maintenance (CAM) charges.
4. Existing historic exterior architecture shall be maintained.
5. Apartments shall be limited to one and/or two bedroom units.
6. A Commercial component shall be included in any project proposal.
7. Adequate Campus Parking shall be proposed utilizing newly constructed parking spaces in compliance with Section 8.03.600, Schedule of Minimum Parking Requirements.