



**TOWN OF NEWTOWN**  
**Fairfield Hills Authority**  
**MINUTES**

**The Fairfield Hills Authority held a meeting on February 26, 2018 at the Cyrenius Booth Library at 25 Main St, Newtown CT 06470**

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

**Present:** Ross Carley, Phil Clark, Terry Sagedy, Renata Adler, Brook Clark, Mike Holmes, Jim Bernardi (7:18 p.m.)

**Absent:**

**Public Participation:** Robert Bowen

**Also Present:** Christal Preszler, Kim Chiappetta (clerk)

The meeting was called to order at 7:01 pm.

**Public Participation:**

None

**Minutes:**

Ross Carley asked for a motion to accept the minutes of January 22, 2018. Renata Adler entertained. Mike Holmes seconded and all were in favor.

**Chairman's Report:**

- a) Ross Carley introduced Robert Bowen to Authority members. Mr. Bowen provided Authority members with his background and that he and his family moved to Newtown August of 2017. They were looking for somewhere to settle down and fell in love with Sandy Hook. He explained that he is looking for an opportunity to serve the community and was drawn to the Fairfield Hills Authority as he and his family enjoy the campus. Ross informed Mr. Bowen that the campus has between 18 – 21 acres reserved for commercial development. The group then discussed with Mr. Bowen the purpose of the Authority and its vision for the campus. Authority members thanked Mr. Bowen for his interest in the FHA, and the chairman invited him to say for the remainder of the meeting.
- b) Stratford Hall interest:  
Ross informed members that the FHA received a letter of intent for a brewery at Stratford Hall. Ross clarified that the letter is strictly a communication from the proposed business owners regarding their interest in the building. Christal added that a brewery is an approved use for the building, and reminded members of their attendance at the October 23<sup>rd</sup> FHA meeting. Renata asked if this business proposal included food. Christal answered that food is allowed but there will not be a kitchen. The group then had a brief discussion regarding food being delivered or sold from food trucks. Renata then asked about waste and Christal explained that waste management is a part of any brewery process and is not an issue specific to the Fairfield Hills campus.

c) Cupolas:

Ross then began a discussion regarding cupolas. Brook raised that issue that nothing can be done with the cupolas until the lead paint has been abated. The group discussed measuring the cupolas for planning purposes, and Phil offered to perform the measurements. Brook also mentioned the reclaimed granite from Woodbury Hall that can be used on the campus. The granite is currently stored with public works. Christal reminded members of the inventory of items that were salvaged from buildings.

d) Woodbury Demolition:

Ross informed members that the demolition of Woodbury Hall was almost completed, but a utility vault for the steam distribution was discovered. Public Works is involved in helping address the issue. AAIS has provided a quote and with 3 options that have yet to be discussed.

e) Community Center Outdoor Bathrooms:

The group discussed the Community Center outdoor bathrooms. These bathrooms will be constructed, but will not be completed for use as this is no longer part of the project. The group then discussed the possibility of using portable toilets along the trail as a temporary solution. The group then briefly discussed other maintenance to the campus such as the streetscape.

f) The Grove:

Ross then began a discussion of what is being called the grove and his vision of creating an area for picnics and relaxation. The area currently has the remains of water pipes sticking out of the ground from the old doctors' homes. He has received approval from the Fire Marshal, Rich Frampton, to remove the fire hydrant and will be working with Public Works to cutdown and cap the water pipes. Ross also informed members of a small structure at a park in Monroe that is used as a book swap. It provides the opportunity for people to donate and take books. This has the possibility of being a great Boy Scout or other group project. Brook mentioned the possibility of using one of the cupolas for this purpose, and Terry agreed.

g) Boy Scout Kiosk:

Phil asked for a status update on the Boy Scout kiosk. Kim informed members that Thomas Tavar III had to receive a signature of this project from the Boy Scouts of American before construction could begin. Kim will be requesting a status update for the next FHA meeting.

The conversation then returned to the grove areas. Mike suggested that if potable water is already available in the grove area that the Authority consider installing drinking fountains. The group then discussed the aging infrastructure of the campus.

**Member Updates:**

*There were no member updates.*

**Staff Update:**

a) Events & Activities – Kim:

Kim informed members of the upcoming events scheduled on the campus:

Event	Date
Annual Parks & Rec – Fruit Trail Reawakening	April 28 <sup>th</sup> – April 29 <sup>th</sup>

Run4Hunger – Kim is working with the Knights of Columbus from St. Rose to guide them through the process of holding a 5K on campus.	May 5th
Annual Parks & Rec – Strut Your Mutt	May 19th
Annual Parks & Rec – Garden Party	May 20th
The Tauton Press – Super Cool Plant Sale	June 2nd
American Red Cross Blood Drive	June 22nd
Annual Parks & Rec – Mad Dash	June 30th
Annual Sandy Hook 5K	July 21st

b) Campus updates – Christal:

Christal informed members that First Selectman, Dan Rosenthal, joined her at a monthly Commercial Brokers Association meeting and spoke about his vision for the town. The group then discussed the possibilities for commercial development on the Fairfield Hills campus. Phil and Terry brought up the Master Plan re-work project. Christal informed members that any re-work to the Master Plan is owned by Planning and Zoning.

Ross asked members to think through the possibility of someday using the center portion of Shelton Hall (removing the wings) for the Cultural Arts Commission. This building would offer a center piece for the campus and a home of the Cultural Arts. Ross added that he hopes this could someday be a combined effort with Cultural Arts. Brook asked if there were any issues with the wings of the building. Ross informed her that there would be a significant cost with remediating and repairing those wings. Jim asked if the FHA had been looking at Plymouth Hall for the Cultural Arts Commission. Ross explained that Plymouth Hall is deteriorating rapidly. Jim asked if the FHA CIP contains money for removing buildings. Ross explained that money is earmarked for the demolition of Cochran House. The group then discussed the possibility of removing Cochran for the new police station. Jim then asked if there are any other buildings scheduled to be removed. The group then discussed the removal of buildings.

**Adjournment:** With no further business, Terry Sagedy made a motion to adjourn. Jim Bernardi seconded and the meeting was adjourned at 7:51 pm.

*Respectfully submitted,  
Kimberly Chiappetta, Clerk.*