The Fairfield Hills Authority held a Meeting on June 27, 2022
in Council Chambers at the Municipal Center, 3 Primrose Street, Newtown CT 06470

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

Present: Ross Carley, Melissa Beylouni, Jim Landy

Absent: Terry Sagedy, Renata Adler, Michael Holmes, Brook Clark, Andrew Philbin

Public Attendance: David Kingsley, Mark Tambascio – Owners of NewSylum Brewing Co.

Also Present: Christal Preszler – Deputy Director of Economic and Community Development, Kim Chiappetta (clerk)

The meeting was called to order at 7:08 p.m.

Chairman Ross Carley began by noting that he was hoping to have a quorum but due technical issues members joining remotely were unable to attend.

Public Participation: Chairman Carley invited NewSylum Brewing Co. owners David Kingsley and Mark Tambascio to present to the Authority their proposed updates to the outdoor area of NewSylum Brewing.

Mr. Kingsley distributed a packet and explained to the Authority that NewSylum would like to add an awning to the existing pavilion that would hang over the cement area just outside of it. (See attachment A.) He explained that the awning will have a metal frame and the actual covering will be fabric. Melissa Beylouni asked if the awning would be retractable. David explained that it would not and he would expect that they would remove the fabric in the winter.

Mr. Kingsley then presented an issue with a lack of lighting in the parking area located behind the Stamford Hall building where NewSylum patrons park. They have already installed a solar light at one corner of the NewSylum building and would like to install another solar light on a post to illuminate the parking area. He expressed that adding a light would be beneficial and make the parking area safer. Christal asked if there was an example of the light. David said he would send a graphic. Ross expressed that he understood the light is for the safety of patrons and didn’t foresee any issues as long as it meets the campus street light design requirements. He asked that David also share this information with the Director of Public Works.

Ross asked the NewSylum owners for clarification on the pavilion design regarding the sides. David explained that the original plan noted sides would be put up for the winters. He added that the fire pit was also on the site plan, but the concrete table was not. Ross asked that David share information on the concrete table with the Building department to ensure that there are no issues. Members briefly discussed outdoor capacity and zoning. Ross asked for a lead time on the awning. David is to let the Chairman know.

Finally, David told members that he has had conversations with Town departments about installing a sidewalk from the parking lots on Keating Farms Ave, running between the Newtown Hall building and the Parent Connection building. Christal noted that the Authority and staff were not part of these conversations. Ross we
need to be sensitive if the Newtown Hall building was leased. It was recapped that Mr. Kingsley will be providing information on the solar light and walkway. Chairman Carley thanked Mr. Kingsley and Mr. Tambascio for presenting their plans to the Authority.

**Acceptance of Minutes:**
The minutes were not voted on due to a lack of a quorum.

**Chairman’s Report:**
Ross began by telling the Authority that a meeting of the Board of Selectmen, Board of Finance and Legislative Council was held where the First Selectman presented for consideration, submitting an application for historic designation of the Fairfield Hills campus. Ross explained that historic designation is necessary for the developer to receive historic tax credits to help fund the proposed mixed-use project that would preserve two of the larger buildings on the campus. Christal further explained that the individual campus buildings are already on the State Historic list and the application is requiring that the entire campus be designated as historic. The State and Federal historic tax credits compose an estimated 25% of the project’s financing. Ross continued to explain that the Federal Historic Designation would require that all buildings remain 5 years after the completion of the project. The group discussed scenarios where a building may have to be demolished due to structural issues. Ross asked Christal if the Board of Selectmen, Board of Finance, and Legislative Council have meetings scheduled where they will continue the discussion on the campus historic designation. Christal said that next meeting dates have not yet been announced. Ross informed the Authority that Winn Development has provided the Town the options of either 55+ apartments or all ages. He concluded by highlighting that all remediation and development costs for the project will be paid by the Winn.

Next, the Chairman told the Authority that the Planning and Zoning Commission passed the Parks & Rec bicycle playground. Parks and Rec will be doing fundraising for the project.

Ross explained to the group that the Legislative Council is considering putting the Fairfield Hills Authority in the town charter. He explained that the FHA was never properly added to the town charter, and then was removed. Ross learned from the First Selectman that when they are added to the charter the group will be renamed the Fairfield Hills Commission. It is expected that the vote on this will be in the near future. Ross also asked that any members who are coming to the end of their term consider remaining on the Authority and ensuring the re-up.

**Member Updates:**
Melissa told the group that the Catherine’s Butterfly Party event brought in 10,000 people to the campus. The group discussed parking for large events, and if guidelines could be established to indicate when additional locations would have to be reserved. Christal credited Kim Chiappetta with handling events along with her other job tasks. Melissa offered her assistance with events. Kim noted that the Catherine Violet Hubbard Foundation is always very considerate of campus tenants when it comes to parking. Ross and Kim will be working together on possible guidelines.

**Staff Update:**
Christal began by telling the Authority that the sewer project is still moving along. There will be some disruptions at times, but there are no specific dates.

Ross asked for an update on events. Kim told the group the next event is the annual Parks & Rec Carnival, and then in September is the Arts Festival and REACH Car Show. Other events are pending application, so it is expected that there will be more events later in the season. The group then discussed areas that could use some maintenance on the campus and opportunities for more gardens. Christal then informed the group that
she has been told the request to the Finance department for funds to secure the buildings is now before the ARPA committee. Christal updated the group that Kim has drafted the RFP for the grant funded gathering space project. She reminded members that this project will create a space for people to sit surrounded by native plants. Both Kim and Christal thank Brook Clark for her great design.

**Adjournment:**
With no further business, the meeting adjourned at 7:55 p.m.

Respectfully submitted, Kimberly Chiappetta, Clerk.
A recording of the meeting is available by contacting Kimberly.Chiappetta@newtown-ct.gov.