



MINUTES

September 18, 2018

Meeting Room 3 - 7:00pm

Present:

Wes Thompson, Matthew Mihalcik, Bob Rau, Nick Roussas, Amy Dent, Kim Chiappetta – Economic and Community Development & Fairfield Hills Coordinator (clerk), Fred Hurley – Director of Public Works

Public Participation:

None

Absent: Steve Gogliettino, Scott Orlando, Cramer Owen, Al Roznicki, Dana Trado, Christal Preszler – Deputy Director Economic and Community Development

The meeting was called to order at 7:03 p.m.

Matt Mihalcik made a motion to accept the minutes from August 21, 2018. Amy Dent seconded. Motion passed with all in favor.

Chairman's and Vice Chairman's Reports:

Water and Sewer Authority Water Pollution Control Plan:

Wes Thompson began by informing members that Public Works requested the EDC review the "Newtown WSA Water Pollution Control Plan" draft. Director of Public Works, Fred Hurley, explained that every year the Water Pollution Control Plan is updated and this latest plan is so that the available capacity is a live number that can be provided at the time an application is submitted. He further explained that the person submitting the extension or request to hook up must provide the number of gallons needed for the development. Upon approval, the needed capacity is reserved for a specified period of time. If the project does not progress in the specified time frame the reserved gallons are again considered part of the available capacity. Wes asked how this process works. Fred provided examples of other projects and how these projects highlighted the need to better formalize the process. He emphasized that although there is a specified time period, requests for extensions will not be unreasonably held.



Mr. Hurley brought to the attention of the Commission that the Town is coming up on the max capacity. There is about 30,000 gallons available, and there is a recent project request 20,000 gallons. Since this project currently does not have an application in front of Planning & Zoning or Wetlands, Public Works has provided them a timeframe to get their application in front of Planning & Zoning or Wetlands and then they will be given an additional period of time to have the project approved. Wes asked what would happen if there is a prior project that has allocated gallons and added that he believes this is the current situation. Fred explained that the prior project has been notified that they also have a timeframe to begin their project. With these two projects taken into consideration, the Town has a capacity of 10,000 gallons left over and a buffer of about 10,000 gallons. Wes said that he read in the Water Pollution Control Plan that once the Town reaches its allocated capacity it can request the State release some reserve capacity. Fred explained that this is correct, but the reserve will only be released for environmental purposes.

To provide clarification, Wes gave the example of the State not releasing reserve to continue extending the sewer down South Main Street. Fred provided a brief history informing members of 3 areas of Town that were part of the ultimate sewer service district: South Main Street, Taunton and the Riverside community. He further explained that there were three points which allowed for Public Works to not serve these areas:

1. Public Works proved the areas were not critical at the time by using a lot by lot survey.
2. The Town developed a review panel who was very tough for sewer avoidance.
3. The Town created a sewer avoidance loan program that allowed home owners to repair their septic systems.

In the ultimate plan there could be a need to expand in those areas and that may be the condition where the Town makes a request to the State. Wes asked if the State would considering releasing reserve for failure that occurs on a commercial property. Fred



answered that this is a possibility. The group then continued to discuss the path of the current sewer line that serves South Main St, and conditions in other parts of town.

The conversation then shifted to the Fairfield Hills campus. Fred explained that in the transfer act of Fairfield Hills from the State to the Town, the section that specifically deals with water has a restriction that 100,000 gallons can only be used for development of Fairfield Hills. Matt asked how far into the Fairfield Hills property does this cover. Fred answered that primarily covers the main campus. Wes then asked if this areas covers the Deep Brook West (former Tech Park) property. Fred pointed out on the map the location of the existing line and how it may relate to the Deep Brook West property. Wes asked what was planned for the Catherine Violet Hubbard (CVH) property (located by the Deep Brook West CT property). Fred informed the group that Public Works does not know what is going to happen at this time but does know that CVH is in the process of having the concrete bridge fortified to get equipment on their property. Basically, there will be a bridge over the existing bridge. In the end of the discussion, the question of access to both properties is outstanding. The Town has still not been informed by the Army Chore of Engineers as to what is required for the Deep Brook West property. Amy noted that when the property was first obtained by the Town, the original intent was to create a through road to Commerce Rd to create another path for traffic to route from one end of Town to the other. Fred recalled that there were different view-points from groups such as the Board of Ed to not have a through road route by the school. Amy expressed that times have changed and asked if the Army Chore of Engineers was considering this route. Fred said he did not know, but from a planning stand point his group believed a through road made sense, however their recommendation was to have the route from Commerce Rd to the bypass road (further down Wasserman Way away from the school). The group then discussed alleviating traffic in the exit 11 area and upcoming changes to the exit 11 area by the State. Wes asked if a different access road is proposed, would the project have to go back through the process and start all over with the Army Chore of Engineers.



Matt pointed out that this route may result in a longer road and therefore a higher cost than the currently proposed route. Commission members continued to discuss the potential of accessing Deep Brook West from Wasserman Way, and what would be required. Fred added that this route was also originally pushed back by the State Department of Agriculture who wanted to install a series of green houses in the same area. Fred expressed that elevation wise it would be more beneficial to enter opposite of Nunnawauk instead of Trades Lane, and that the road way already exists but is not usable. The group discussed the various routes, the water in those areas and what possibly could and could not be done. In answer to a question Bob Rau asked, Fred explained that the sewer already goes under Deep Brook West, however water would have to enter into the property from Commerce Rd. The group discussed accessing water and power from Commerce Road and costs. Fred explained that a standard calculation for installing utilities is \$200 per linear foot (gas, electric and water). The Town has in certain projects done installations themselves as the cost was almost half of what would have been charged by the utility companies. Wes asked if costs could be calculated for Deep Brook West. Fred suggested using the GIS and then calculate the cost based upon the standard \$200/linear foot. He further clarified that the \$200/linear foot is not for each line, but for utilities that can be installed together. The group then discussed how this information will help the EDC in determining how to market the property and how to determine if a proposal is good. Wes then asked if Deep Brook West and the Hubbard Property is included in the Fairfield Hills allocation. Fred explained that there is a separate allocation for Deep Brook West and the Hubbard property out of the Town's reserve. The group then discussed the types of uses that would be manageable on Deep Brook West property in regards to water & sewer.

In closing the conversation, Wes will provide concept drawings to Fred who will assist in determining an estimated cost for installation of utilities.



Discussion – Deep Brook West zoning:

Wes reminded members that in the last meeting there were 3 open questions:

1. *Is there was an easement across Deep Brook West to access the Hubbard property?* Wes confirmed that an easement was approved by the town.
2. *Can the EDC refuse an offer on the property?* Follow-up is still required.
3. *Can an overlay zone be done to further define the Deep Brook West property?*
Wes informed members that the EDC was advised to not think about this concern now, and to wait until they receive a proposal.

Wes reminded members the importance of member participation, and encouraged lively comments and conversations. Fred added that although you may doubt your idea, you should share it with the group as it may be the one idea that works. Newer members often provide a fresh perspective.

Economic and Community Development – Staff Updates:

Kim Chiappetta provided staff updates:

Restaurant Week:

Kim informed members that preparations are underway for the annual Newtown – Sandy Hook Restaurant Week scheduled Monday, October 8th – Sunday, October 14th.

Fairfield County Commercial Brokers Luncheon:

Kim reminded members that the Town of Newtown EDC will be hosting the Fairfield County Commercial Brokers Luncheon on Friday, April 26th, 2019.

DECD Brownfields:

Christal and Kim have attended meetings with the State DECD regarding brownfields.

Chamber 11th Annual Golf Outing postponed to 9/25

Town property – 7 Glen Rd:

Discussions are continuing regarding the property. The group then had a brief discussion regarding the history of the property and its current state.

Newtown.org – Business Directory:

From the marketing campaign to update and utilize the Town's Business Directory, Economic and Community Development has been receiving feedback from businesses to either add or make corrections their information.

Newtown Municipal Center
3 Primrose Street
Newtown, CT
www.newtown.org



Local Business – Tax Insert:

A request for information has been sent out in the personal property tax mailing on behalf of Economic and Community Development.

Finally, Kim reminded members of the various Chamber groups: Newtown Business Network, Network in Newtown, and the Chamber's ribbon cuttings.

Member Comments and General Discussion:

Amy asked if there was any information regard sales of the former St. John's church or the Inn at Newtown. It has been confirmed that the former St. John's church has been purchased, but no one was aware of any other details. Also, no one has heard any current information regarding the former Inn at Newtown.

Bob Rau reminded members of the empty store space in Sand Hill Plaza. Wes told everyone that Christal has been in contact with the management company on multiple occasions. The group then discussed The Village at Lexington Gardens. Fred told everyone that some of the items have been closed on the CO. The second piece was that the Ron was waiting on the "as built". The group then discussed the fact that the property owner is not receiving their tax incentive due to these pending items.

Adjournment:

The meeting was adjourned by Amy at 8:29 pm and was seconded by Matt.

Respectfully Submitted,

Kimberly Chiappetta, Clerk