



TOWN OF NEWTOWN
Fairfield Hills Authority
MINUTES

The Fairfield Hills Authority held a Meeting on March 26, 2018 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, Terry Sagedy, Mike Holmes, Brook Clark, Phil Clark (arrived 7:20 p.m.)

Absent: Renata Adler, Jim Bernardi

Public Participation:

Also Present: Christal Preszler, Kim Chiappetta (clerk)

The meeting was called to order at 7:06 pm without a quorum. A quorum was met at 7:20 p.m.

Public Participation: none

Minutes:

Mr. Carley asked for a motion to accept the minutes of February 26, 2018. Mike Holmes entertained. Terry Sagedy seconded and all were in favor.

Chairman's Report:

a) Introduce Melissa Beylouni:

Ross Carley introduced to the group Melissa Beylouni who submitted her resume to the First Selectman's office in regards to her interest in joining the Fairfield Hills Authority. Mrs. Beylouni informed members that she is originally from Long Island and had moved here 15 years ago. She is currently PTA President at Head O'Meadow Elementary and PTA Vice President of the Middle School. She is also actively involved in starting a Special Ed PTA. Mrs. Beylouni expressed how she has been amazed with what has been done in town in her 15 years here as a resident. Ross informed her that an area of Fairfield Hills is reserved for commercial development and asked if she had any ideas on what would fit. Mrs. Beylouni answered that she has no opinion at this time and would address proposals at the time they were submitted. She added that the lands and buildings are beautiful and commended the efforts made to ensure newer buildings looked similar to the older structures. Ross explained to Mrs. Beylouni that there is a Master Plan which dictates what is allowed on the property and describes the goals. He continued to explain that the dormitory buildings will have to be demolished as the interiors do not offer alternatives for commercial development. With no further questions from Authority members or the applicant, Mrs. Beylouni expressed she is a dedicated person and a good listener who considers all views. As a resident she has never questioned buildings coming down and feels that this is necessary for process, and she is honored to be considered. Mrs. Beylouni was invited to stay for the remainder of the meeting.

b) Ice Arena:

Ross deferred the conversation regarding an ice arena to Christal Preszler. Christal began by explaining that last spring members of the Town met with a group interested in developing an ice rink in conjunction with the NYA. Bob Crawford, a former NHL player, is part-owner of the group and owns many other rinks around the state. This project is in the early stages. Terry Sagedy mentioned concerns voiced on social media about if the rink failed it would be the Town's responsibility to take it over. Ross then explained that the group is experienced and successful. Phil Clark shared with Authority members a map of the ice rink as proposed by Claris Construction. He informed members of a meeting between Claris and the Town and reviewed aspects of the layout with the group. The group also discussed the Community Center and parking in the area. The group then had a brief discussion of an area on campus for events.

Staff Update:

a) Upcoming Events – Kim:

Kim Chiappetta informed Authority members that the Knights of Columbus, Run4Hunger 5K walk/run is now fully approved. She has been contacted by and is pending applications from Sue Shortt for the annual Newtown Farmers Market, and by the Jr. Newtown Action Alliance who would like to hold their event Friday, May 11th. A meeting to discuss the 2018 Food Truck Festival is scheduled for this Wednesday (3/28). Ross reminded Kim of the Police Sergeant's concerns regarding the Food Truck Festival and asked if he would be attending the meeting. Kim answered that a representative from each approving department will be at the meeting along with the Chamber and Parks and Rec who will be holding the event.

Back of Norwalk Hall:

Next, Ross updated members regarding removing and/or burying pipes currently exposed at the back of Norwalk Hall. He reminded members that the vision for this area is a place with picnic tables where people can relax. He also reminded members of the request for a library station where people can donate and take gently used books.

Streetscape Maintenance:

Ross asked Christal for an update regarding the maintenance of the new streetscape. Christal explained that the Town has not yet had the opportunity to put a bid out for the maintenance of the streetscape. It has been estimated that the expense will be low. Ross explained that this will be paid for out of the Fairfield Hills budget at this time. He then expressed how pleased he was with the layout and how it weathered the winter. Brook asked if a local garden club would be interested in volunteering to maintain the area. Christal explained that it is a fairly large area that would require weeding and mulching.

b) Campus updates – Christal:

Christal began by letting members know that the town was applying for a Brownfield Area-wide Revitalization grant offered through the State of CT Economic and Community Development. The Naugatuck Valley COG (Council of Governments) is completing the application on behalf of the Town. The Town is looking for infrastructure upgrade as the campus infrastructure is coming up on 100 years old. It is necessary to ensure the infrastructure can support the campus go forward. This grant would be used to upgrade the infrastructure drawings and create a bid packet. Brook asked if drawings would be used for a bid or for the Town. Christal said it would depend if the Department of Public Works had the time and funds available for this type of work.

Ross then asked for update on the Woodbury Hall demolition project. Christal reminded everyone that a utility vault was found toward the end of the demolition, and that a decision was made to fill the area as the cost of removal was very expensive. The area has been formally mapped on the survey for future reference. Ross added that access to the vault would still be available through a manhole cover if ever necessary, and that the tunnel from the street had been cut-off so the area can only be accessed from the manhole cover.

Ross asked if anyone had additional topics. Phil informed members that at the Public Building and Site commission has decided to save money to no longer have bathrooms accessible from outside of the Community Center. The group then discussed the need for facilities on campus beside portable toilets to make the campus more attractive.

Phil asked for an update on Eagle Scout Kiosk. Kim informed members that she had last heard that the kiosk was planned to be built during the school spring break the week of April 16th. She added that she believes the Board of Ed has decided to not remove days from the spring break (due to the numerous snow days) and that she believes the kiosk should be completed.

Brook asked for a status on the proposed Pickleball courts. Christal explained that the cost to build the Pickleball courts is a significant amount and is on the Parks & Rec CIP. Then group then briefly discussed the proposed location and plan.

Adjournment: Adjournment: With no further business, Brook made a motion to adjourn, Phil seconded and the meeting was adjourned at 7:50 pm.

*Respectfully submitted,
Kimberly Chiappetta, Clerk.*