

Questions	Answers
DOCUMENT EDITED APRIL 8, 2021 & APRIL 15, 2021	
BUILDINGS	
What will happen to the remaining buildings on campus?	After the expected designation of up to two buildings for mixed use is complete, the remaining buildings will likely be methodically demolished over time (least likely to be reused to those most likely to be reused), or especially in the case of Newtown Hall and the duplexes, renovated for other commercial uses.
Are there uses other than mixed use for the larger buildings? (Cochran, Kent, Shelton)	The Town is open to discussing other options for all buildings.
Would the town consider allowing additions to existing buildings?	For the mixed use project, based on the FHAR zoning regulations - other than accessibility/safety enhancements, no additions can be done. Other uses may allow additions to existing buildings.
What are those cupolas on in front of Kent House?	The three cupolas belong to Shelton House and may be reused for a historic restoration of Shelton. In addition, other items have been salvaged and stored.
What was the former use of Plymouth Hall?	It was the recreation/community center for the hospital. There is an auditorium, bowling alley, gym and smaller art/activity rooms.
Can Developers apply for just one (1) site?	Yes. Mixed use proposals are being sought for up to two existing buildings on the campus. Only one mixed use proposal will be accepted.
PARKING	
Are there areas that the Town does NOT want used as parking?	Popular areas such as dedicated ball fields/event areas should not be used for proposed parking. Any proposed parking areas should have the lowest impact to current activities as possible.
UTILITIES/SITE/CAMPUS	
Will there be a package sent to attendees including building drawings, site mapping, utility mapping, sewer mapping, water mapping?	Links to these documents will be posted on the Town of Newtown Purchasing Department page. https://www.newtown-ct.gov/purchasing-department
Is there electrical service already run to each building?	There is no reliable electrical service to abandoned buildings. A three phase primary loop feed system is available on campus.
Is there the possibility of having the campus listed on the Historic Sites Registry?	Yes, the town is willing to discuss the possibility of putting the campus or individual buildings on historic registries.
Has the soil been remediated?	A major soil remediation was done on the campus shortly after purchase.
Are there underground storage tanks on campus?/Other exiting buried infrastructure?	Underground oil tank(s) near the now demolished single family houses was/were removed. Pedestrian and utility tunnels and utility vaults exist in various areas of the campus and may contain hazardous materials.
Are there traffic studies for the campus?	The town has a State OSTA permit for the entire campus. Any additions to the campus will require an amendment to the existing OSTA DOT permit.
Are there preferred plantings for the campus?	Yes. Currently a variety of trees and plantings are on the campus. Landscape Guidelines (including hardscape elements) are available at a link on the Town of Newtown's Purchasing Department site https://www.newtown-ct.gov/purchasing-department . Native plantings are preferred
What are some of the other uses on campus?	Farmers' Market (June-Oct. with local farmers, community food group, other foods) Paved walking trail around campus (approx. 1.5 miles) Designated open space on "High Meadow" - up on hill. Victory Garden (one of two garden groups in town - other is Real Food Share) that donate produce to residents of Newtown and beyond. Passive recreation, celebration, events, gathering, many uses and favorite activities.
Besides the brew pub, are there other food options on campus?	Better Day Cafe is located in the Community Center. Read about the cafe's mission.
Can you clarify how Common Areas will be defined for the calculation of CAM charges?	Generally, CAM charges are based on the square footage of a building.
Is it possible to include updates to existing campus street networks as part of the proposal?	The Town will consider changing of layout of campus roads, but would be preferred to minimize impact to campus. Any change to traffic flow must be offset with an alternate option of traffic flow.
We did find a tunnel that was open and may connect to another building. Would you be looking for us to permanently seal that off?	Proposals should contain detail regarding planned renovations or removal to any existing tunnels on particular building sites
What is the Community Center's vision for the campus?	The Community Center has been contacted by numerous developers regarding their vision for the campus. The Community Center looks forward to the opportunity to collaborate with any proposal that is consistent with their Mission Statement – The Newtown Community Center is a multi-generational hub that enhances our community by promoting social interaction, health and wellness, creative opportunities and personal growth.
CONSTRUCTION PROCESS	
Are there utility tie-in fees?	Currently no specific tie in fees for sewer or water. There may be interconnection fees for other utilities to the providers. No additional fees will be paid to the town over the interconnection costs.
How will building department and other permits be handled by the town?	Permit costs will likely be incurred by the developer.
COMMERCIAL	
What is the threshold for the amount of commercial that should be included in proposals for the mixed use project?	A specific percentage of the project that must be commercial is not defined. It is preferred that commercial that will support other campus and community activities be proposed, and/or a commercial element that supports the residents of the apartments. It is not expected that Fairfield Hills will become an additional business district with significant commercial, based on this project. (Examples sited: food offerings, coffee shop, community integration) It is not expected that a single small commercial element (i.e. dry cleaner or similar) will fill the requirement for commercial.
NEWTOWN/COMMUNITY	
Is there one main commercial business district besides Fairfield Hills?	Newtown has numerous business districts, each with their own personalities and characteristics (Borough, Dodgingtown, Fairfield Hills, South Main Street, Sandy Hook Botsford, Hawleyville). Business District map located at link on Purchasing Department website.
What were Newtown's attributes that were listed at the beginning of the Developer's Meeting?	The community attributes that resulted from a survey done during a branding study done for Economic and Community Development were: Unique, Friendly, Charming, Earth Conscious, Driven, Determined, Resilient, Resourceful, Inclusive, Welcoming.
What non-profits or organizations could we, as developers, partner with in the Newtown community?	Various resources exist to find non-profits located in Newtown and Sandy Hook. https://apps.irs.gov/app/eos/ Multiple searches required for Newtown, Sandy Hook, Hawleyville, Botsford, Dodgingtown and Hattertown sections of the town. CharityNavigator.org Guidestar.org Written questions will be accepted by Rick.Spreyer@Newtown-ct.gov on this topic

ADMINISTRATIVE

Does the town have a set sales price in mind?	Developers are asked to include their proposed purchase price for the building(s) in which they are interested in their proposal.
Can the buildings be accessed again?	Groups can tour on weekly basis (one day per week will be chosen) if group was represented at 3/22 meeting. Access can include the attic areas of the buildings. If interior or exterior photos of the campus are desired, a building tour can be scheduled by contacting Rick.Spreyer@Newtown-ct.gov
Has the Town engaged in any conversations with DECD about the availability of either Targeted Brownfield Development Loans or Municipal Brownfield Grant funds for the buildings?	The Town consistently has conversations with DECD regarding the campus, brownfield and other funding, and is willing to partner with the chosen developer to apply for necessary grant funds.
List of attendees/Number of groups that attended	14 organizations of various types were represented at the 3/22/21 meeting.
Does the Town have any M/WBE hiring goals?	The town strongly encourages minority and women owned businesses to submit proposals for the mixed use opportunity.
What will the Town's disposition process look like once interviews and site visits are complete?	Review proposals to come up with a short list of candidates to be further interviewed. prior to making a final developer selection.
How can a developer be assured that their private financial information will not be shared in a public forum?	The town will not require specific copies of financial statements from proposed developers, but reserves the right to contact necessary financial backers of potential developers to confirm developer capacity. In addition, the Town will undertake some financial due diligence which may require the developer's consent.
Are there any photo logs of the existing site and buildings that can be shared?	No inventory of interior and/or exterior photos exists. A building tour can be scheduled should a developer wish to take interior photos. Some historic photos may exist with the Newtown Historical Society. http://www.newtownhistory.org/FHH.shtml
Please note changes to environmental conditions not captured in 2016 reports;	There have been no known changes to soil conditions. Shelton House 'sunroom' exterior lead paint was loose scraped and repainted. Remediation report and Phase I linked on Fairfield Hills Mixed Use Resource Page
Can access to existing site plans, surveys, site utilities and other existing conditions documentation be provided?	Site plans will be added as/if located
Was there a central boiler for Fairfield Hills residential buildings?	A power plant, located across Wasserman Way from the Fairfield Hills campus used to provide heat to the many buildings on the FH campus.
Is fiber on the campus?	Fiber is on campus, see utility document. Contact the utility directly for connection information.
Various questions... drawings, utilities, etc	Many resources exist at the links from the RFP and FH Mixed Use Resource page: https://www.newtown-ct.gov/purchasing-department If after researching this information, and you still have questions, please be specific as to the information you need and which building(s) Additional links, documents and information continue to be added.
What will be the site plan approval process?	The process is listed in Article XI - SPECIAL EXCEPTIONS of the Town of Newtown Zoning Regulations https://www.newtown-ct.gov/sites/g/files/vyhlif3546/f/uploads/pz_regs_februray_2021.pdf
Will we need a subdivision approval?	This project does not fall under the definition of a subdivision.