



TOWN OF NEWTOWN
Fairfield Hills Authority
MEETING MINUTES

The Fairfield Hills Authority held a Meeting on January 25, 2021

This meeting was held remotely due to COVID-19 mandates and precautions.

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

Present: Ross Carley, Michael Holmes, Renata Adler, Brook Clark, Andrew Philbin, Melissa Beylouni (7:05 p.m.)

Absent: Terry Sagedy, Walt Motyka

Public Attendance: none

Also Present: David Kingsley, Mark Tambascio, Christal Preszler, Kim Chiappetta (clerk)

The meeting was called to order at 7:01 p.m.

Public Participation: None

Acceptance of Minutes:

Chairman Ross Carley asked for a motion to accept the minutes of the meeting held November 23, 2020. Mike Holmes entertained. Renata Adler seconded and all were in favor.

NewSylum presentation:

Chairman Ross Carley introduced owners of the NewSylum brewery located on the Fairfield Hills campus. He explained that they have installed a concrete pad for a patio and are now coming before the FHA to present a pavilion to be installed over the patio.

Owner, David Kingsley introduced himself and owner Mark Tambascio. David explained that the pad is in place and the pavilion will be a post & beam structure constructed of cedar that will go over slab. They are currently in the process of getting bids. The pavilion will include lighting, a couple of fans, and server stations. Ross asked if the pavilion will be similar to the Parks & Rec pavilion located by the baseball fields. David explained that it will be a gabled structure with some siding at the gables and large columns supporting it. Brook asked if she could see the plan and expressed that the concept is great, but she wanted to be sure that the scale and size work in proportion with the building. The clerk displayed the plan for everyone. Christal Preszler noted that they have not selected a builder so it is possible the design may change. Ross added that NewSylum is being given a waiver so that the structure does not have to be brick. David told everyone that construction of the server stations has begun so it will give everyone an idea of what the pavilion will be like. Mike asked David to confirm that the pavilion location will be the same as the summer tent. David clarified that the summer tent had been moved once and the pavilion will be located in the same place as the second tent location. David told the group that the footings have been inspected by the Building department and have been approved. Mike told the owners that he understands they have been given approval for the foundation, and questioned the heating that was installed in the slab. David explained that radiant (hot water) heat was installed, and a separate boiler was added to accommodate this. Brook said that the height seems in proportion but questioned if the pavilion will block the windows at the back of the building. David responded the plan was not a good representation, and a 3D model would show that it does not block the windows as much as it seems. The group

then discussed installing plantings around the brewery. Brook said she recommended plantings 8 – 10 feet high to separate the back of the brewery from the parking area and street (Keating Farms Ave). Christal added that there should also be some aesthetically softening screening along the back. David informed the group that the brewery also intends to do planting inside their area as well. Christal said they will coordinate.

Renata Adler moved that the FHA finds the pavilion to be in compliance with the aesthetics of the campus. Andrew Philbin seconded. Motion passed.

Ross wished the owners good luck and expressed the FHA was happy to support them.

Chairman's Report:

Ross reported that residential was approved by Planning & Zoning to be added as an approved use to the FHAR zone. Christal further explained that the next step in the process would be to put out an RFP for developers. She noted that a special exception is required. Ross explained to members that the FHA will get to see and weigh in on proposals. He believes proposals will probably come from businesses that have already completed projects in the area and it may be beneficial for FHA members to visit those locations for an idea of their work. Melissa agreed. Ross reminded members the design of the building exteriors cannot be changed. Renata asked how many apartments can exist in each building. Christal answered that it depends upon the developer, building and type of apartment. Melissa questioned the cost involved. Christal agreed that it is very expensive and the financing is often layered and gave examples of historic tax credits, affordable financing/credits, etc. Ross continued to explain that there would be an agreement in place with the developer that it is an active, working campus with events and sports. Some members expressed concerns with the tenant selection. Andrew Philbin explained that from a practicality standpoint it is the responsibility of the developer or management company to vet tenants. The group discussed concerns with renters and process in which they are vetted. Melissa expressed her deep concern that the tenant selection process must consider the close proximity to the Reed school. Renata agreed.

Member Updates:

None

Staff Update:

Securing buildings:

Christal told everyone that AAIS arrived last Monday (1/18) and began securing buildings. She and Kim had done an inventory in November that was provided to AAIS. They will begin with 1st floor windows and basement doors. Ross reminded the group of Melissa's recommendation to speak with the police on the possibility of more closely monitoring the buildings once AAIS has completed the work. Christal added that a representative number of doors will be spray painted telling people to stay out and away from buildings.

Benches:

Christal told members that there has been allot of interest in donating memorial benches to the campus.

Events map:

Kim Chiappetta told the group that she has been working toward standardizing campus events. Most recently a 5k map has been approved that will be used for all 5k races on campus. The group then discussed a goal of creating a single event location and the possibility of being able to rent to for-profit entities. Christal added that events have an impact on other businesses on the campus and having an event field will help.

Ross recommended to members to read the Newtown Bee as they've been publishing activities and discussions about the campus.

Adjournment:

With no further business, Melissa Beylouni motioned to adjourn, Mike Holmes seconded and the meeting was adjourned at 7:52 p.m.

Respectfully submitted, Kimberly Chiappetta, Clerk.