The Fairfield Hills Authority held a Meeting on July 25, 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, Michael Holmes, Brook Clark, Andrew Philbin, Terry Sagedy, Renata Adler, Melissa Beylouni (joined 7:12)

Public Attendance: None

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.

Public Participation: None

Acceptance of Minutes
Ross asked for a motion to accept the minutes of the meeting held on April 25, 2022. Mike Holmes entertained and Terry Sagedy seconded and all were in favor.

Ross asked for a motion to accept the minutes of the meeting held on June 27, 2022. Renata Adler entertained and Terry Sagedy seconded and all were in favor.

Chairman’s Report
NewSylum awning:
Ross Carley began by informing the Authority that there was not a quorum in the June meeting, and that NewSylum owners attended to present their request for an awning. Christal added that an email was later sent out noting the lack of a quorum and that the awning would be blue with no lettering or logo. Melissa expressed that the awning may be more attractive if it was retractable, so there would be no metal poles or framing exposed in the months when the fabric portion was removed. Brook Clark recommended an awning that would be more complimentary to the pergola. Terry Sagedy asked if there was an option to have a color that would blend better with the brick building. He explained that this decision will set a precedence for other campus tenants. After much discussion the following motion was made:

Mike Holmes motioned that the Authority table this request pending further presentation and investigation as to the structure materials and design for the awning at the NewSylum Brewery until the next FHA meeting. Andrew seconded and all were in favor.

Kim will be asking the NewSylum owners to return to the July meeting to answer questions.
**Campus landscaping:**
Ross reminded members that Brook Clark has been assisting with campus landscaping. Christal added that the campus received two grant awards; one from the Jeniam Foundation at $5,000 and another from the Newtown Board of Realtors for $5,000 for the installation of a gathering space outside of the Municipal Center. Christal noted that Kim has been doing a great job of keeping the project moving forward. The Request for Bids will be reviewed by Brook to ensure it is complete. Brook added that the plan will be to plant in fall. As per the town’s purchasing policy, the department will get 3 bids. Christal also explained that the Conservation Commission has reviewed the project and reminded us that there can only be native plantings. The Request for Bid may be released next week with a request for a 2-week turnaround for bids. Ross asked if the department is looking at any other grants for the campus. Christal explained that the department is not pursuing any other grants at this time. Ross told the group that he would like to think more creatively about planting areas, and gave the example of plantings at Homestead field, located behind the duplexes, to provide an attractive garden spot for people to enjoy. Christal told the group that Kim suggested hiring a landscape architect to develop a gathering space/planting plan for the campus. Brook informed the group that there is a backlog of about 15 benches and the need to create spaces to ensure there are not just benches everywhere. The group agreed that they would like to make the campus a destination spot for people to visit and enjoy. Christal reminded members that they approved $15,000 for the removal of evergreens that are dead or dying. The funds would pay for the removal of the trees, stump grinding and new plantings. Christal told the Authority that she has put in an urgent request to take down one dead tree that is located near Wasserman Way. The group discussed landscaping and the available CAM funds. Removal of dead and dying evergreens can be done in the fall and then funds can be set-aside for spring planting of replacement trees.

**Securing Buildings:**
Ross then spoke to the need to secure vacant buildings. Christal told the Authority that there is still a request pending with Finance and the First Selectman for $50,000 to continue securing the buildings. She added that there is also a request in for $48,000 for a campus close out report being done by Russel Bartley. The report is currently with the State and Mr. Bartley continues to work with them to progress the report. Groundwater monitoring wells are required and are included in the $48,000.

**Proposed Mixed Use Project:**
Ross told the Authority that next month the Legislative Council and Board of Finance will be considering the application for the historic designation of the Fairfield Hills campus necessary for the proposed mixed use development project. Christal added that Winn Development plans to be in attendance at the meetings. The application will result in some restrictions that need to be considered.

**Member renewals:**
Ross reminded Terry, Melissa and Brook that they are up for renewal at the end of July. Christal recommended calling the Town Clerk’s office for an appointment.

**Member Updates:**
Terry commented that the fruit trail has matured very nicely and is in great condition.

**Staff Update:**
Kim reminded the group that the *Parks & Rec Carnival* will be happening in August, the *Run 4 Health and Hunger* is scheduled in September and the *Race for Catherine – 5K for Kindness* is scheduled in October. In addition, there are 2 event applications pending. Kim then told the group that she believes the EDA funded project replacing the sanitary sewer mains is in one of the last sections of the campus. The project will be concluded with final testing and connecting.
Adjournment:

With no further business, Mike motioned to adjourn, Renata seconded and the meeting was adjourned at 8:20 p.m.

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