



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

**The Fairfield Hills Authority held a Meeting on November 25, 2019**  
**At the Cyrenius Booth Library, 25 Main St, Newtown, CT 06470**  
*These minutes are subject to the approval of the FHA at their next meeting.*

**Present:** Ross Carley, Michael Holmes, Andrew Philbin, Brook Clark, Terry Sagedy, Walt Motyka, Christal Preszler, Melissa Beylouni (arrived at 7:04 p.m.)

**Absent:** Renata Adler

**Public Attendance:** none

**Also Present:** Kim Chiappetta (clerk)

The meeting was called to order at 7:00 p.m.

**Public Participation:**

None

**Minutes:**

Mr. Carley asked for a motion to accept the minutes of August 26, 2019. Brook Clark entertained. Andrew Philbin seconded and all were in favor.

**Chairman's Report**

Community Meetings:

Chairman Ross Carley began by informing Authority members of the Fairfield Hills campus Community meetings and asked that members check the town's website to review presentations if they are unable to attend meetings. Christal added that a meeting is scheduled Wednesday to begin preparations for the next Community meeting that will cover the topic of options for the campus. The group discussed the last Community meeting that covered campus financials and Mike Holmes noted the hard work of the town staff.

Maintenance:

Ross and Christal told the group that 5 dead trees, (identified by the tree warden), have been removed for safety reasons and sometime after the stumps are ground out new trees will be planted. The group discussed planting trees in other areas of the campus and Christal cautioned to hold off on planting until the sanitary sewers have been replaced.

Security:

Ross expressed his concerns with securing the buildings. Currently the Public Works department re-secures areas of buildings, but there must be a budget to close-up the buildings and post signage prohibiting entrance. Melissa recommended the option of publishing an article explaining the health and safety dangers in the buildings. Walt asked if police canine were available to patrol the buildings.

**2020 Meeting Calendar:**

Authority members reviewed the recommended 2020 meeting calendar.

Ross asked for a motion to accept the 2020 meeting calendar. Terry Sagedy entertained. Andrew Philbin second. All in favor.

### **Member Updates**

#### Function of the Authority:

Walt Motyka told members that he has noticed the function of the Fairfield Hills Authority has changed since his prior term. He spoke of people approaching the Authority which no longer seems to happen. Ross explained that there has recently been changes to the powers and duties of the Authority. He continued that the First Selectman includes the FHA in making decisions regarding the campus. Melissa Beylouni noted that the town is often contacted about the campus. Christal explained that many of these contacts do not realize the cost of rehabilitation and their interests usually end very early in the process.

#### Campus Requirements & Communications:

Andrew asked if the source of the requirement that prohibits the town from selling parts of the campus has been determined. Ross explained that this was a mandate of the Town which could only be changed by the Legislative Council. Andrew continued to explain the benefit of selling an ancillary piece of the campus to obtain funds for the main portion of the campus. Ross said that the general consensus is that the property remain in the town's control. Brook expressed concerns with the small number of residents that attend the Community Meetings. Melissa added that there are many people who are unable to attend the Board of Ed meetings but do follow by watching recordings of the meetings when time permits. The group discussed the Master Plan review and Melissa noted the great detailed work done by the Chair of the Fairfield Hills Master Plan Review Committee Deb Zukowski. Ross said that many discussions regarding the campus continue on social media.

### **Staff Update**

Christal told Authority members that the CIP budget requests are now due. She continues to request funds for remediation & demo/renovation. There is also a request for the match of the EDA grant to replace the sanitary sewers. The operation budget managed by Fairfield Hills remains flat at \$4,000.

Ross asked what is outstanding for Stratford Hall work. Christal provided the Authority with a review of the maintenance performed on Stratford Hall by the town which includes flat and peaked roof replacements and sealing of brick to prevent leaking. There is a plan to seal the entire building over time. Electric and gas have been connected to the building, only cable is pending. Paving of the 3 handicapped parking spaces must be completed in order for the tenants to receive their CO. The town still needs to purchase lights that will be mounted on the building. Ross added that the brewery owners have incorporated marble from other buildings. Christal told members that the project is wrapping up on the town side.

Christal highlighted the popularity of the Community Center and Senior Center and the membership numbers. Melissa expressed that the building is gorgeous and recommended a cooking class that she recently took.

### **Events & Activities – Kim:**

Kim told members that the Bike and Trail Committee held their first Moon Light Walk event on the campus trails on Monday, November 11<sup>th</sup>. She continues to receive applications for 2020 events.

**Adjournment:** With no further business, Terry made a motion to adjourn, Melissa seconded and the meeting was adjourned at 8:00 p.m.

*Respectfully submitted, Kimberly Chiappetta, Clerk.*