



TOWN OF NEWTOWN
Fairfield Hills Master Plan Review Committee
MINUTES

The Fairfield Hills Master Plan Review Committee held a Meeting on October 10, 2018
In the Parks & Rec meeting room, 3 Main Street, Newtown CT 06470

These minutes are subject to approval at the next meeting.

Present: Deborra Zukowski, Neil Chaudhary, Gary MacRae, Doug Smith, Chandravir Ahuja, Bob Bowen

Absent: Bryan Roth, Rob Sherwood, Jeffery Jorgensen, Robert Rau,

Public Attendance: none

Also Present: Fred Hurley – Public Works Director, Louis Carbone – Water & Sewer Commissioner, Kim Chiappetta – clerk.

The meeting was called to order at 7:07 p.m.

Chair Deborra Zukowski began the meeting by

Public Participation:

None

Approval of Minutes

Wednesday, September 12th:

Neil Chaudhary motioned to approve the minutes from September 12, 2018. Gary MacRae seconded the motion. Motion passed with all in favor. Bob Bowen abstained.

Tuesday, September 25th:

Chand Ahuja motioned to approve the minutes from September 25, 2018. Bob Bowen seconded the motion. Chairman Zukowski asked for comments or discussions.

She then identified the following inaccuracies from the September 25th minutes:

- Page 2 – Top paragraph – Correct “The **district** and Master Plan are controlled by.....” to “The **zone** and Master Plan are controlled by.....”
- Large paragraph – Correct “Ross added that when former **First Selectman** Julia Wasserman negotiated the sale.....” To “Ross added that when former **State Representative** Julia Wasserman negotiated the sale.....”
- Page 4 – 4th paragraph – Correct “Rob asked if the Town **every** approved Tech Park.....” to “Rob asked if the Town **ever** approved Tech Park.....”

Motion passed with all in favor.

Communications

Campus abatement and Demo Costs:

Deb began by informing members that they all should have received (via email) the table for abatement and razing of the buildings. (See attached document "Summary of FH Abatement and Demo Costs – 2017".)

The member bios are still not on the Fairfield Hills Master Plan Review Committee page of the Town website. Deb will follow-up with Renee for a status update.

Emails with Newtown Resident:

There have been several emails with a Newtown resident named Wayne Addressi. One comment Deb highlighted was "I'm specifically interested in conversing on the totality of the future of FFH and each members openness to engage in progress residents may want to see. It's been far too long of a process." In additional email conversations, Mr. Addressi provided the following bullet list of questions:

- Original promises to the community - what were they and are we on course to accomplish and were they delivered upon as of yet? - *Deb explained that this will be addressed in conversations with Bob Geckle and Lilla Dean.*
- How committed are we to the original vision? – *Deb believes the vision he may be speaking of is the 2005 vision.*
- Does this group see a new vision that can be created or a renewed strategy coming soon? – *Deb provided Mr. Addressi links to the 2013 Master Plan update.*
- If it is a new strategy what might be included?
- Is there an ability to think outside the box today, i.e. creating a renewed vision, selling off parcels, reaching out to developers and creating partnerships or a shared strategy, generating funds to repay our investment? – *Part of the fact finding is to get metrics needed to have a reasonable discussion regarding this point.*

(See attached document email subject "FFH discussions".)

Questions to Finance:

Deb emailed Bob Tait, Director of Finance, the following:

- 1) Current/Active bonds used for appropriations related to the property and its development, including any restrictions that may have been placed on the property as part of qualifying for the bond. This info, if possible, should include initial amount and date of expiration. Also, do restrictions go away when the bond is paid in full?
- 2) If possible, amount paid for abating and razing buildings. If you feel the FHA is the better place to go for this info, that's fine.
- 3) Amount spent rehabbing spaces (and size of space, if you have such info).
- 4) Because we are getting the bulk of the financial cost of the property, it makes sense to try to account for all expenditures (for public documentation) so that it is clear that we are being as transparent as possible, including grants used to offset some of these costs. These added expenditures should include any monies spent for infrastructure, parking, landscaping, etc. including an estimate of town services, if possible.
- 5) Amount of money coming in, e.g., leases, taxes, fees, etc.

6) Amount provided in current budget for upkeep/management, including monies provided to Fairfield Hills Authority, Parks and Rec, Public Works, etc.

Deb informed members that Bob explained Christal Preszler may have some of the information, and that time is needed to provide the answers. (See attached email with subject line "Request for FFH Master Plan Review Committee".)

Questions to Tax:

Deb spoke with Penny Mudgett, Tax Assessor, regarding assessments and obtaining taxes for Town owned properties. Also, how is personal property tax taken into consideration? Deb would like to create a model that could be used to better understand the various options that could be proposed. Fred Hurley, Director of Public Works, interjected that property could not be sold according to the transfer act with the State, which is the legal authorization for the transfer of the property to the Town mandating the Town retains ownership of the property. Deb added that in order to sell, our State representative would have to convince the State Legislature to obsolete that restriction. Fred further added that sign-off would be required from the 7 parties that agreed to actual document of transfer. Deb expressed that this is the type of information needed.

Deb asked if any members had communications they would like to move forward. Hearing none, she moved forward to New Business.

New Business

Fairfield Hills campus infrastructure (See attached maps):

Deb introduced Fred Hurley, Director of Public Works and Louis Carbone – Water & Sewer Commissioner.

She began by informing them that the Committee is interested in the limitations and possibilities and what they mean in terms of options for use of the property.

Fred first showed members the original utility grid mapping of the campus which included power, water, and sewer. There was a main power plant with a distribution system throughout. There was also steam heat, and cold and hot running water. All of this is gone in terms of the power. Pedestrian and utility tunnels have been cut and disconnected. The entire electrical grid is now all standard from Eversource. Power for campus is a radial feed which works conceptually like old Christmas lights where if one light goes out they all go out. When it is proposed that various buildings go on line, it is necessary to first shutdown everyone else. Public Works changed the approach so that there are trying to get it where the main feed comes off of Wasserman Way goes through the campus, and then exits back onto the circuit onto Mile Hill South.

Water, Sewer and storm drains have stayed essentially the same with a lot of improvements. Fred referred to map and showed members the buildings that are gone, and added that is almost time to have a surveyor generate a new map. Currently, the line terminates near the duplexes. The plan is to finish through to Mile Hill South creating a full energized circuit. This month and next month, Eversource is going to extend the circuit so that an electrical utility loop will exist on the campus. Gary asked if Brewery at Stratford Hall would be part of loop. Fred said yes. Deb asked if everything is up to date and gave an example of antique wiring not being able to handle the power in another part of town. She asked if Stratford Hall and the duplexes wiring have been updated. Fred explained that only the Parent Connection has been updated and that the Town will need to get power to Stratford Hall. The Brewery owners will handle indoor electrical.

Deb asked if the electricity will determine where buildings can be placed. Fred explained that there is some flexibility in where loops can be added to the loop. He further added that conduit is inexpensive, and depending upon usage of building determines how much utility co will charge. Neil asked who usually pays these costs. Fred explained that the loop is the responsibility of the Town and that the additional costs depends upon how the lease is written. He added that campus leases are not standard and vary depending upon the situation.

The conversation moved onto water. Fred informed members that the water system contains well 7 and well 8 located on the Fish and Game property. In the transfer, the Town must pay the State for the water used. Well 7 provides sufficient water to campus. Public Works will soon be bringing Well 8 back on line. The wells go to the water pump station and then go to bunkers that provide pressure, roughly 50 psi, which is acceptable for general flow but not adequate for fire protection. It has been found that there is a need to put booster pumps on for added pressure to the buildings. The new Community Center also requires a booster pump for showers and bathrooms. Filters have also been added to buildings although they are not required as the water quality is already outstanding. A recent newspaper article linked the Town's water with radon, but this was untrue. The bunkers, Well 7 and the pump house have all been overhauled due to a lightning strike that required electrical lines be replaced and modernized. Deb summarized that Well 7 produces enough water to service the campus, and Deb added that this includes Nunnawauk and the prison. Fred added that the prison is the primary customer at about 80% of usage. Fred clarified that Well 8 provides a higher capacity than Well 7, and that only one can be operational at a time so that there is no negative impact to the aquifer. Lou explained that Well 8 is for a reserve. Fred said that once everything is up and running they will alternate between wells 7 and 8. There is an additional well 3 that has limited capacity due to a silting issue. The original water line went up to Queen Street to service doctors' houses, but the line was cut-off. When Aquarion has completed bringing additional capacity to Town they want to set-up an interconnection between Fairfield Hills and the main Town system. This is also a goal of the Department of Health to the Town. The advantage is that should the Fairfield Hills system go down the Town can populate pressure for the entire water system through Aquarion. Deb asked of the capacity that can be pumped per peak hour, what percentage is still available? In a year, if there is a connection to Aquarion, the answer is whatever Aquarion can add to boost the actual gallons. Fred said that Aquarion will not actually boost the system and that there is an enormous capacity and no near the demand. He explained that when the hospital was active there were 6,000 people here with enormous water uses. The point of Aquarion hooking into the Town's water supply, would be beneficial if there was ever a loss of inflow into the Town's supply, the valves to the Aquarion system can be turned on and it will pressurize and repopulate the entire system. Per Deb's request, Fred will be providing an email regarding the capacity of water on the campus. Deb explained that this information will be considered when determining development.

Fred also informed members that there is natural gas available on the campus, and that the Municipal Center is currently serviced by natural gas and the Community Center will be also. The group then discussed natural gas supply issues in the State.

The conversation returned to the topic of water capacity. Neil asked if any there were any concerns with pools or skating rink. Fred said no, that both are minor uses in comparison of capacity of the system. Gary asked if there were any concern with the structure of the pipes breaking down. Fred said the pipes are cast iron with brass fittings, so there are no concerns. He explained that there are no lead pipes anywhere in the system. Deb added that these original pipes are 30 feet down, and asked if cast iron deteriorate. Fred answered the pipes will last 200 – 300 years. The concerns are with the sewer and drainage. The sewers are composed of clay pipes and brick structures. Fred referred to old map to explain that when the campus was developed the land was leveled by adding soil which resulted in the utility pipes being installed 16 feet deep. Fred said that grant applications have been submitted through different sources to get the sewer lines raised up. A standard estimated cost used by utility companies for installation would be \$200 / linear foot. He added that there may be additional restoration costs associated with digging and repairing the roads.

Neil asked if the approach taken in Hawleyville was a cheaper solution. Fred and Lou said yes. Hawleyville was difficult because Public Works was aware that two large developments were coming in, but did not have any details. In order to address various scenarios, dual lines of different sizes were installed. This ultimately kept the cost down because it was not necessary to dig, repair and replace at the time a structure was being built. Neil asked if the campus lends itself to a gravity driven system. Fred and Lou said the campus is a gravity run system and that this keeps the cost down as no pumping station is required. There may be a need to clean pipes occasionally, but this is a smaller maintenance issue.

Fred informed members that the treatment plant is permitted at a total of the 932,000 gallons; 332,000 gallons is allocated to the Town and the remaining 500,000 gallons belongs to the State. In 2004, when the campus was transferred to the Town, there was 100,000 gallons belonging to the State that was transferred to the Town with the stipulation that it can only be used at Fairfield Hills. Deb asked for the actual use on the Fairfield Hills campus. Fred said that out of the 100,000 there is still 80% available for the campus. The treatment plant designed to handle a massive inflow of 3 million to 5 million gallons of water because of the open gravity system that means there is no control of the flow. The system has the capacity to absorb large amount of storm water. It is not the permitted capacity for treatment of the water. Lou added that this is a retention. This water is held until the biologic levels are acceptable to move through the plant. Fred said that there is more of an infrastructure issue in regards to the condition of pipes. The outlets for the Bridgeport Hall (the Municipal Center) and NYA have raised outlets the drop into a man hole. Deb asked if eventually there will be no storm water going into the sewage, and Fred confirmed this is correct

Bob asked for clarification that the cast iron coming in, clay going out and that the clay does not have a long lifespan. Fred said yes, the clay tiles are susceptible to breakage. Influx into sewer mains is also old loose tiles where infiltration occurs.

Deb then asked about storm water. Fred explained that the buildings have rehabbed storm water systems that have very large outlet pipes through middle of campus. Receptor pipes are not a problem. There is a need to upgrade the feeder pipes. Since there has not been allot of investment in paving, this would be a good time to tie in. Have not invested a lot in paving, so not bad time to tie in. When do road project, upgrade drainage. Trout need cold water so ingesting hot water is detrimental to the fish. Water from Nunnawauk piped underground to river which is cold. If put conduits in add extra conduits as a money saving effort. Neil asked if enough fiber to run communications for regional stuff.

Deb expressed concerns with water in and around buildings on the campus. Fred explained that the standing water on the campus is more due to surface water which results from substandard fill containing high levels of clay that was used when the campus was developed.

Doug asked if the pipes were replaced with PVC, what is the life span. Fred said he's heard 200 years and has seen listed 400 years. Areas of Town where failures have occurred, the worn out metal pipes have been replaced with PVC.

Fred informed members that Rob Sibley, Deputy Director of Planning, can provide more information on storm water.

Meeting Attendance and Participation Alternatives:

Bryan has a professional exam and has been unable to attend meeting, but feels badly. Asked if should step down. Deb asked group when discuss meeting attendance and participation alternative. Doug added that at times he has a shift that cannot be moved and has found audio phenomenally helpful. Chand agreed that audio was very helpful. Deb asked if recording gives enough information to give considered judgment. Bob Bowen agreed it was very helpful with his work travel schedule, and added ability to email questions. If have meeting where voting is required, then work schedules as best as can to attend.

Deb said that in February the Committee will hold a public meeting, and then afterward can organize sub-committees. Chand requested as a courtesy for members to notify Chair if will be absent.

Deb said for information meetings, 5 is acceptable attendance as enough are there to ask questions.

Old Business

Public Communication Channels (Social Media, Liaisons, etc.):

Neil informed Committee members that he contacted the State FOI Commission asking about the pitfalls around social media. It was explained to him that if while on social media a committee members adds a post and other committee members comment it is considered a meeting. When social media is set-up, it must be done so that others cannot make comments. One option would be to assign someone as the leader who would solely be responsible for posting, or to not post until the item has already been discussed in a meeting. Neil added that erroneous information should be addressed, but opinions will be left. Chand expressed he felt there is a need to establish guidelines and/or standard answers. Deb requested that Neil document the social media guidelines.

Next, Deb said that members have asked for liaisons, and recommendations thus far are as follows:

- Gary McCray: Commission on Aging, Friends Of Newtown Seniors, Senior Center
- Deb Zukowski: Cultural Arts
- Bob Rau: Economic Development Commission
- Bryan Roth: Chamber of Commerce of Newtown

Remaining are:

- Fairfield Hills Authority
- Parks & Rec
- Conservation Commission

Chand asked what would be required of the liaison. Deb answered that the liaison must report back to the Committee concerns and suggestion regarding the campus. Neil added that liaisons must ensure if they are giving feedback of their own they must explain that it is not the opinion of the Committee.

Deb requested a motion to assign Gary MacRae to senior related commissions.

Doug entertained. Chand seconded. Motion passed with all in favor.

Deb request a motion to assign her to the Cultural Arts Commission.

Chand entertained. Bob seconded. Motion passed with all in favor.

Deb requested a motion to assign Bryan Roth to the Chamber.

Neil motioned for Bryan Roth to be assigned as liaison to the Chamber with the right to decline. Doug second. Motion passed with all in favor.

Chand motioned to have Bob Rau assigned as liaison to the EDC. Bob second. Motion passed with all in favor.

Deb requested a motion to have Doug and Bob as co-liaisons who will alternately attend Parks & Rec meetings. Neil motion. Gary seconded. Motion passed with all in favor.

Deb asked that all communications be filtered through her.

Schedule/Calendar:

Deb reminded members that she has done a re-write of the research agenda. She reviewed the schedule through November 20th and identified changes. Chand noted that November 20th is the Tuesday prior to Thanksgiving and that attendance may be lacking due to the holiday.

Deb highlighted to Committee members that the public hearing is currently on the agenda for February 12th.

Public Participation

No public participation.

Discussion of Future Agenda Items

No discussion.

With no further business, Bob made a motion to adjourn. Doug seconded and the meeting was adjourned at 9:01 p.m.

*Respectfully submitted,
Kimberly Chiappetta, Clerk.*

Summary of Fairfield Hills
Abatement and Demo Costs

May 15, 2017

	Shelton House	Greenhouses 1&2	Kent House	Stamford Hall	Woodbury Hall	Newtown Hall	Norwalk Hall	Plymouth Hall	Cochran House	Duplexes (4)*	Stratford Hall*	Municipal Center**	Totals
Asbestos Abatement Estimate	\$914,154	\$16,697	\$2,417,293	\$500,884	\$387,203	\$419,409	\$907,184	\$380,159	\$2,031,877				\$7,974,860
Miscellaneous Estimate	\$132,500		\$210,320	\$77,950	\$79,313	\$72,115	\$28,542	\$97,325	\$235,965				\$934,030
PCB abatement estimate								\$50,750					\$50,750
Demolition Estimate	\$628,200	\$42,725	\$1,044,800	\$376,400	\$322,000	\$267,800	\$523,038	\$423,200	\$1,044,800				\$4,672,963
Contingency (5%)	\$83,743	\$6,000	\$183,621	\$47,762	\$39,426	\$37,966	\$41,236	\$47,572	\$331,264	\$40,864	\$10,000	\$40,000	\$909,453
Abatement Monitoring & specs	\$49,708	\$3,000	\$124,865	\$28,044	\$22,360	\$23,970		\$23,008	\$105,594				\$380,549
Roof / LBP / window abate replace										\$817,272	\$200,000	\$800,000	\$1,817,272
TOTAL ESTIMATE	\$1,808,305	\$68,422	\$3,980,899	\$1,031,040	\$850,302	\$821,260	\$1,500,000	\$1,022,014	\$3,749,500	\$858,136	\$210,000	\$840,000	\$16,739,877

Overall contingency 5% \$836,994

Estimated total \$17,576,871

Estimated remediation \$12,066,914

Estimated demolition \$4,672,963

* Costs are based plans to renovate these particular buildings

** Roof only

Note: Costs are not total costs. Oversight, fencing, electrical, sitework and other factors may need to be taken into account.

	Duplex 58	Duplex 59	Duplex 60	Duplex 61
selective demo	\$104,818	\$122,818	\$122,818	\$122,818
re-roof	\$26,000	\$26,000	\$26,000	\$26,000
windows & doors replace	\$60,000	\$60,000	\$60,000	\$60,000
	\$190,818	\$208,818	\$208,818	\$208,818

\$817,272

Email Chain #1



Deborra Zukowski <debz.newtown.ct@gmail.com>

Re: FFH discussions

Deborra Zukowski <debz.newtown.ct@gmail.com>

Tue, Oct 9, 2018 at 8:59 PM

To: waddessi@addressi.net

Cc: Kimberly Chiappetta <kimberly.chiappetta@newtown-ct.gov>, dan.rosenthal@newtown-ct.gov, christal.preszler@newtown-ct.gov, Neil Chaudhary <neilffh@4newtown.com>

Hey there,

Your questions should be addressed to me, as chair of the Fairfield Hills Master Plan Committee. At this point, we are introducing the membership of the committee to the history of the property including better understanding the successes and hurdles that we have encountered over the years, as 9 out of 10 of us are completely new to efforts surrounding the development of the property. This introduction, along with public hearings and other public outreach, will help us create a set of recommendations that can be included in the Master Plan by the P&Z to help the property become what the public wishes it to be. As part of this, we are looking into all aspects of the plan and its implementation, including all assumptions, finances, uses, etc. Said another way, everything is on the table, and we hope to engage the public to understand what we should recommend move forward.

Tomorrow's meeting will be an overview of existing infrastructure, including sewer and water systems, and what opportunities and/or limitations these place on development. You are encouraged to join us. We have public participation near both the beginning and end of each meeting. We will also be talking about a potential calendar for the fact-finding portion of our effort - one that precedes our public engagement portion. As part of the fact-finding portion, we hope to be able to clearly document the history, improvements, and financial aspects of the property.

Here is a document provided by the prior 2010 Master Plan Review Committee that summarizes the original master plan and progress up to the time of the formation of that 2010 committee (see attached).

I look forward to meeting you soon,
Deborra Zukowski

On Tue, Oct 9, 2018 at 7:24 PM Wayne Addressi <waddessi@addressi.net> wrote:

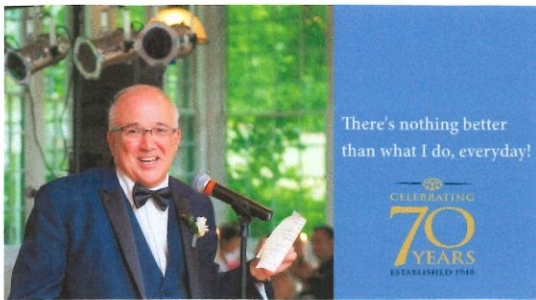
Dear Kim,

I am very curious and eager to engage on these topics pertaining to the FFH: I personally feel that FFH needs a NEW effort and review of what was NOT accomplished and what has been accomplished.

- Original promises to the community - what were they and are we on course to accomplish and were they delivered upon as of yet?
- How committed are we to the original vision?
- Does this group see a new vision that can be created or a renewed strategy coming soon?
- If it is a new strategy what might be included?
- Is there an ability to think outside the box today, ie. creating a renewed vision, selling off parcels, reaching out to developers and creating partnerships or a shared strategy, generating funds to repay our investment?
- <https://www.nytimes.com/2003/02/09/nyregion/in-newtown-a-master-plan-creates-a-stir.html>

I hope to see you there.

1



**Wayne Addressi | President |
Registered Jeweler, AGS |**

Addessi Jewelers | 387 Main Street | Ridgefield CT. 06877

Direct 203-438-6549 | Cell 203-241-0437

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On Tue, Oct 9, 2018 at 9:57 AM Kimberly Chiappetta <kimberly.chiappetta@newtown-ct.gov> wrote:
Hello Mr. Addressi.

I've attached the agenda for the next Fairfield Hills Master Plan Review Committee (FHMPRC) meeting scheduled:

Date: Wednesday, October 10th
Time: 7:00 p.m.
Location: Town Hall South

The FHMPRC is in the beginning of the information gathering process, and this meeting will be a discussion on the infrastructure of the Fairfield Hills campus. There is an opportunity for public engagement at two points during the meeting.

The Committee is planning on obtaining input from the community. I've attached the minutes from the last meeting where you will find these discussions on page 4.

Looking forward to your participation.

Kim

On Fri, Oct 5, 2018 at 7:57 PM Wayne Addressi <waddressi@addressi.net> wrote:
Good evening, Kim.

On attending the 10th meeting date what is the agenda and is there an opportunity for engagement and discussion?

I'm specifically interested in conversing on the totality of the future of FFH and each members openness to engage in progress residents may want to see. Its been far too long of a process.

Wayne Addressi

On Thu, Sep 27, 2018, 4:50 PM Kimberly Chiappetta <kimberly.chiappetta@newtown-ct.gov> wrote:

Hello Mr. Addressi.

My manager, Christal Preszler, forwarded me your email regarding your interest in being a part of discussions on the future of the Fairfield Hills campus.

The following are two Fairfield Hills related groups that you are more than welcome to attend their meetings as a member of the public:

Fairfield Hills Authority:

- Meets the 4th Friday of every month in the Municipal Center - Council Chambers at 7 p.m.
- Agendas are posted 24 hours prior to each meeting on the following page:

<https://www.newtown-ct.gov/fairfield-hills-authority>

- Please ensure you check the Agenda in the event a meeting is cancelled.

Fairfield Hills Master Plan Review Committee:

- Meets twice monthly at Town Hall South - Parks & Rec meeting room.
- The remaining meetings for this year are as follows:

Wednesday, October 10th
Tuesday, October 23rd
Wednesday, November 7th
Tuesday, November 20th
Wednesday, December 5th
Tuesday, December 18th

- Agendas are posted 24 hours prior to each meeting on the following page:

<https://www.newtown-ct.gov/ffh-master-plan-review-committee-0>

Please feel free to contact me with any questions.

Looking forward to your participation.

Kim

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Kimberly Chiappetta
Economic and Community Development & Fairfield Hills Coordinator
Town of Newtown - Economic Development
203-270-4271

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Kimberly Chiappetta
Economic and Community Development & Fairfield Hills Coordinator
Town of Newtown - Economic Development
203-270-4271



MasterPlan2005Summary_02282011.pdf
440K

Email Chain #2 3



Deborra Zukowski <debz.newtown.ct@gmail.com>

Town Plan, FFH Plan Now Available In Book Form | The Newtown Bee

Deborra Zukowski <debz.newtown.ct@gmail.com>

Wed, Oct 10, 2018 at 10:29 AM

To: waddressi@addressi.net

Cc: Kimberly Chiappetta <kimberly.chiappetta@newtown-ct.gov>

You are welcome to join whenever you wish. All meetings have two opportunities for public input, one before our discussions and one after. As mentioned, our time and meetings for the rest of this year are fact-finding, i.e., understanding 1) history so that we hopefully do not repeat it, 2) costs/revenues, e.g., how much public money has been used and what can be expected in future revenues, 3) development and management constraints on the property and what relaxation of those constraints could reasonably mean, and 4) town needs. Throughout, we are hoping to hear informed suggestions about how to make the property into a vibrant part of our town.

You are welcome to join so that you hear what we hear, and can suggest questions for us to consider afterwards or you can follow more remotely. I am trying to get our town web page to be more meaningful - including having handy links to historic documents. In addition, we are investigating how best to use online outlets legally and effectively.

Tonight's meeting will be more about constraints, e.g., sewage capacity and water distribution along with potential costs for rectifying limitations (hopefully), as well as experience with water seepage throughout the property.

The FHA manages a separate web site to encourage development, including a page that has links to town documents related to FFH including the 2005 and 2013 Master Plans [see <https://www.fairfieldhills.org/property.html>]. Unfortunately, the link to the 2010 FFH Master Plan Review Committee Report is broken as a result of the revamping of the town website. I hope to get all three linked on our web page.

You're welcome,
Deb Z

On Wed, Oct 10, 2018 at 8:22 AM Wayne Addressi <waddressi@addressi.net> wrote:

Good morning,

Thanks for your response.

Should I wait to join an open session to engage rather than this week?

I also feel that there may have been too much community outreach creating this position where you find ourselves today. Its been nearly 17 years?

At some point, and maybe it's now, your team needs to make bold, smart decisions to move this effort forward. An economic strategy must be considered along with sensible promises made to residents.

I went online searching for the Master Plan- FFH, but the link below is not working.

Weighing the past results or lack thereof is critical to moving forward.

Thank you,
Wayne Addressi
13 Lovells Lane

<https://www.newtownbee.com/town-plan-ffh-plan-now-available-in-book-form>

Wayne Addressi

Kimberly Chiappetta <kimberly.chiappetta@newtown-ct.gov>

Fwd: Request for the FFH Master Plan Review Committee

1 message

Deborra Zukowski <debz.newtown.ct@gmail.com>
To: christal.preszler@newtown-ct.gov
Cc: Kimberly Chiappetta <kimberly.chiappetta@newtown-ct.gov>

Tue, Oct 9, 2018 at 1:32 PM

Would you be able to work with Bob, re: who has access to the needed info?

Thanks,
Deb Z
Kim: CC'ing you for "Communications"

----- Forwarded message -----

From: **Robert Tait** <robert.tait@newtown-ct.gov>
Date: Mon, Oct 8, 2018 at 11:01 AM
Subject: Re: Request for the FFH Master Plan Review Committee
To: <debz.newtown.ct@gmail.com>
Cc: Dan Rosenthal <dan.rosenthal@newtown-ct.gov>

Yes, that will take quite a while. Christal will have some of the information.

bob

On Sun, Oct 7, 2018 at 5:46 PM Deborra Zukowski <debz.newtown.ct@gmail.com> wrote:

Hey there,

...

As part of our fact-gathering, it would be good to get some up-to-date financials associated with the property including:

- 1) Current/Active bonds used for appropriations related to the property and its development, including any restrictions that may have been placed on the property as part of qualifying for the bond. This info, if possible, should include initial amount and date of expiration. Also, do restrictions go away when the bond is paid in full?

- 2) If possible, amount paid for abating and razing buildings. If you feel the FHA is the better place to go for this info, that's fine.

- 3) Amount spent rehabbing spaces (and size of space, if you have such info).

- 4) Because we are getting the bulk of the financial cost of the property, it makes sense to try to account for all expenditures (for public documentation) so that it is clear that we are being as transparent as possible, including grants used to offset some of these costs. These added expenditures should include any monies spent for infrastructure, parking, landscaping, etc. including an estimate of town services, if possible.

- 5) Amount of money coming in, e.g., leases, taxes, fees, etc.

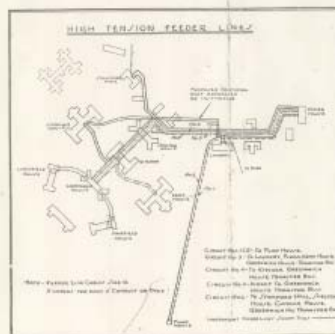
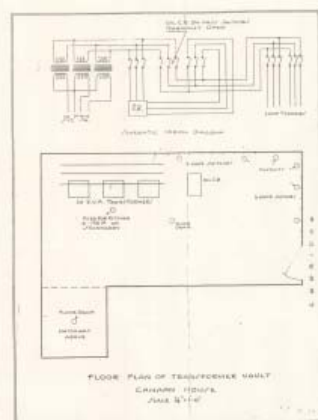
- 6) Amount provided in current budget for upkeep/management, including monies provided to Fairfield Hills Authority, Parks and Rec, Public Works, etc.

I know I'm asking for a lot, so please don't feel like you have to have to respond this week.

Dan, I am requesting this info because I feel that the review time is a good time to get a snapshot of all that has happened so that the public understands everything that has occurred and how much they've paid. Any documentation will be passed by your office prior to posting, for comments/corrections. If you disagree with this POV, that's OK. Please connect with Bob to ensure that he provides only what you are comfortable with.

Debbie

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MEMBER FOR LIVING

NAME	_____
ADDRESS	_____
PHONE	_____
TELETYPE	_____
DATE	_____
DATE	_____

FROM: TOWNSHIP AND COUNTY CLERK
TELEPHONE: 8-1111

