

Write-In Comments for 2019 Community Survey

<p>It's a beautiful campus and needs to be preserved for community and municipal needs...</p>
<p>Keep it pristine and peaceful. It is a respite from an all to kinetic cultural in which we live. If it can retain its park-like feel, it enhances the beauty of Newtown.</p>
<p>No housing at FFH</p>
<p>Stop wasting money and let it make us money!</p>
<p>Very disappointed in the decision with the ice rink. Very frustrated about this pickle ball and pools, many decisions not considering youth</p>
<p>* Demolition of buildings should be guided by an understanding/vision of future use. * revenue from rents and leases IS important but should accompany a plan of maintaining the beauty of our FFH, not a rush to enhance the bottom line.</p>
<p>1. Model one of the buildings like Quincy market In Boston. 2. Ice Skating rink/outdoor. 3. Swimming Pool 4. renovate one building back to its Mental hospital days for a museum. I think everyone would enjoy that. 5. Model it after Mystic walking paths old buildings Everyone loves Mystic. 6. Walking around from place to place out door areas to commune with lighting and out door music. 7. Places like Sono South Norwalk, or Church st Burlington VT. 8. Farm with animals for the kids, 9. Newtown is closer than the Big E.. or Durm Fair Hint Hint... 10. College Satellite location, I know not a revenue generator but College kids are marketing magnets. 11 Casino!! lol just kidding. The survey was a good Idea. GBNT</p>
<p>1) Do not think the pub should have been allowed. 2) Drop the word campus. Sounds like a college.</p>
<p>1) Those buildings are tough to look at. 2) I like the open spaces and options to go there to experience nature and fresh air. 3) The roads within FFH's are in rough shape 4) I completely understand the need for housing to exist if commercial development is to thrive. It's a really tough call. I don't see Newtown & CT growing in this tax heavy burden, which means that we already have enough development to support our current and future needs. . . so as much as i would like it, I'm not sure I can justify the risk of development, unless it meant the consolidation of other services and infrastructure. The police aren't going to FFHs. The library is not going to FFHs. We're not shutting down other sports fields and moving them to FFHs. Starbucks isn't coming to FFH's (needed a new plaza for that). What is we used the space to generate the income to justify the development. People flock to music festivals . . . try having one in the open space at FFH's and see if we can generate income that can be used to tear down some buildings, to create more open space, to have bigger festivals, and so on.</p>
<p>A balance of maintaining its historical value and income generation should be the focus. This town is taxed high and income needs to be generated.</p>
<p>A community college or University would be an excellent use of space</p>
<p>A gazebo would be a nice enhancement.</p>

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<p>A hotel would be nice for out of town guests attending local events, weddings etc. Currently the hotel availability in this area is limited to Danbury. This would provide employment opportunities and a stream of income for Newtown.</p>
<p>A museum of sorts that details the history of FFH. Keep it clean, light, simple...old Newtown at it's finest!!</p>
<p>A open food market/Indoor farmer market would be a great asset, there is a huge need and we have several local farms to support it plus outside vendors</p>
<p>A park for children, especially a water spray park would be great! The closest one is in Danbury.</p>
<p>A special needs assisted housing is needed in town</p>
<p>A splash pad for children would be a great asset to Newtown, we should put our money where our mouth is and give to the children in this community that have to endure bomb threats and shelter in place drills. unbelievable that we have to have a survey to address the recreational needs of our children. A park with slides and swings should also be in place at Fairfield Hills, there is not one, but on this survey there is an option for more tennis courts and pickle ball talk, please understand that young children need more options, they deserve more representation in this discussion.</p>
<p>A splash water pad and playground near the new community center would be wonderful for the children.</p>
<p>A town square with small retail shops (not chains) and coffee shops:ice cream shops would be lovely. I love the idea of an outdoor music venue with a summer concert series. Having young children makes the idea of a splash pad extremely appealing.</p>
<p>a tremendous asset for Newtown that should be planned and preserved for today and into the future... plan for the longer term... do not use commercial shortcutting to gain funds & speed development at the cost of the longer term benefits that this town should enjoy.</p>
<p>A wonderful asset. Don't mess it up!</p>
<p>Absolutely love the campus and the idea of developing it more, however as someone who lives almost directly behind the campus - I'd hate to see it be encompassed by a large business/retail center, or massive residential project. I think something like what the plaza across from citgo (the original intent with apartments and retail) would be a welcomed change. Maybe even a handful of small buildings like that. More parking would be a plus. Getting too specific (i.e. arts museum, concert shell, MORE sports, etc) I think would restrict the property for a lot of people that just enjoy meandering. Many people use the space as a spot to just sit and think, and listen to the birds. I'd hate to see that quiet setting disappear. I do believe that demolishing the three largest buildings left would be extremely beneficial for the health and safety of users, as well as increase interest in development.</p>
<p>Action is better than inaction. We need to do something with Fairfield Hills.</p>

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<p>Adding coffee shops and retail stores will hurt our small existing businesses in the center of town. The first proposed hockey rink could have been a space not only for hockey but a venue for graduations, concerts, fairs etc. it's unfortunate that the people who grew this town for many years, won't be able to afford to live here in years to come. We raised four wonderful children in this lovely town, yet won't be able to live here with our grandchildren. How sad is that? Why can't we be just Newtown and not bother to compete with the likes of Westport, Ridgefield etc. We didn't move there for a reason!!</p>
<p>After watching the campus falter for many years I strongly believe housing is needed to create a vibrant environment. The park and recreations department has failed on the campus and we are at the point to create revenue</p>
<p>After watching these buildings deteriorate it is time for some housing to come on campus. No one is moving into these buildings and lets increase our tax base. I feel it can still be used for recreational use as well.</p>
<p>Albatross, lovely property, but we got taken</p>
<p>Allow private developers to build an ice rink by providing tax incentives. It will be a boost to the town profile and provide healthy activities for kids and adults. It's a win win for everyone.</p>
<p>An ALARMED gallery/ museum would be great for having displays of art</p>
<p>An ice rink on campus would serve a need for nanny families currently trekking out to Shelton, Danbury, and other towns. An ice rink would attract nearby communities who are currently underserved and/or going to Danbury for their needs (Southbury, Woodbury, Brookfield, etc). Because Shelton has a rink, a local Shelton restaurant got to serve 13 people. If Newtown had a rink, that money would have stayed in our economy.</p>
<p>another complex like nunnawauk meadows would be just wonderful ive been trying to get in there for 6 years</p>
<p>Any new building should mimic the current style of buildings in Fairfield Hills. The town should have strick guidelines as to what they will look like.</p>
<p>Anything is better than spooky old buildings!</p>
<p>Area is too crowded. I am strictly against developing this</p>
<p>area should remain as a park like setting for residents. more walking trails, etc.</p>

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As a high school senior that has lived in Newtown my whole life, I can say that I have seen a lot of progress at the Fairfield Hills campus. I can even remember being a little kid and going to the town office with my mom in an old elevator at the Kent House before it closed. The construction of Reed Intermediate School, the Newtown Youth Academy, Municipal Center Conversion, Ambulance Garage, Park and Rec garage conversion, Newtown Parent Connection renovation, walking/biking trail expansion, Glander and Reed field expansions and improvements, and streetscape project have all been great assets to the property during my lifetime; and I'm happy to say that the brewery and community center are coming soon too. And to have seen three of the deteriorating buildings, Danbury Hall, the Caanan House, and Woodbury Hall come down has been great. But I believe that this is just a start. When anyone enters the property from the main entrance, they are greeted with the abandoned Kent House, Shelton House, and Newtown Hall. Broken glass and boarded up windows is not something I would like to see as soon as I drive in, especially if I'm a visitor. And if you enter the campus by Glander Field, you are greeted with another atrocious building called the Cochran house that is abandoned and terrible looking. I think a good place to start is by demolishing the two largest and ugliest buildings on the site, Kent House and Cochran House. Once that happens, a ton of space is opened up. And if you demolish even more, that space is greater. Then, there is room for everything! I think that the proposed hockey rink would be great, as well as multiple full size turf fields with lights, stands, and audio equipment so Newtown could host more tournaments and bring in more revenue. Of course when you bring in more people, you will need to expand sidewalks and walking trails with proper lighting and streetscape improvements, add water fountains, bathrooms, picnic tables, benches, grilles, pavilions with audio equipment, and power and charging stations throughout. And with more people, you need more parking. The current parking situation already flows across the street for large events, so if people don't want a garage built on the main part of the campus, it could be built across the street next to the park and rec garage. This garage could be used for overflow parking for events at both Fairfield Hills and Reed School. In addition to fields, playgrounds and basketball courts should also be added to appeal to even more guests. Next, there should definitely be an area for concerts and outdoor events with a permanent stage equipped with all A/V equipment needed as well as an indoor performance center with all the necessary equipment as well. I think that small businesses, restaurants, and shops would be a great asset to the campus as people could go to these places while at events and help Newtown's economy as well. It would create a nice "downtown area" and could have a nice town green with a fountain. Finally, I'm not as big of a fan of housing on the property since there is a lot of other affordable housing being built around Newtown and space to build as well. I hope you consider my comments.

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As a parent and long time Newtown resident, I am very disappointed with the failures of local leaders, both past and present, to get an ice rink constructed within the NYA complex. There were at least two articles written in the Bee detailing the plans with a private developer. How can the town not work with this developer to get it done? Adding insult to injury, the town now tries to promote "pickle ball" (which I've never heard of) as an alternative? Please wake up town officials! Newtown ranks 41st in the state in terms of wealth with a median household income of over \$100,000 and we do not have an ice rink. Bridgeport ranks 177 (second to last) with a median household income of \$41,000 yet they have a rink. It is embarrassing and the Newtown leaders are failing its citizens, especially the youth. It's time to work with the private developer and get the rink done NOW!

As is, Newtown has too much retail space unoccupied. It would be a shame to see additional retail space at Fairfield Hills also sitting empty. In addition, many of the businesses suggested in the survey (Gap, restaurants, movie theater) are located just three exits down 84 in Southbury. Park space, green space, event venue, sports fields- these will be used and not empty, like retail space could be.

At the very least, I would like to see more dedicated space and facilities for events such as the art festival, food truck festival, etc. Also, in order to hold such events, improved parking is a must!

Basically I am in favor of mix use development. Southbury has all the chains so I'd like for Newtown to favor small businesses but I think we have enough restaurants, nail salons, and bars. I'd like to see more theater/entertainment venues for families.

Be fiscally responsible what ever development path is chosen. I would like to store the essence of a small quaint new England town not turn this into Danbury or Bethel.

Beautiful area. I would hope Newtown Hall can be saved from demolition and possibly Shelton but understand restoration/refurbishing could be more expensive than demolition. Try to preserve and rebuild to keep the character of the campus.

beautiful be a shame to destroy the charm

Beautiful recreation and office facilities with many old buildings needed renovation but good for offices and health facilities. Please plan for good use of them.

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Being a life-time area member, I have watched the Fairfield Hills area evolve from a working hospital to a town-owned "community in development" property. As a parent to a young child, I can see the potential in this property and appreciate the time the committee it taking to make the right decisions. We love the walking trails. We love the farmers market. We love the community events. We dislike having to explain the deteriorating buildings to our child and yet, there is such history there. I would like to see the land used for the community - NOT for residential or commercial use. Thank you for your time in reviewing this survey and giving the community a chance to be heard.

Brewery would be amazing

Bring in housing to lower our taxes!

Bring in small shops, restaurants and cafes. Create a gathering center for music and arts.

bring in taxpayers

Bring the correct office park to Newtown and it will provide the means for individuals to move here and work here. They will pay more taxes than apartments and tax our infrastructure significantly less. It's a prime location to I-84 and Rt. 25 and 34. You need to entice major corporate real estate developers to consider the land. The History of this once thriving State Mental Hospital complete with its own power plant, farm, sewage treatment plant, water treatment plant, fire department, and police force! The history is fantastic. My family lived in a Duplex in Washington Square. There was laundry service, milk delivered to our home, meats from the animals raised in the farm. Just behind the new ambulance building stood a fantastic raspberry patch where us children would pick them at will. The patients had their own movie theater. There is much that can be done but it requires the right path and commercial residents.

Build an income producing golf course for those of us who do not participate in any other sports supported by the town. Many of us are growing tired of paying for everyone else's recreation; swimming, baseball, tennis, skateboarding, etc. A properly run golf course would contribute to the town's appeal as well as provide an additional income stream.

Building a new town center needs to have the population to fill and use it: we still need to attract light industry (3-D printing?) to Newtown to supply the jobs young people need. Let's make the area attractive to business. Repair the infrastructure. The old run-down buildings of Fairfield Hills are an eyesore, the state should be ashamed of itself saddling a small town with the huge costs of demolition---they got a good deal and we have an expensive burden for years to come. Still, granted that the site is beautiful, the land very level, it will always lack the coziness of a downtown Bethel, but somehow the Second Governors Horseguard should also be included in the plans, it is such a wonderful asset that other towns do not have, don't let it wither away. Thank you.

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Building any residential housing or putting any businesses in FFH will increase the already problematic traffic issues in town. If there were some deli type restaurants, cafes, or ice cream shops it would offer options for many people who come to watch sporting events and/or those who come to walk their dogs, go on bike rides or simply have a family time outing. A simple venue with several large and small rooms that could be used for weddings, meetings or other parties is another option for use of the land. In my opinion, if there was any form of affordable or low income housing, by way of condos or apartments, it would drastically change the dynamics of the quaint "home town" feel of the Newtown Community. There are many unused/for rent buildings available for some small businesses to move to within this town.

Businesses; restaurants; shopping is needed to attempt to lower taxes on residents.

By moving the town hall to FFH and by constructing the community center adjacent to it, the town has in effect relocated the political and cultural center of Newtown from its traditional home on Main Street to the FFH campus. Business offices and a brewery have already opened in or are planning to open in close proximity. In light of this, attempts to obstruct all further development or reuse of existing buildings seem to me to be counterproductive to the current trajectory of the site and to what a New England town center ought to be for its residents. Taking advantage of the existing infrastructure, including city water and sewer capacity, the town should consider planning for densely clustered residential, commercial and civic uses around the town hall in the original FFH campus area. Although it was not provided as an option in this survey, detached single-family housing on small lots (.25 acre or less) ought also be considered to create a genuine town atmosphere without the need for large areas of surface parking. Higher densities will also allow the majority of the site to remain undeveloped and available for public recreation. With residential lots of any size selling for around \$100,000 in Newtown, lot sales could help offset the considerable expense of demolishing existing structures while creating a permanent revenue stream through property taxation. The end result one would hope would be a busy and active center of town, punctuated architecturally by the remaining original FFH structures, all without detracting from the site's value for general recreation.

Can a trash and dog poop bag dispenser be added near the corner of Mile Hill South and Mile Hill?

Careful development for an upscale diversified area. We need business for the tax base. A busy place without spoiling the beauty. It's a great place to walk and enjoy nature.

Central park!!!!

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<p>Check this out and try to emulate it - https://www.experienceavalon.com and this http://www.eastonmainstreet.org/map-guide/ https://www.bluebacksquare.com/about-us/ Perhaps create a trolley system from the center of town - Ice cream shop area by St. Rose to the "town Square" at Fairfield Hills; host a 5 k and chowder festival for Labor Day weekend, create one area for Dr. offices and clinics and associated with the local hospitals. If buildings go down new ones need to replace them in the same style - make it a destination - Food Hall, shops, law offices, mixed use buildings. Winter Festival sleigh Rides. Create Tribute Theater for live performances - make it broadcast accessible for satellite trucks - there are enough acts that go to Ridgefield, Fairfield and Waterbury a state of the art theater could attract a wide array of performers from comedians, to a Times Talks like series and musical acts</p>
<p>Choose wisely - consider senior needs. Keyed on 5/4/19 from paper survey from Senior Center. -GWM-</p>
<p>Church Hill Road already has been developed with the options for retail space at the Fairfield Hill Campus. I have issues regarding the lack of respect for the clients that were cared for at the hospital and the demonization of the facility as published in past issues of the Bee. This was "HOME" for many individuals who had bio control over the hand that was dealt to them. Every cupola that is removed should be placed in close proximity to the site of building it was removed from with a brief history of the site. Too many individuals passed through the campus and were cared for many residents of Newtown and the surrounding areas were actively employed there for decades. There needs to be more attention to the historical aspect of the campus.</p>
<p>Clean businesses who pay taxes!</p>
<p>Clean up the old buildings before building new structures. It's a safety issue. You can tell kids (and adults) all day long and post signs not to trespass, but they are still exploring. It's a beautiful campus. Letting all those buildings go for this long is disappointing. I imagine at this point nothing salvageable, but if it is I strongly believe you should preserve what you can. Please please please take care of the older buildings before you build another new one. I'm all for the newer buildings but the older ones need to be first priority.</p>
<p>collect tax revenue by developing it</p>
<p>College campus possibly</p>
<p>Consider the nature of bringing wholesome things to Newtown and the impact on the community.</p>
<p>Continue to get input from the people of the town with surveys like this</p>
<p>Counterintuitively, the larger the apartment, the fewer the children. Socio-economically, people who can afford larger apts tend to have fewer children.</p>
<p>Creative mixed-use</p>
<p>Decide something and do it already.</p>

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<p>Despite a "Master Plan" in place, I have little confidence that the "strict zoning regulations" promised will remain in-place. That opens up the property to all kinds of industrial, multi-unit housing, commercial development that ultimately the community will have no control. This is based on observing what is happening in other areas of Newtown; our predisposition favors developers.</p>
<p>Develop for businesses/corporate headquarters and residential.</p>
<p>Developers should be encouraged to rehab some of the old buildings into mixed use. No more sports field/courts, this is an area the community not only for the park and rec. concerns over parking given all the new development, concerns that the lighting is not consistent throughout the property. Major concerns about kids in the buildings at night. Would love to see Expansion of the trail system. Thank you master plan committee!!!!</p>
<p>Developing Fairfield Hills as a revenue stream for the town through commercial development, instead of raising our taxes is long overdue! Newtown does not need any additional sports fields or non-profits at Fairfield Hills. When I voted to pay for Fairfield Hills, I believed it would produce revenue for our town and offset higher taxes. If that is NOT the case, going forward, the town should simply sell off parcels of land.</p>
<p>Development should be carefully weighed with the community needs. Should not become a heavy traffic generator nor pollution creator.</p>
<p>DJZ: Respondent noted ambiguity in term "Water Fountain," asking: ornamental? for drinking? Also, entire section on buildings left blank.</p>
<p>Do anything to bring our sky high taxes down! I am tired for paying for our mediocre schools!</p>
<p>Do not agree with housing especially rentals is you have children playing sports in the immediate area :</p>
<p>Do not destroy one of the few areas for kids and family recreation. How many more banks and restaurants does this town need. Destroying Fairfield Hills would be a crime</p>
<p>Do not develop this area, we have plenty of existing buildings that can be renovated. We are destroying newtown with all the new developments and ignoring what's already ad there.</p>
<p>Do not over develop Fairfield Hills. Biggest Newtown complaint in the years I've been here is Taxes and lack of recreational areas for kids and teens. Fairfield Hills already has fields, walking trails, now a pool as well as NYA. Positioned for family and kid recreation. It's all we have in town, let's not screw this up</p>
<p>Do not overdevelop, keep it open with something for the community to enjoy.</p>
<p>Do not raise any taxes to support Fairfield hills! People are moving out of the state as it is</p>
<p>Do something soon. All that space is going to waste.</p>
<p>Do something that will bring in tax revenue the people in this town are suffering enough paying taxes we need to offset personal taxes somehow</p>

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Do something that will create real estate value., invest in something that will help make Newtown a destination.
Do something with it soon!
Don't burden the taxpayer with demo.... invite more busineses in to develop and share in the demo.. i don't ever envision a Bethel downtown use. keep artecture in the same vein as was done with the ambulance / fire house. we missed an opportunity to have the police headquarters at FH... bad decision.
Donâ€™t drag your feet on this!!
Donâ€™t like residential or commercial development. Should be a sanctuary from that. We certainly donâ€™t need more housing given the job outlook in CT.
Donâ€™t sell any land!!!! No residence of any kind!!!!
Donâ€™t worry about pleasing everyone, you never will. Just make progress and keep up the good work.
Entered from Senior Center paper survey. -GWM-
Entered on 5/6/19 from paper survey from Senior Center. -GWM-
Existing undeveloped buildings are the greatest liability to taxpayers, as one single catastrophic injury or worse sustained by a trespasser, or passerby would result in legal settlements that would likely far outpace the cost to remediate and demolish.
Expand Nunnawauk! There is a real and urgent need. I have a friend on the waiting list for OVER two years.
Expand the grand list in a cost-effective manner
Expand trail system; walkinh, biking, passive recreation. Maintain trails through winter season.
Fairfield Hill Campus is a great place for the community to come together. Donâ€™t bring in a lot of big business. That will chase away the people who love to use the property.
Fairfield Hills should have been developed into a central educational campus for all Newtown schools K-12 other failing and older outdated schhol buildings should have been sold off, it can still happen but on a smaller scale now that sandy hook is rebuilt. Secondly the police Department should have built a new headquarters in FFH instead of the current proposal. Thank you
Fairfield Hills as it currently exists is a treasure. Please please please do not overdevelop it. It is one of the only spaces in the Town which welcomes dogs, and it should remain so. A public restroom would be greatly appreciated. There is so much retail space in Town already (some which is vacant) that it would be a shame to spoil Fairfield Hills with more of that...Thank you for the opportunity to participate in this survey

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<p>Fairfield Hills has always been one of the best places to go to relax and enjoy nature. That's what it's all about gets. Putting in housing , big buildings for shopping will just ruin the whole campus and not want me to go to one of my favorite spots anymore . A couple small shops a here and there are fine but please do not over do it to make it some sort of Main Street with housing.</p>
<p>Fairfield Hills is a beautiful campus and the dilapidated buildings take away from that charm. I am hopeful the town and our residents can agree on a solution that will benefit everyone.</p>
<p>Fairfield hills is a beautiful park like area that should be preserved as such. I would hate to see it become used for residential and commercial development.</p>
<p>Fairfield hills is a beautiful property that should be maintained as open space and recreation and businesses that support such use. Not residential or major development. Existing unused buildings should be torn down, with one building maintained as a museum to Fairfild Hills' past.</p>
<p>Fairfield Hills is a beautiful space. By having businesses, the traffic will be difficult. There already is a lot of traffic because of the gym there. I do wish that those lovely building could be remodeled, but I do understand the prohibitive cost.</p>
<p>Fairfield Hills is a community environment for families and children to enjoy. Why would we think condos or banks/restaurants would be a better o-ton for the Newtown families. Please zoning commission don't ruin one of the few outdoor places for kids to play and families to congregate. Don't succumb to business pressures to ruin what little beauty we have left in Newtown</p>
<p>Fairfield Hills is a gem! I think once too much commercial and residential is allowed it would very quickly lose it's luster. It is wonderful as a park, where outdoor activities can be enjoyed by all in a safe and pleasant environment. As it stands, the streets are safe for children to ride their bikes, walk their dogs, etc.. Any residential or commercialism puts that in jeopardy. Once it is sold, or built upon, it is gone forever. A couple small places to eat would be nice. Nothing that would create much more traffic. A nice dedicated picnic area, next to some open space would also be nice.</p>
<p>Fairfield Hills is a great place for our children to develop growth, share kindness, and create new friendship with their peers. It is important that we must continue to support any educational, arts and crafts, music, and sports events.</p>
<p>Fairfield Hills is a historical relic. It shows an insight into how mental health care used to be and how we have changed and improved it. It can be used to educate give people a look into a world that no longer exists. Ever since I was a kid I have always been interested in Fairfield Hills and the mental health industry. Destroying this place would be destroying a piece of my childhood. Please leave these buildings in peace. They are history and they do not deserve to be destroyed.</p>

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<p>Fairfield Hills is a lovely space that would be made even better with tightly restricted housing and retail. Thanks for putting together such a thoughtful survey!</p>
<p>Fairfield Hills is a town treasure deserving of careful planning. The survey is a great way to gauge community opinions and support.</p>
<p>Fairfield Hills is a true gem in Newtown - and careful consideration should be taken before allowing commercial development of any kind.</p>
<p>Fairfield Hills is a valuable resource that should not be squandered by a "rush to complete"; i.e., we should not be in a hurry to establish a final configuration. A significant portion of the complex should remain available to accommodate as yet unknown future changes in the cultural, social and economic environment that Newtown, like other communities, is likely to experience.</p>
<p>Fairfield Hills is a wonderful community center and that concept should be expanded. Creating a more residential community (especially an age restriction housing complex) would take away from the concept of having children enjoy the space. It also is obvious that renovation of the buildings is not reasonable. Trying to keep certain features (ie. the facade of a building) would be desirable, but a complete demolition seems to be the best course of action. Thank you.</p>
<p>Fairfield hills is an asset to the town. It is the only location providing expansive sidewalked areas. Or should not be sold or leased or populated with any industrial businesses other than a small coffee shop or restaurant serving the needs of those using the current outside recreational spaces.</p>
<p>Fairfield Hills is like a public park/walking trail for people to walk their dogs, exercise, be in nature, etc. Commercial development or any sort of development would ruin the vibe.</p>
<p>Fairfield Hills is one of my favorite places in town. We have so many strip malls in town, many of which are not full. Please do not destroy the peace of Fairfield Hills to fill a need that doesn't exist.</p>
<p>Fairfield Hills is the perfect outdoor meeting place as it is. No changes should be made for either commercial or residential development. I believe that if any changes were to be made, the buildings should be restored and/or maintained so they can remain as a historical landmark for the town of Newtown. FFH should only be within the control of Newtown as well.</p>
<p>Fairfield Hills needs housing. The Community Center is going to be great and hope the Hills will work with them. We need income on the campus!</p>
<p>Fairfield Hills needs to benefit the Newtown community, which can be done with the community center and holding more festivals and town events . We do not need to bring in more traffic or commerce to the town. Please let's keep this area as a large park pedestrian complex for residents to enjoy.</p>

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<p>Fairfield Hills should maintain its overall recreational feel with a little more of a focus on community gathering. Think of festival type events whether it be musical/theatrical/food-drink/etc. Also would like to see more sport fields, particularly basketball and tennis courts...perhaps an outdoor roller hockey rink... Although commercial use could lead to a wider tax base and potentially lower taxes and/or increase services for taxpayers (would love town to pick up leaves), I think that maintaining and expanding its recreational services and making it more of a community-gathering space would help maintain the foundations of what makes Newtown an ideal place to reside.</p>
<p>Fairfield Hills should not be developed at the expense of Main Street and the flag pole area. Facilities should not be duplicated that exist in other parts of town. Find occupants for existing empty storefronts first!!!! Our current road and traffic patterns can not tolerate additional traffic. Plan and build the infrastructure first. Future planning must include the entire square mileage of Newtown.</p>
<p>Fairfield hills should not be focused on one age population. Any renovations made to the area should be beneficial to everyone. I disagree on focusing specifically on buildings or facilities that cater to senior citizens. It should be a place where everyone that lives in Newtown can enjoy.</p>
<p>Fairfield Hills the NEW downTOWN</p>
<p>Fairfield hills will be very successful as a local shopping and food center but I strongly urge you to restrict the number of banks (we have so many in town) along with avoiding low income or subsidized housing, renters will likely be willing to pay a nice price if the campus is developed into a posh shopping center, mush like Westport</p>
<p>Fairfield should be used more for recreational use rather than commercial or residential. I would love to see a museum or arts center go in there. Maybe even move the teen center from where it is by cave comics to fairfield. I think if you're going to build new buildings and tear down the old ones they should at least match the style of the old buildings.</p>
<p>Family space. Town has talked for ever about lack of things for our kids to do and we are talking about commercializing one of the few spaces in Newtown allocated to families. With all the crazy Taxes we pay we deserve this space. If developed you need to explain how our collective are going to be reduced by the development. Even with that I am 100% against commercial development of Fairfield Hills</p>

Write-In Comments for 2019 Community Survey

FFH has grown to be a wonderful community hub for recreational activities. I am against any type of residential housing because I believe there will be eventual conflicts between residents and those enjoying the recreational activities (ex. noise, lights, security). I am pleased with the addition of the future craft brewery but fear too much commercial development will ruin the relaxed atmosphere and bring in too many cars. I'm concerned that any significant increase in traffic would effect the joggers, dog walkers and children playing sports in a negative way if speeding and unsafe driving becomes an issue. I believe any commercial development should be small scale, like health care facilities and restaurants. The town should gradually remove the unsafe buildings, or lease them to private companies to refurbish and use for zoning approved uses. Although I would love to see an outdoor amphitheater, I don't believe the town should commit to large projects that will cost more to maintain than the revenue they would generate. Anything that is added to FFH in the future should not become a burden to taxpayers. Finally, thank you to all the people who work to make FFH such a wonderful resource for Newtown.

FFH is a gem! Don't mess it up with housing. "Diversity" will bring down values. Look at Bridgeport!

FFH is already a vibrant thriving area of town. We are very lucky to have the open green space balanced with recreation areas. Many of the things suggested in the survey already exist in town. Cultural arts perform at Edmond town hall, band shell at Dickinson, office/medical park. I would hate to see this area completely developed. Shopping, housing, manufacturing would destroy this amazing area. I see a lot less people walking, running etc in town than I do at FFH and I think development would negatively impact it for this usage. We already have a good sized business district in town. Even some unfilled spaces. I strongly vote against large development plans.

FFH is my favorite place in town. I find the old buildings beautiful and fascinating. I think the town should preserve the buildings and land without taking away the peacefulness and charm. I spend a lot of time on the trails and appreciate how safe I feel while using the space by myself. I worry that the more the area is developed the less comfortable it will be for those of us who enjoy the space. Not to mention we don't need to continue developing retail and restaurant space when there are so many areas of town being developed while so many retail spaces sit empty. Please do not destroy the peace, beauty, and calming atmosphere of FFH. I would also love to see the large building at the main entrance and the pillared building in the back area left standing and maintained. They are absolutely gorgeous!

Write-In Comments for 2019 Community Survey

FFH is probably one of the highest and prettiest parcels of land in Fairfield County and should be used very wisely. I feel it should be an outdoor sanctuary for Newtowners. I love the Bans Shell idea. I would also push outdoor events like fireworks as we had years ago. I would also love to see an open town garden where people could have a small plot of land to grow food for themselves .You see this in Heritage Village and in the City of Milford. Many of us have tall trees and do not get enough sun to do this. Just a thought. I would also push crafts Fair as you see on the Milford Green like their Oyster Festival. I'd hate to see mega buildings go up there with the exception of senior citizen stuff. I'd also not favor restaurants etc. that will compete with the existing restaurants and take business away from town. My wife helped organized several Light The Night LLC Walks there. We even had the horse guard lead us one year. I'd be happy to give some time to assist in land use in FFH if you like. Thanks for listening , John and Ginny Chion

FFH needs housing, we have seen this before. It doesn't work, housing would be a great amenity to the gym and community center

FFH should be commercialized, and help bring in tax revenue, as well as become a liveable and enjoyable area for the community. The town should sell to private developers who can turn the area into an astonishing, walkable downtown where you can eat, enjoy outdoor activities (like Levitt Pavilion), Shop like the Westport/Wilton downtown, and enjoy all different aspects from walking trails, to grabbing some ice cream, that isn't overly populated with cars and maybe have some condos, that are open to families and demographics that will not ruin the Nicer in Newtown feel. These developments should be restricted and be purchaseable condos to bring in the correct demographic and should not bring in chaos. Ambulance and municipal center Should never have come to FFH and the FFH authority is ruining anyone's ability to want to develop or hold events with their over ridiculous expectations/regulations and hassle they create to want to bring anything enjoyable to the campus!

FFH should be kept green, a park, a place to relax and unwind, not a development opportunity!!!

FFH should be only for recreational and arts/entertainment with very small commercial (ice cream shop, restaurants, etc.) to support these uses. Commercial development in Newtown is now out of control, e.g. planned Exit 9 with 2 gas station/store complexes, Exit 9 huge warehouse facility, Church Hill Road, empty stores in most commercial strip malls (Stop N Shop Plaza, etc.) after stores moved to new construction. Church Hill Road now looks like Federal Road, a total shame with the assisted living facility at Boulevard and Church Hill. The P&Z has lost its way with spot zoning ("design districts") and allowing developers to write the zoning regs for the particular district, and no longer represents the majority of what residents want for Newtown. I hope FFH does not turn into another commercial development, or the latest darling of developers, the commercial /rental residential complex. Thanks for listening.

Write-In Comments for 2019 Community Survey

<p>FFH should be preserved as Newtown's central park or an educational park instead of turning it into a corporate park. There are thousands of square feet of commercial space in Newtown already and it would cost the taxpayers significant amount of \$ to prepare FFH for commercial development. Eventually the town will be at full buildout and the land should be preserved for future use.</p>
<p>FFH should be treasured. We are fortunate to have it. It is a shame these beautiful buildings are decaying. I am in favor of creating a place for the community to come together. A park, playground, small retail shops, small businesses, unique to Newtown would be wonderful. Don't overdevelop it. Add and maintain more walking paths (and plow in winter) that will welcome all Newtown families. Private development could be considered but there always seems to be ways they get around planning rules and end up with projects that are not truly going to benefit Newtown (new assisted living on Church Hill as an example of something that was put in a terrible location.)</p>
<p>FFH was an unfortunate acquisition for the town. Lots of big plans but limited follow through over the years. Relocating town offices, NYA and the walking trails are pretty much the extent of the value-add to date. The community center (accommodating the senior center) will probably turn into a drain on the budget. Placing a brewery on the site is a very dubious undertaking. Not really in the best interests of FFH.</p>
<p>FFLD Hills needs to generate tax revenue via mixed use, while creating a town center with retail, culture, and other things to give young people a reason to live here. Without this, Newtown cannot grow or thrive. That being said, it should not be overbuilt. Parks and recreation facilities need to be preserved and expanded, and a connection with the town's agricultural roots should be fostered and preserved using the site's assets via a town farm, sugar shack, working museum, programming, events, etc... Corporate and private funding can be pursued, and volunteers can help run programming that can be leveraged by the schools, and feed the hungry. Events like an annual maple festival, harvest festival, music festival at the meadow, etc. will make Newtown a regional destination and revenue generator.</p>
<p>Find a way to get the Ice Rink done, you bureaucratic fools.</p>
<p>fix the damn roads, potholes need more field space</p>
<p>For much of the time I have been in Newtown there has been lots of discussion on the future of FFH. It seems there have been numerous surveys, yet progress is at a snails pace. It is a great piece of land and could have many opportunities. It is time to get moving and make this a destination. If the town is unable to make progress, then lease or sell it to someone who will. Lets see this become a reality</p>
<p>Fort Monmouth in NJ is having a similar challenge now that the military base is long ago closed. The creation of a village with mixed use housing, and a micro town like Celebration Florida may be something to consider. Losing the beautiful brick buildings would be a shame</p>
<p>From paper survey entered 5/15. GWM</p>

Write-In Comments for 2019 Community Survey

<p>from the beginning the Town got itself in a no-win situation we never should have bought such an albatross the Authority has NOT acted in the best interest of Newtown forcing many GOOD development opportunities away by their inaction and lack of fore site!</p>
<p>Generally, I don't want commercial or residential buildings at FFH. A small cafe/ice cream shop would be fine at/near the Community Center or Municipal Center and at the NYA (accessible to all, not just NYA members). It would be nice for our town to have a performing arts/cultural center elsewhere in town, but not at FFH. No movie theater at FFH - there is Edmond Town Hall for that. We already have Dickinson and Treadwell parks for playground/water spray park, tennis courts, basketball courts, place for band concerts, etc. I don't want any of this at FFH. I can see a place such as the Everwonder Children's Museum having it's home at FFH where it could use the grounds for some education purposes/programs. I'd love to see biking lanes along with the walking trails at FFH. I see FFH as Newtown's "NYC Central Park" type of place. The only kind of commercial business might be some low key businesses (perhaps like a pub/tavern/cafe/ice cream shop) that would give the campus some uses at night. I'd like to see the old FFH buildings demolished (not restored), not ASAP, but as soon as it would be fiscally feasible.</p>
<p>Get rid of the ugly, institutional brick buildings. They're creepy/ugly/outdated and have got to go. Put up modern, inviting structures (like yellow buildings on Queen St). Think shopping, entertainment, and community. Movies, Theatre, restaurants, park benches, town green, Christmas tree lighting festival, ... No more banks, nail salons, real estate offices, ... Boring! Thanks!</p>
<p>Give us cool places to go, food and beer and entertainment. No big business, no lame chains, no more residential</p>
<p>Go slowly - there's lots of commercial land privately owned - take care of the community needs first not increase commercial land</p>
<p>Great asset to the community. Keep up the good work of developing this resource.</p>
<p>Great blank slate opportunity. Town to maintain ownership & control of the land at all times. Add more hiking / walking trails. No residential houses, apartments, etc. Small business only. Add more structured parking lots.</p>
<p>Great for walking my dog and grandkids. Love the open land.</p>
<p>great opportunity vs major headache</p>
<p>Great place. Great potential. I have open mind about plans. I don't want my tax money wasted, or insiders to get special deals, but would be happy to see the property put to some interesting use that most in town will benefit from.</p>
<p>Great space that should be public space. No housing or business other the small retail food. It should be a place we're residents can go for a walk or sporting event, then grab a bite to eat and do some light shopping. All area should be open to the public.</p>
<p>Green space for our children, arts/culture</p>

Write-In Comments for 2019 Community Survey

<p>Have always thought, and even suggested to the committee many years ago, that a movie theater would be a great addition to the town. A business with deep pockets could kick off development at FFH causing smaller businesses to be drawn to the campus, similar to Wilton center. I was met with extreme resistance, told that a theater would compete with Edmond town hall theater. So untrue. Plus, a theater would attract residents from surrounding towns who would also spend their money in shops/restaurants. Have been in town for 15 years and watched the buildings practically crumble into irreversible condition. Newtown doesn't have a true downtown. FFH could be a fantastic park and walk area with something for every age group.</p>
<p>Have we thought about a 9 hole golf course? Also, I walk my dog at FFH and have noticed many more teenagers going into buildings - this is a problem and although I completely get that they're curious, it's dangerous. The police can't handle it and we should consider costs of private security again or at least secure the buildings. Thank you very much!</p>
<p>Having been involved in many Newtown Surveys over the years, this was too many questions, too long and asked redundant questions - however - it was probably necessary. I hope that people persevere in taking.</p>
<p>Hello, 68 questions is a bit rough. I wonder if these could have been categorized a bit differently to up the completion rate. Hope you get all the info you need!</p>
<p>Hi</p>
<p>HOCKEY RINK</p>
<p>housing is needed</p>
<p>Housing would be essential to the development on the campus. I think that the community center will be perfect to grow many of these amenities</p>
<p>Housing would cause many future problems.</p>
<p>Housing!!! Spray park at new community center!</p>
<p>Hurry we need growth!! Lets give this town a place to come to and want to spend time and money. Beautiful shops, entertainment, places to eat. Look at Florida with all these things. It keeps people coming and is growing. The barely anything in town is getting old and forcing people to go outside of town for their needs. Lets modernize this town and give it a better "westport" area.</p>
<p>I have lived in town 32 years and I am so happy that FH is starting to develop. The Brewery is an awesome location and I would love to see other food and retail places move in. I really think we need a bike trail in town, it is difficult to ride on the roads. FH is so beautiful and I hope things develop sooner than later. Thank you all for your efforts on the committee, it is very hard to please everyone but this is a start.</p>
<p>I absolutely love the character of history of FFH. Whatever you all do with, please maintain it's charm. Go small, when in doubt. Thank you</p>

Write-In Comments for 2019 Community Survey

<p>I am a lifetime Newtown resident and although the history of Fairfield Hills is strange, it is also interesting. I think using what we can of the buildings will boost allure aesthetically, as the buildings are beautiful; as well as adding a historical and quirky character to the grounds. It would be a disappointment for Newtown to lose its small town feel and the space at Fairfield Hills can provide us with an affordable place for people of all ages to live; and to reside.</p>
<p>I am agreeable to smaller new stores such as coffee shops but nothing on a large scale, keep the rural beauty of it</p>
<p>I am excited about our new community center, NYA and our walking trails. The baseball field improvements are also well done. I do not feel housing of any kind is appropriate for that area nor would I like any change that would add to our already overloaded traffic issues.</p>
<p>I am happy to see progress being made after many years of discussion. It would be nice if it continued. Developers might be enticed to absorb demolition or remediation costs if parcels of land were given up by the town.</p>
<p>I am interested in becoming involved but am just retiring</p>
<p>I am interested in finding some revenue generation with the use of Ffh, but with high restrictions. Do not create over development or an eyesore for sake of revenue only. I fully support demolishing buildings quickly. Prefer a more community oriented space.</p>
<p>I am NOT in favor of any residential or commercial development. The only exception is that I think it could be nice to have some small shops for ice cream, coffee shop, etc. It should remain an accessible place for walking, recreation, and community gatherings. The town should remain in control of all of the property.</p>
<p>I am pro-development; I always have been. I grew up in a very sleepy community that developed quite a bit in the 70s and it now has a very successful tax base. This has pros and cons of course. Newtown is not like Roxbury or Bridgewater - very small towns that will keep this spirit. We are a large town and we need resources here to keep residents from going elsewhere for services. I vote for development at FH but hope you will keep the "spirit" of the place. Salvage the cupolas and other architectural elements. These are very special and I don't want this to change. I've lived here for 30+ years and many of them saw FH with nothing. Its nice to go there and see people and activity.</p>
<p>I am strongly against any housing being developed in Fairfield hills. I think it would be awful, honestly. It's such a beautiful and peaceful place to walk, to run, to bike and to gather with friends and family and community. It should be kept that way with an addition of a few small shops maybe. More picnic areas and gathering spots for art and music. It's the only place in Newtown to enjoy nature and exercise. Let's keep it that way!</p>

Write-In Comments for 2019 Community Survey

I am the Director of Planning for a comparable Town in Westchester County New York. There are ways to maximize the community benefit of Fairfield Hills without being a tax burden to its residents. We have a wonderful opportunity to improve our community through working with experienced developers at NO COST to the Community. Establishing profit structures while obtaining the best outcome for the community should be of utmost importance. This can be accomplished through leasing, rezoning or a combination of both. We need educated informed partners to keep our community sound. As it stands right now, Fairfield Hills is a great asset but it is set to drain the townspeople.

I believe Fairfield Hills, like many of Newtown's landmarks, ought to be restored and preserved in a way which will add value to property values in the area. Investing in unique small businesses and the art's will do merely that. Large business developments as well as condominiums do not have a place in Fairfield Hills and would adversely affect the ascetics of Newtown which for it's culture and history add much value to the town. It would be a shame to see areas with so much potential overdeveloped.

I believe FFH could be an amazing town center with proper planning. It reminds me of a small community and shopping area in northern Virginia. It could be beautiful and busy all at once!

I believe FFH should be a peaceful beautiful area for people to enjoy themselves walking, hiking, gardening NYA and the new pub. I don't believe we should sell this absolute gem for some quick cash to bolster the town revenue. Absolutely no commercial or residential construction. There are plenty of other places in town for that. We already have a large supply of empty spaces in town and now have a huge eyesore of a building on the corner of the Boulevard. You have got to be kidding! If that's what you want move to Westport. This is the fourth questionnaire I have filled out since we acquired this land. We need to take down buildings we cannot save and move forward. I hope you all take into consideration that FFH sits on top of a very large aquafier and we need to be very careful not to damage any more land in this town.

I believe it is apart of our town and should not be torn done and not be turned into office/living space. It is perfect the way it is, if something needs to be added then it should be something that goes with what we know fairfield hills to be. Maybe a little art galary or coffee shop.

I believe it should be developed with a tax income. The kind of business is not a concern, just mincrease the towns tax base.

I believe that any buildings and landscaping should keep the New England style and be similar to the lovely hospital buildings with the coppolas. The current walking trails and open fields should be kept. I would encourage a corporate campus that would keep the existing ambiance. The corporate company can pay taxes to the town to help defray the cost of the expenses of the campus. (example the demolition of the irreparable hospital structures) If any current buildings can be salvaged within a reasonable cost this would be nice.

Write-In Comments for 2019 Community Survey

<p>I believe that development of Fairfield Hills should be limited to recreational and open space only. There is plenty of other areas in town for commercial and private development. we bought this property to stifle development. it seems that these surveys are repeated in hopes that you will wear people down and bring in development. That is NOT what the original intent was.</p>
<p>I believe that offering a cultural, town green with a performance venue, shops, restaurants and residential rentals would fill a missing component of this town.</p>
<p>I believe the buildings should remain the way they are. I understand they need work, albeit expensive, but the character they have needs to be preserved. The space should remain open for all to enjoy, add more opportunities for families to be together as well as others.</p>
<p>I can support housing on the 'exterior' of the campus such as location of Cochran Hall; am strongly opposed to any housing that would be more interior to the campus. The FFH property is mine, and yours, and neighbors - not to be for private use.</p>
<p>I can understand changes have to be made. But it seems the town keeps building the same things over and over again, things that tend to make the space inaccessible to most.</p>
<p>I completely support retail, non-chain restaurants, small businesses, event hall, boutique hotel etc. Absolutely do not support any type of housing.</p>
<p>I do have one concern not mentioned in the survey - what is to become of the unusual cupolas that were atop most/all of the old buildings? It was my understanding that they were to be saved and "fixed up" somehow, which I would like to see! We should not completely destroy what was special and beautiful as well as historical, about the facility.</p>
<p>I do not want businesses in Fairfield Hills period! Cultural, social and community events are perfect! Parking is a big deal no matter what you add but for sports areas it is essential. Multi layered parking lots in general are an eyesore...no thanks! Anything having to do with education be it learning assistance or STEM related would be a bonus. More walking trails would be nice. And bike paths would make walking safer as well</p>
<p>I do not want housing of any kind especially low income housing. This type of housing would be unfair to neighboring property owners and may cause a negative monetary effect of the property values.</p>
<p>I doesn't matter it falls on deaf ears anyway</p>
<p>I don't like the fact that housing is being pushed by the people who are going to make money on it. Residents don't want housing. It's a beautiful park"keep it that way! Build more trails, ballfields, and tennis courts.</p>
<p>I don't think that any part of Fairfield Hills should have housing of any kind.</p>
<p>I don't want any activity to add additional tax burden on the residents, if it doesn't pay for itself without charging US for it's use, we don't need it.</p>

Write-In Comments for 2019 Community Survey

<p>I don't believe this survey will offer and conclusions. It is alarmingly apparent that with the senior center and kiddie pool that are being constructed you have forgotten that it will no longer be self sustaining within 7 years thus becoming a financial burden to the tax payers. You will ultimately do whatever you feel best and still come up short sided. Sorry to say but just so true!</p>
<p>I don't like looking at the old creepy buildings and I know people who are not from Newtown avoid FFH because of them. However, it is no place for a store front or housing. Perhaps a small bistro/cafe could work if there were a performing arts center or museum/art gallery but I would hate for it to take business away from other small businesses around town. Perhaps, an open space that could offer as a pop up restaurant or cafe would be a fun idea or incorporating well known Newtown store fronts like Holy Cow or Ferris Acres May be a good idea. Absolutely not the place for housing. There is too much already in Newtown. It's losing its quant appeal.</p>
<p>I don't think the Community Center was taken into account during his survey. As a long time resident, I think housing is due at Fairfield Hills and it still will be considered recreational.</p>
<p>I enjoy the park like setting of Fairfield Hills and the walking paths. It is sad to see the buildings being torn down as I have always appreciated their architecture and the story behind them. I do not want to see this property turn into another home for empty storefronts...we have enough of them in town, and retail/apts/condos would detract from the beauty of this area.</p>
<p>I fear the lack of ability to manage or run the business of leasing land/buildings. Our history in this regard is failure. A professional management company should be engaged to do this for the town. Growing the number of town employees in order to run business there should not be a goal. And, subsidizing the development of cultral destinations should be ruled by a strict plan and be voted on by the taxpayers.</p>
<p>I feel it should be kept as area that all ages can enjoy. Community Center and new Senior Center will offer more use of the area. It would be a shame to build homes, offices or shopping areas.</p>
<p>I feel strongly that if there is to be development on the campus, we should renovate the duplex homes and the old nurse dorms. I am totally against new stand alone Apartment buildings and condo. I totally enjoy walking the paths. My husband and I walk the loop 3 times a week and I Cross country ski the grounds in the winter. The open space is more valuable to our future than any possible crowded development. FFH is a town treasure,</p>
<p>I feel that building a golf course be looked into. Unless you join a country club in town you are out of luck. A golf course would generate income and support itself.</p>
<p>I feel that it something bringing in income to the town also easing the tax burden of homeowners should be considered.</p>

Write-In Comments for 2019 Community Survey

<p>I feel the town should do something very soon. The town wanted this property and so far, the buildings have been nothing but disgraceful eyesores. Stop the nonsense and get going. Right now itâ€™s horrible.</p>
<p>I feel this is a very important asset that the town needs to develop intelligently.</p>
<p>I feel those buildings that are a health hazard should be removed, but not necessarily replaced with something else. A small oasis of nature is nice in a world where there is so much growth. And even though a small business area could be good, we have seen once the "board" gets a hold of something they appear to ignore the "people's choice" and go for MORE commercial building that is ruining that rural feeling that a good number of us moved to Newtown to enjoy.</p>
<p>I find it frustrating that the people of Newtown have to continually fight for what they want at Fairfield Hills. For years the people and Newtown have wanted the property to not be developed but rather used for recreation and the arts. Newtown is severely lacking in its recreational services to its residents, ie trails for walking and biking, and the arts, performing and visual. I feel that the Committee is going to continue to ask and push until they get the answers they want. Newtown is over developing which is going to take away the character of our town and put our existing businesses at risk.</p>
<p>I go to FFH daily. Was pleased this winter the walking path was maintained. Bathrooms are needed. Pubs & small shops. No more ball fields. Buildings are part of Newtown history do not demolish</p>
<p>I grew up in Newtown, and always loved the small town feel. I chose to buy a house and raise my family in Newtown for the same reasons. I love the feeling of "home" at Fairfield Hills, going there to play sports when I was younger, learning to drive around the campus, and now walking around there and playing with my family on the fields. I would hate to see the land turned into a commercial area of larger restaurants, warehouses, office buildings, or rental apartments. I think the town would lose the hometown feel.</p>
<p>I had hoped for a municipal golf course (9 holes); house prices are way down so why add more units; doesn't make sense to me</p>
<p>I have always loved the buildings at Fairfield Hills. The grounds are beautiful and each summer we have a farmers market come through. I absolutely love the historic value of all the buildings, and though many have been knocked down, I do wish we could restore as many as possible to their former glory. Yes, the past is not a glamorous one, but fascinating. I would suggest renovating the Kent House as a museum. One detailing the life of Fairfield Hills for all to come, and restoring it to former glory once more. Really. I love these buildings and to see them decay and fall apart only makes me saddened. I really think we should make a homage to the history - but preserve what is there.</p>
<p>I have always thought that the campus reminded me a lot of the Culinary institute of America - it would be interesting to have a CIA or Cordon Bleu satellite campus here in Newtown with restaurants for the public and educational opportunities for the kids and community.</p>

Write-In Comments for 2019 Community Survey

I have been a resident for over 50 years. Years ago FFH was rumored to be a potential site for WCSU. I was opposed then to commercial buildings and still am. This property comes alive when the used for outdoor events and activities. There is nothing better than getting people outside and moving. Keep FFH underdeveloped!

I have been going to Fairfield hills almost my entire life. I have run on every walking/running trail and I have been in almost every other part of the area. The town needs more recreational development for residents (and others). It is something this town is seriously lacking. I may not be 18 and older, but I have spent a lot of time at Fairfield Hills, and I feel very comfortable saying that this is what the town needs and not just want I personally want.

I have lived here my whole life. I used to play baseball on the fields down the hill from the campus, and I often wondered about the possibilities for the land. It's the perfect location to create another town center. Between the large number of banks and real estate established already throughout the town, it is a no brainer that the tight knit layout of the campus be used to its full potential to create a small walking-centric location filled with mom and pop shops, restaurants and artisan stores. It would bring in foot traffic, revenue, would generate a large sense of community I have not yet seen in this town, and would leave even more room for artistic pursuits. To flood it with commercial fronts, and small to large scale businesses and warehouses would do a huge disservice to those who have lived here for years, often dreaming of the possibilities to turn that once dilapidated location to a thriving community center. There is a prime opportunity to improve the community at a grass roots level. Even adding rental apartments and co dominiums would be a little much, but as someone who is currently looking to rent, I would welcome that idea. To live so close to a fairfield hills that is bustling with store fronts I have suggested would change the entire frame of the town. It could be the birthplace of a better Newtown.

I have lived in Newtown almost my entire life. I remember driving through the campus on my bus rides back from the Middle School, and playing in soccer games on the campus fields in elementary school. Now an adult, I walk the trails surrounding Fairfield Hills at least 3 times per week. I truly love what the town has done with the space thus far. While I understand the need to make any future ventures financially viable for the town, allowing large conglomerates to come in and develop - especially on land with such a rich history - is antithetical to the Newtown I've known and loved for more than 30 years. The idea of continuing to develop the old campus as a community space including the existing nature trails, small shopping venues, and local food/music/art is certainly the consensus among my friends and family in town.

I have lived in Newtown my whole life. I would hate to see our town look like the others with apartment, condominiums etc. we have an obligation to keep some things the way they are if it's possible. Sometimes enjoying the scenery and history is more important than a small tax break a development can or might make.

Write-In Comments for 2019 Community Survey

I have too many opinions/thoughts to list here. I would need at least 20 pages for all my thoughts/opinions regarding Fairfield Hills Campus and Newtown as a whole.

I like the idea of mixed-use development in a fairly close-knit design, such as downtown Bethel. But I also think that it's important to preserve open space for wildlife habitat and passive recreation. So do develop/renovate existing developed areas, but keep as small a footprint as possible. Avoid adding more huge expanses of lawn and parking, which obliterate valuable trees and often aren't used much except at certain times. I also strongly encourage the renovation and re-use of existing structures, as they have historical/cultural value and because it seems wasteful to demolish them. I wasn't sure how to answer your questions about whether the town should retain ownership of them and/or whether the town should restore the buildings vs. private developers - I feel that I don't know enough about the logistics and economics to answer those questions well. Some of your questions regarding movie theaters and performance spaces made me a little concerned that, if these spaces were to be built at FFH, Edmond Town Hall would perhaps lose even more of its historic purpose. I believe that ETH has a lot of merit as a "town center" edifice and gathering space, and if it were to be unused for movies and performances, this could result in Main Street becoming less appealing and meaningful to the town. Just a random thought: we don't need any more banks in town. If only we could have a bookstore. Also, I believe strongly in affordable housing, which Newtown needs. But some market-rate units should be included in such a way that it's not obvious which apartments are affordable and which aren't. A final thought - consider a shuttle bus/van service to and from FFH from certain other areas in town, to help reduce the need for parking.

I like what has been done so far

I live close to Fairfield Hills and worry about it becoming commercial. There is already a lot of business in Newtown and I worry about more traffic and crowding. I strongly believe Ffld Hills should be used to benefit Newtown residents by using it as a space for community outings, the arts, children, etc. rather than a shopping mall or apartments. My family loves using the campus as a park and for the festivals that take place. I feel that we can keep Newtown a special community by using the campus as a place to bring neighbors together in a safe space.

I love Fairfield hills and just want it to be preserved as a place I can walk with my family and dogs

I love Fairfield hills. I don't want it built up with stores, condos, etc. we need to demolish most of the old buildings within the next 10 years

I love FFH the way it is. If it comes down to development is a MUST HAVE, please renovate existing buildings and put in businesses or organizations that belong support our town. The job on the "Newtown Parent Connection" location is what I'm talking about. That was done perfectly and blends in and still keeps the beauty of what FFH was. Thank you.

I love it--keep it green, clean, a community arts center

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<p>I love Newtown, the beauty and charm it has, the people, the atmosphere, etc. I would not like to see any commercial chain businesses nor any low income housing come into this town. For this reason, towns like Waterbury and Hartford exist.</p>
<p>I love the architecture of the buildings and hate to see them torn down. But, I understand it's a hazard to leave them. I enjoy the "nature" that the property presents and would hate to see commercial development there.</p>
<p>I love the free recreational component, but the lack of managed plan execution is very sad. Between the pay as you go NYA and the soon to be paid for community center, this town is way out of control.</p>
<p>I love the idea of a vibrant mixed use space. We have to stop equating housing with unfavorable low income, crime ridden complexes we might see in other communities and realize many people choose to live in communities that offer a diverse surrounding without the element of home ownership.</p>
<p>I LOVE the natural, quiet walking path and all the families/dog owners/runners/walkers/rollerbladers that I see daily. The beautiful architecture of the current buildings makes me happy, even if they are currently unusable. It is a peaceful escape after a stressful day. I would hate to see it ruined by commerce. I would not want to spend as much time there as I currently do.</p>
<p>I love the old buildings & the feel of FFH. Please don't tear them down. Ideally, the buildings & surrounding area would be used for many people, not just a few. Retail Outlets in the buildings could revive the area. Mixed use with condos on top/retail on bottom two floors. I'm really looking forward to Asylum Brewing. A few great restaurants would also be wonderful.</p>
<p>I love the space and would love to see more happen with it. In terms of giving space to other businesses, plazas in town have a hard enough time keeping rent low and spaces filled for businesses anyway. It should be a space for sports, art, creativity, and peacefulness.</p>
<p>I love the trails and the quiet feeling when walking about during all seasons of the year. I would object fiercely if traffic and noise overtook the lovely nature and beautiful grounds due to unthoughtful development.</p>
<p>I love walking there!!!!</p>
<p>I love what Fairfield Hills is now, but movie theater and outdoor activities sounds great</p>
<p>I moved here from NYC and I enjoy going to Fairfield hills on a regular basis. Mostly to Jog, as its the only place in Newtown to do so. I Love.. Love the architecture of the buildings. The History of Fairfield Hills and how the property was used is fascinating to me. Tearing down the buildings removes the history and then all we have is another open green space with no rich History. I am all for fixing the buildings if at all possible. Turning some of them into Condos would be a great way to turn them into something special. I strongly do not want apartment buildings or apartment units.</p>
<p>I really hope that the main building (the Shelton House) will be restored and not demolished. It is a beautiful building with a great deal of history.</p>

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<p>I really like the idea of a band shell. I would also favor a town garden where families could have a little plot to grow stuff. IT would be nice to see. fireworks return to newtown</p>
<p>I really think adding more commercial buildings to an ever growing commercial town would be a really bad idea. Keeping things local and clean would be best. No big apartment buildings, chain businesses/restaurants, or commercial zoning of any kind. Maintain the beauty that is Fairfield hills. Keep it small, clean, local and basic with as little new construction as possible</p>
<p>I regard FFH as truly unique property offering open space and natural beauty to people (and pets) of all ages in all seasons. I want these qualities protected and enhanced by any future development. My great fear is once development is initiated, it will turn into Churchill Road or worse! Thank you for proceeding cautiously and thoughtfully.</p>
<p>I see the Fairfield Hills Campus as a Center for sports, leisure and arts. Wide open space, grassy areas, walking trails, small cafes/ice cream shops. I don't think this should be an over-populated area or a residential area. Church Hill Rd is becoming over-built and congested. Most people move to Newtown for the quaint, small town feeling; we need to hold on to that.</p>
<p>I strongly disagree with ANY and ALL residential considerations. We are a small town that if tainted by rental apartments could change into a city (which is not why us (or others) moved here. The area should be used for recreational use like pools, art, outdoor movies/parties/festivals, and other things. Any large commercial development will add to traffic and garbage. We should focus on developing safe areas for our children and generations to come, not what would make the most money.</p>
<p>I taught my kids to ride bikes there, and said, we'll be teaching them to drive by the time anything happens here. I was wrong: it seems I'll be teaching my grandkids to drive there if we don't move forward. Let's begin the process, and evolve as we go along. We need the business development, we can do it while maintaining a green space and community emphasis. But we can't do it by staying still.</p>
<p>I think anything that increases businesses, tax relief, and generated commerce is a wonderful asset to Newtown. More homes will not make an asset to Newtown- we have many people and visitors that will visit if it matches town feels like Ridgefield, Bethel, etc. Thank you for allowing taxpayer input.</p>
<p>I think developing a "town center" with new fresh resources for the town is a great idea, and the charm of the Fairfield Hills complex is wonderful. If the existing buildings could be demolished and replaced with new structures using architecture that evokes the old buildings, that would be my perfect outcome.</p>
<p>I think FFHd hills is huge asset for the town as open space and recreation. I am absolutely adverse to big private development.</p>
<p>I think housing should come to campus specifically the Cochran house. The community center is a great addition to the campus!</p>

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<p>I think it should be preserved as it is a historic part of our town. While I recognize that repairing the buildings may not be as cost effective as demolition is there not a middle ground? Such as demolition and rebuilding the building to almost the same specifications with some recycling of portions of the buildings facades?</p>
<p>I think it should largely remain open space for historical preservation, environmental preservation and study, and for passive recreational use. It would be nice if one area could be set aside for a park with benches, picnic tables and big trees, and maybe some pick-up basketball courts. Also, why not establish a community garden separate from the Victory Garden where townspeople would rent (lease) their own small plots similar to what the town of Southbury has done. Mainly, Fairfield Hills should not be heavily developed or commercialized. Rather, we need to emphasize its rural heritage and sense of place -- let it be a celebration of Newtown's agricultural and even colonial past. What were the uses of the land before the 1920s when the state mental hospital was first established. Who were the farmers that owned the land? Where were their houses? Are there any artifacts left? Any foundations? Any old stone walls? This is our history. Don't obliterate it.</p>
<p>I think it should stay within the town; not be turned into something big. It wouldn't make newtown feel like home if it turned into a big Walmart. Something local, something small</p>
<p>I think it would be amazing to have retail shops in this area and a coffee shop! I love on Timber lane and have enjoyed the walking trails on Fairfield hills Not to mention condos would be nice in this area too!</p>
<p>I think more has to be done to utilize the existing structures including the former employee housing. The sale of the single family homes though generating some cash actually added to our tax burden by attracting families with school age children. That was a very shortsighted decision. We need a plan to use this resource wisely and cautiously!</p>
<p>I think selling portions of FH under strict zoning guidelines may provide the spark necessary to ignite sustainable development. That would probably have to be tied to town investment to create the inertia necessary to make something work financially. Has anyone asked successful developers what they think? Good survey. Thank you.</p>
<p>I think that it is important to use the space in a constructive way as a sort of city center. I hate to see green spaces cleared for new commercial buildings in Newtown when so much potential space could be transformed in the Fairfield Hills campus. FH should be a great town asset.</p>

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<p>I think the first step is figuring out what to do with the buildings and what the town wants to do with the space before trying to do this "planned community" of retail/residential. I don't think that is the only way to attract developers. The area first needs an identity and the "arts" always comes up when these discussions start. you also need to host better town hall meetings etc to get more feedback from the community. Almost seems like the article in the newtown bee was the one low key way to push this out. Almost makes it seem like you are trying to push something through under the radar.</p>
<p>I think the town is headed in the right direction with buildings such as the new brewpub opening up and i think local "craft" businesses such as that should be the future of FFH</p>
<p>I Think The Town Is Obsessing Way To Much On FFLD. HILLS. You Should Spend More Time And Money On Fixing The Deplorable Infrastructure First. Instead of Wasting Tax Money On Beautifying FFLD HILLS.</p>
<p>I think we have an opportunity to offer wonderful things for our town and people of all ages from our town. Why not expand town businesses already here by giving them more room (Everwonder for example). I think expanding the arts and activities for younger children and families would be a wonderful thing and beneficial for the whole town, while also having options for older residents such as the (senior center) already on the property. Why not start a Nature Center-somewhere for people of all ages to go an enjoy instead of having to travel far away from Newtown to find these things. I think having business owners who are residents of Newtown, or at least neighboring towns, that want to make a positive impact, where their only concern is not their bottom line, would be most beneficial. Many people moved to Newtown for a more country feel and small town living. Expanding Fairfield Hills with large corporations and housing is most likely the opposite of what many residents want and it would take away from what we love about Newtown. There are other options that can be done in a way and still generate money for the town without selling out the town and what it has stood for for so long.</p>
<p>I think you should leave farifield hills the way it is. It is a classic and historical sight in newtown and a lot of people come together and hang out there. I think demolishing all of it destorys history in Newtown and is also a big waste of money. Use the money to fix the schools instead of putting in pointless businesses. So many people from all over who are interested in fairfield hills come to Newtown to look at the beauty of fairfield hills and see the history behind it. Please keep fairfield hills the way it is, so many people in this town will be disappointed if you tear it down.</p>
<p>I understand the desire for development and adding to the tax base, but let's not forget the significant desire for passive recreation (walking, biking, etc.) that people want, and that once development occurs there's no going back.</p>
<p>I use the walking tails all the time and would love more of that type of environment. Adding too many businesses would take away from one of Newtown's only safe, open walking spaces.</p>

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<p>I walk at FFH regularly. I love the open space and the communal feel, and I wouldn't want that to be compromised. I also like the classic architecture of most of the buildings (except for Cochran) and would love to see them restored if possible. I am excited for the new Community Center to open, and would love to see more interesting, cultural and communal opportunities come to FFH to make it even better. I don't mind apartment-like residential development as long as it is tastefully done. I realize many people are concerned about costs, but for me, better quality of life in Newtown is worth the investment. We will all benefit from a strong cultural center. Newtown needs a "heart."</p>
<p>I walk my dogs in Fairfield Hills and I do not want any more development to happen because of the increase in traffic. I watch people speed down the roads to the youth academy, coming for a game/practice etc, and also driving thru stop signs without stopping. It's starting to feel like I'm walking out on the main street and it's starting to feel dangerous to me.</p>
<p>I walk there every day possible, rain snow etc. And there is lots of promise. How about a food hall where many small restaurants can lease space and have many options</p>
<p>I was disappointed to hear that and ice rink is not going to be built</p>
<p>I was in town when Newtown purchased this place. Happy to see the work that's been done</p>
<p>I wish we could add a Hockey Rink and Curling Center. In addition, bringing in retail space that is walk-able similar to Canton Shops or Ridgefield. Someplace to grab a coffee and sit while shopping or grabbing a bite would be a significant add to the community. In addition building the tax base.</p>
<p>I would be in favor of demoing the existing buildings that are safety concerns if the budget does not allow renovation, but only with the intent of rebuilding them to fit the aesthetic of FFH. As a new resident, I think the FFH campus is absolutely beautiful, and the historical aspects of the buildings add so much to the area. What we don't need is another cookie cutter strip mall. My first choice would be to renovate the existing buildings, even at a higher cost, to allow for mixed use retail/residential/businesses, as well as building additional assets that fit the aesthetic -- a movie theatre (please!), a brewpub, a museum, a outdoor concert venue, and a town center. This property has SO much to offer.</p>
<p>I would like for Fairfield Hills to be an open space, where one could enjoy the outdoors without a lot of traffic and congestion. Keep the commercial in already established commercial zone and residential also. Also any landscape around the new center (community and senior) should not have trees like oak (with acorns) on the trees with those spiky balls because seniors with limited mobility may trip and fall on those things. They could break bones.</p>

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<p>I would like to draw private developers to FFH. Create a community environment with apartments for younger individuals and families that will draw more retailers (large and small). It's the concept of new urbanism. More sidewalks should be installed along mile hill south and up queen street connecting the shopping areas of church hill/queen street with the FFH "center". Encourages more walking and biking within town. We need to find ways to increase tax base and alleviate tax load on current Newtown residents.</p>
<p>I would like to keep it as much passive recreational space as possible. It is OK to have open space that doesn't serve any specific purpose!</p>
<p>I would like to maintain the area as mostly an entertainment, sports, or arts space. The reason i selected the lower income development was only due to the fact i know that there is a long waitlist for nunnawulk housing and those are individuals who wish to stay in Newtown and i would hate to see residents leave who can no longer afford Newtown. The lower income development i support would only be for that purpose, not for family use.</p>
<p>I would like to see a digital/cyber hi-tech arts and research center. Offering our population mental skills necessary for tomorrows needs.</p>
<p>I would like to see a good combination of income generating businesses and a downtown feel of restaurants/small business (not chains) with a town green. I think we already have a lovely movie theater and the renovated high school auditorium for productions. A band shell on the green, like Danbury, would be nice and bring about a feeling of community. However, I also realize the need to generate income, and my knowledge is not the best at how to go forward with that, so I leave that up to the planners (hence my unsure answers).</p>
<p>I would like to see an option in the survey to preserve open land around Fairfield Hills. Not all of the land must be turned into something benefiting only humans. Perhaps alrge tracts of Fairfield Hills can be preserved not for future development but for no development. To benefit the habitat and animals the reside here in Newtown.</p>
<p>I would like to see art, music, sports and healthy affordable activities for families and young adults. I also think housing for seniors who need some type of assistance but would have access to events, groceries, pharmacy easily available. AND housing for or an educational center or community center for people with special needs who need jobs or want to live as independently as possible. I would like FFH to become a community where all are able to afford to love and get the help they need to be as independent as possible and have access to daily needs as well as special events.</p>
<p>I would like to see FFH developed similar to other downtown areas, with shops and restaurants while maintained activities for residents, like sports fields. A large park, including a water area for kids would be fantastic, but should only allow permitted residents to attend.</p>

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<p>I would like to see FFH remain essentially open space as it is now, perhaps become even more of a park-like setting. All the rest of Newtown is available for development. There are business and commercial buildings that remain vacant, yet more is built. Some of those areas, like Church Hill Road are becoming over-developed and congested. Let's not do that to Fairfield Hills. I would like to see the natural areas throughout FFH better maintained, perhaps receiving as much attention as the baseball diamonds, for example: pick up tree debris, cut out parasitic vegetation growing among trees and bushes, plow sidewalks and paved walking trails in winter. Stop driving maintenance vehicles across the lawns.</p>
<p>I would like to see it developed as park like setting with some restaurants, cafes, playgrounds for children, walking paths... Its a great shame that the old buildings are falling apart, but they should go.</p>
<p>I would like to see more open space, with native plant species. If Fairfield Hills HAS to be developed, let us please, PLEASE do something innovative and self-sustaining. Let us be an example to other towns. Let us be a UNIQUE destination. And for goodness sake-- let us not super-size everything! Keep it simple and natural.</p>
<p>I would like to see much of FFH left as Open Space. I don't want to see apartment bldgs. , condos, chain retail stores or a movie theater. I would love to see the bldgs. renovated rather than destroyed but not at tremendous cost to taxpayers.</p>
<p>I would like to see Washington Circle remodeled. Great home potential.</p>
<p>I would love to see Fairfield Hills as a town center with restaurants and local shops so people from other towns come to visit and enjoy what our town has to offer.</p>
<p>I would love to see Fairfield Hills developed as a town center where people can gather. We don't really have a town. We have to be careful as we add businesses here since there are already many open store fronts where businesses have not survived.</p>
<p>I would love to see those buildings renovated. Is there any grants available for that? Or just keep it the way it is.</p>
<p>I would prefer Fairfield Hills to remain a place of outdoor recreation and occasional outdoor events and not get built up with housing, retail or other businesses.</p>
<p>I would really like Newtown to develop an area that is similar to Main Street in Southbury. They are able to maintain their small town feel while still having an area for shopping, entertainment and eating/drinking. We do not need more age restricted living sites or dentist offices. What we need are stores, restaurants and entertainment venues that will bring out of town people to Newtown. Places for them to shop, eat and socialize...I am tired of driving through Fairfield Hills and wishing that we would do something with those buildings that would help us bring in revenue. We can maintain the small, New England feel of Newtown and still move toward the future.</p>

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<p>I would strongly like to see a Main Street type setting ala Ridgefield, Fairfield, with restaurants, pubs, movies, some retail, small hotel</p>
<p>I would strongly support a Newtown Ice Rink, more sports fields, and the development of local restaurants/pubs/tavern.</p>
<p>I would like to see a Pool. Recreation for youth and adults where people can come together as a community.</p>
<p>I'd like FFH to keep its beautiful characters. I'd like it to be where people come and spend some quality fun time, so restaurants, cafes, art galleries, concerts, etc. would be nice. I don't want business offices or housing to take up any place.</p>
<p>I'd like to keep the 'park like' setting and trails of Fairfield Hills. I go there with my children to get exercise and walk the trails. We ALWAYS see lots of other people walking or running, many times with their dogs too. I definitely would NOT like to see any corporate offices or residential housing put there. I wouldn't mind a couple of local (non-chain) businesses such as a coffee shop or pub, that would be conducive to go to while we are using the grounds recreationally (If they are placed in a way that is not an eye sore). Please do not ruin the beautiful grounds that are there (and visually appealing to look at while walking) with a bunch of new buildings (especially residential buildings like those that have been going up in the middle of town). Many of the current buildings do have some charming and beautiful elements to them. I also don't think it would be good to have a ton of new businesses there because it would get too crowded. No one wants to go exercise where there are a ton of people and cars. The work that has recently been done to the sidewalks, the new landscaping and the garden trail have been wonderful additions to the grounds.</p>
<p>I'd love one or two buildings to be preserved historically-like as a museum.....</p>
<p>I'm not opposed to commercial purchase/development of a parcel as long as the new building as well as the business itself conforms with the rest of FFH. Right now the landscape is a place of openness and peace, even when attending to town business.</p>
<p>I've heard that the ice rink possibility at the NYA may be jeopardized due to the lack of town support because of not giving the developer a tax break. It will be a shame if this deal fails to go through and the town ultimately will lose tax monies over a longer period of time because of this issue. The developer is said to be willing to put over \$6 million into the renovation and the town is potentially letting them walk away.</p>
<p>I've lived in Newtown for 64 years. FFH was a hospital. I'd like the grounds to be preserved for the betterment of people. Walking, arts, exercise, music etc. Its not a place to live, its a place to visit, enjoy and return to. Large businesses, homes, restaurants will cause too much commotion, and destruction to beautiful land.</p>
<p>I'd like to see some dog water fountains and water fountains for people too. More trash cans and doggie bag stations. Thanks!</p>

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<p>I'd love to see the space being used but the small town feel that Newtown has always had there's so many storefronts in town that are not being used yet so take that into consideration also as the town is being built up.</p>
<p>I'd much rather see it being a community hub, with places for both families with young children and older adults to visit. With NYA & the Community Center already on campus, plus the walking trails & sports fields, it's the perfect location for EverWonder Children's Museum to look into developing. I do not want apartments/condos, or tons of chain restaurants/businesses, but prefer a "hometown" feel for this beautiful land & its amazing architecture. Thank you!</p>
<p>I'm a remote employee who works from home and can live anywhere in US. At this time I am considering moving out of CT because of the overwhelming state and town taxes in addition to the lack of amenities locally offered.</p>
<p>I've always envisioned the property as community arts and recreation space. Add a couple of pubs, eateries, or even nice picnic area, and I'd stay there all day.</p>
<p>I've often wonders why we have not considered developing a town park area similar to what Simsbury CT has done. They have a golf course town pool tennis courts pickle ball, skating rinks, etc.</p>
<p>ice rink please</p>
<p>Ice rink would be very cool</p>
<p>If any development happens will the walking trail remain open? Newtown has few places to walk and I think many people use the campus as a safe place to walk without traffic interference. I think it is best to have the town keep control of the property because of what is already on the campus (new community center, town hall, NYA). The new brewery going in to the campus will be a good way to determine what might be good for the future of the campus. My hope is it will not become residential and that at least some buildings will be renovated.</p>
<p>If buildings are going to be demolished then at least build them back up to look like the old buildings. Also save some of them</p>
<p>If selling the land will produce more long term benefit in tax relief (due to new businesses) lets do that! I'd like Newtown to start attracting 21st century businesses. Find a way to grow the town in a sustainable way. Don't just create a bunch of public facilities that eat up gobs of tax dollars for maintenance.</p>
<p>If the movie theater doesn't look like say Lowes, but is more like the Riverview 8 in Southbury, that would be awesome!</p>
<p>If the possibility of a school is brought up, I would like to see a trade school that would teach construction skills including concrete work and finishing, masonry, foundation work. All the skills that would be needed right here in FFH.</p>

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<p>IMO if more businesses/housing are constructed in FFH, it will not be a safe place to walk the trails because of increased traffic. I think FFH is a beautiful place to walk the dog, take the kids out on their bikes, meet up with friends. Some of the existing buildings are beautiful structures with town history behind them. I agree that some of them are more of an eyesore but the few buildings that have been renovated have turned out beautiful. They have kept the integrity of old building. I may not be of the majority but I enjoy FFH the way it is. There is plenty of businesses and buildings along Rte 25, many of which are vacant. We do not need more in Newtown.</p>
<p>Important to keep the open land. Mixed use will be key, otherwise it will turn into a ghost town at night for retail/food biz. Foot traffic will be key. If you do a performance center, it will be very important that those who run it are highly skilled and organized and can also crank out the grant writing proposals. The one thing you will need is something that will draw a crowd for the winter - like if there was a bike shop there (Newtown needs one) and they rented out cross country skis and snow shoes during the winter. That will create it as a destination for something fun to do in the winter and will draw foot traffic to shops and restaurants.</p>
<p>Important to maintain the character and integrity of Newtown. Not diminish or negatively affect quality of life - keep Newtown as small town, quiet, rural, natural, open space, lower taxes! Pace development slowly not to overwhelm finances and dramatically increase taxes. Do not over develop FFH.</p>
<p>In regards to the cost of demolition vs renovation of buildings on the campus, it depends on the building and where it's located. There are some buildings that have unique and appealing architectural elements that would be worth saving, while others that would be better of demolishing. For example, the building at the end of Trades Lane on the way to the dog park, that should be torn down. As a life long resident of Newtown, we have lost so much open space to residential and commercial development, I would love to see FFH be maintained as an open space/recreational area with some sports and art opportunities. We already have plenty of empty commercial property in town, while develop more? The thought of high rise apartments or more condos is not appealing at all. Please let's not turn our town into a Danbury. Whatever is decided, please keep the local small town feel. Our town is already getting overdeveloped.</p>
<p>It can be a signature pice of the pans ape and not an eyesore. The extreme lighting of the campus makes it look like an airport. The gorgoues prominent main building shuoyld be preserved and it will be exciting to see more creative ideas than Damico and LRM. The town is better than that.</p>
<p>It has a lot of potential.and can be a great asset to the town and itsfrsidents.</p>
<p>It has been really lovely to see the fruit trail and Victory Garden become a part of the area. I also like the Annual Arts Festival very much.</p>

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<p>It has sat empty / underutilized for too long. I would rather see something happen rather than nothing. I do think the town already has enough restaurants, banks, liquor stores, and nail salons. It could use some culture, it could use some retail shopping, and it could use some housing if it will get filled. While you're at it, please do something about the Inn At Newtown.</p>
<p>It has the opportunity to turn us into a boutique town similar to Ridgefield if done right.</p>
<p>It is a beautiful piece of property, the walking trails along with fields and development have been great thus far. I think we should continue to focus the area on entertainment and activities that will make Newtown unique and an added benefit to live here. For example, add more walking trails, these seem to be very popular, Some ideas that come to mind that would be perfect at the campus are are a rock wall gym for climbing, i do like the idea of an outdoor concert area shell as well. Would also be nice to maybe have something like the Ridgefield playhouse for semi famous performers that can hold more people than the Edmond town hall. I am very disappointed that the ice hockey rink never came to be, i was very excited to have that in town as were others. Also other ideas such as a golf driving rang come to mind. Top golf facilities are all the rage and a family fun place to spend some time. Anyways just some ideas but to turn this property into office buildings, or medical buildings or condos is just a waste of land and good opportunity for the town to really make something special at FF Hills and make Newtown even a more desirable place to live</p>
<p>It is a beautiful piece of property. I think that it is important in future development to keep the integrity of it intact.</p>
<p>It is a beautiful space with lots of potential. People love walking the trails and enjoying the outdoors. It would be nice to incorporate the natural surroundings with any designs. I would love to see a "hub" there for the town where you could enjoy.</p>
<p>It is a gem!</p>
<p>It is a historic place, and an important part of Newtown and Connecticut's history. It is a nice place to walk our dog on the walking trails and enjoy the outdoors. I think if it is tastefully done, meaning utilizing the existing buildings, it may be a good place for small shops and restaurants to occupy some of the buildings. Anytime you go there there is always a ton of people waking on the trails and there for sporting events. Enough people in Newtown and the surrounding towns know about Fairfield Hills that it would not be a problem for places like restaurants, small shops, etc to generate enough business to stay open.</p>
<p>It is a wonderful property and a huge asset to the town. I feel more comfortable with gradual rather than rapid change.</p>

Write-In Comments for 2019 Community Survey

<p>It is clear that a lot of money has left Newtown. Housing prices have declined, especially on the higher end. It is no secret that towns with higher incomes, higher home prices, have better schools, low crime, etc. We need to stop appealing to the older population that wants to keep Newtown a sleepy quiet town. Eventually those people are all leaving and we need to make it a desirable place for the younger generations to want to live. FFH is a great opportunity to make Newtown a destination for a new, younger population and help stabilize the exodus of people and money that Newtown has experienced over the last 5-10 years.</p>
<p>It is important to protect the land at Fairfield Hill because it stands over an aquifer that supplies water for the town. Also, it is in the center of town, a lovely place for the community to walk, play game or sit and enjoy the beauty. Adding retail, commercial or even housing would put an unnecessary burden on the center of town and the traffic which is already terrible and has increased tremendously in recent years. This is a precious jewel in the town center - please protect it.</p>
<p>It is my opinion that FFH should be preserved as "sacred" space to develop the cultural, recreational, and educational needs and wishes of Newtown residents that will be envisioned and developed over time.</p>
<p>It is potentially a really great asset for the town. I don't agree with the concept that all of the buildings need to be saved or demolished - I think the ones with the most character (i.e. the knee near the main entrance) should be renovated, and only the least aesthetically pleasing ones (such as the really large block in the back area) should be demolished.</p>
<p>It is time that Fairfield hills be used for housing and increase our revenue and tax base, the Cochran house is a perfect example and not an immediate impact to the campus since it faces the road. Be smart newtown!</p>
<p>It is very frustrating to see no progress on the land. There is so much opportunity for a downtown area that would draw so many people and raise income. People move to Fairfield, Westport, and West Hartford because of the downtown and Newtown is not keeping up right now. We need to make Fairfield Hills desirable for families and young people so that people will move here.</p>
<p>It is very sad that the town allowed the beautiful buildings and assets to get beyond repair. Now it is important to do something worthwhile with the property that does not add to the tax burden. Newtown has become unaffordable for young people and retirees. The financial decisions and escalating taxes benefit only the wealthy or a small minority.</p>
<p>It needs to generate substantial income for the town and NOT at the taxpayers expense!</p>

Write-In Comments for 2019 Community Survey

<p>It often feels like other communities are moving forward while we are stagnant. Many are already hesitant about this town given the shootings and recent suicide. If we can demonstrate we are moving forward toward a vibrant, creative 21st century community we will attract growth and innovation. It makes no sense that we need to go elsewhere for great food, live theater or programs (The Brainstorm Experience is a great start - need more like this!) or a decent farmer's market. How is it we don't have a thriving farmer's market?! Fairfield Hills has the potential to be all this plus more. Our kids know what's "out there" they will leave or find unhealthy alternatives if they don't see us thriving.</p>
<p>It seems the town continues to lean and push the public to allow housing and condos on the campus and this survey implies that housing is required for development. From the start it had been stated that the town would never allow this to happen which is why the campus was approved for purchase. In 10 years, Newtown will not be recognizable as Newton with all the zoning changes and condo projects approved in the last 2-3 years. Nothing ever gets rejected by the town. I am ready to move out of Newtown.</p>
<p>It should be a community center for the citizens of Newtown and abutting towns for small retail, professional services, banking, eateries, arts, entertainment, recreational, and social gatherings - limiting commercial use to companies with under 100 employees to minimize traffic flows.</p>
<p>It should be a fun and safe place to pass some time and be proud to visit with guests.</p>
<p>It should be developed privately, without residential. Residential would lead to future difficulties between Town use and tenants</p>
<p>It should be Left as a Park with no retail. Affordable senior housing would also be a good idea for some of the buildings</p>
<p>It should be left just the way it is. It's a very peaceful place to go to.</p>
<p>It should be utilized as a gathering space. It would be awesome to have a square where there are several restaurants, ice cream shops and pubs opening up to the same plaza with outdoor seating and open space. Sort of like an Italian plaza. Would make Newtown the envy of the surrounding towns.</p>
<p>It should definitely be used to benefit the town instead of being a small liability due to the possible taxes the town might have to pay on the property. It could be really nice, so why not develop it and have it be beneficial to the town instead of just sitting there?</p>
<p>It should remain town owned and operated. All the land and buildings should be for the community in the form of museums, art centers, community gathering places, etc. Maybe a locally owned and operated restaurant or coffee shop lunch spot, but nothing more. No residential development of any kind and no shopping. It's beautiful and unique and has so much open space for all to enjoy. Any housing or business development would destroy what is already in progress by increasing traffic and congestion. Let's keep a community space.</p>

Write-In Comments for 2019 Community Survey

It shouldn't be too commercial!
It think it would be a great college campus. With that come restaurants, pubs, etc. The residential units for this would be dorm halls.
It was smart for the town to buy the property. I hope that the architectural integrity will be preserved in the future. I am pleased to see so many people walking throughout the campus, many with dogs always leashed (thank you!) and policed (thank you, again!)
It would be a shame to consider any change that would increase the town taxes for homeowners. To many folks are considering moving out of Newtown especially retired and those of lower incomes due to town taxes that have increased considerably due to increases on buildings, businesses, traffic jamming, school costs and others that folks want but are not interested in who is to pay for their wants. They are known as the Me [?? DJZ: hard to read] People as who will pay for their wants. [DJZ: Also, note from Q7] Walking Yes Biking No
It would be great to have an arts venue like the Ridgefield Playhouse and some stores/restaurants.
It would be nice if there was a hotel built at Fairfield Hills.
It would be nice if we could have a real fair on the campus. The popularity of fairs has increased in the past 10 years and a fair like the Bridgewater fair could benefit the town.
It would be very helpful to attract a large corporate employer at Fairfield Hills which would then provide enough customers for new restaurants and shops.
It's time we get a return on our investment on this property and stop catering to the special interest groups like those who cry for more ball/playing fields and a certain special interest group who feels that we are not a "livable community", you don't speak for all people. This is Newtown 2019 not 1919 and we have to change our thinking, we are no longer a bedroom community and we need to develop this property in the best interest of ALL our residents.
It's well past time to have Fairfield Hills be developed into a beautiful,showplace that benefits THE TOWN AND ITS RESIDENTS. We need venues that will attract entertainment, similar to thenRidgefield Playhouse that would attract famous bands and other entertainment acts. The building that are there now are EYE SORES that I've been looking at for 20+ years.....GET RID OF THEM IMMEDIATELY while you move forward with ideas. I'd rather see fields of grass than those disgusting eye sores.....fields of grass may be temporary but people could picnic, fly kites, etc instead of having sad, decrepit building scarring the area.
Itâ€™s a beautiful area that has tremendous potential.
Itâ€™s a nice quiet place right now. I donâ€™t think it needs a revamp
Itâ€™s a wonderful place to be outdoors, and that should be maintained and expanded. However, it would be a great location for all types of social interaction for the Newtown community, and that should be everyoneâ€™s hope.

Write-In Comments for 2019 Community Survey

It's been my experience that my opinion doesn't matter
It's pointless to have this land sit idle.
It's Recreation use is over, housing is needed!
It's time for this property to be a financial asset to the town rather than a financial liability.
It's time to have a comprehensive plan for the future of FFH. We should partner with a developer to remove the old buildings and allow some limited retail/commercial while creating a town center.
It's very nice to finally having an outdoor location where one can enjoy the outdoors and be active. We have a lot of commercial and residential facilities in Newtown already. Many commercial buildings even have a lot of rental space available. Let's keep the open space open for outdoor enjoyment and the residential/commercial in other locations.
Its been sitting for far too long... something needs to be decided and done so that taxes can be collected and reduce the burden on the taxpayer
Its primary use should be a sports complex. Ideally there would be a facility like All Star Batting in Brookfield, with automated pitching machines a must. An ice skating rink would be fabulous, and many baseball and soccer fields as well as basketball courts. It is imperative that, whatever is decided, the walking/running trails are kept, and kept public. Please do not put any residential housing there.
Ive lived here for 22 years and probably won't be able to retire here due to taxes. We could use something to offset property taxes so my family could stay in the town and home. FFH does potentially provide this opportunity.
Just do it
keep FFH recreational use/dog friendly.....love the idea for the brew pub....add a few more pickle ball courts, play spot for kids..playground...splash pad...please re do the womens softball field...too many rocks....take down the old buildings as soon as we are able....they are falling apart and becoming eyesores.....NO APARTMENTS,NO BIG BUSINESS....KEEP IT "SMALL TOWN"
Keep a lot open and park like . Once built on it cannot be reclaimed. This place should remain For the people not commerce.
Keep away big business. Do not turn it into an ugly strip mall type of area. I support beautifying the area, emphasizing artistic and aesthetic choices for development. Make it a place where the people of Newtown want to come to and enjoy activities and social events. A place to be proud of and one that would attract people to move here.
Keep FFH as a community recreational area. 20 years ago the same survey was asked and the town voted to keep it For residents to use Much like Monroe's wolf park. You should take a cue from how horrible the developers have made church hill road in the past 3 year is that the future of our town?

Write-In Comments for 2019 Community Survey

Keep FFH as the LAST undeveloped non retail/housing area. It should be for arts excercise environmental nature horse trails walking trails gardens. NOT for nail salons banks and delis or Walmartesque retail! Letâ€™s have concerts arts ballet. Natural beauty
Keep it classy
Keep it community free space. There's enough commercial development already in town
keep it community related.
Keep it environmentally friendly; people friendly; arts friendly. Do not encourage big commercial/real estate/corporate/industrial, etc. Preserve the beauty!
Keep it for the town - don't mess it up.
Keep it historic but renovated so it fits with current times. Dont demolish, build on the beauty that is already there. Lots of art and outdoor spaces would be nice (hiking, tennis, soccer fields, theatre/art exhibits etc.). Just not another shopping center.
Keep it local. Please no housing. Save some land. It is so incredibly beautiful to walk and see families of all ages enjoying the beautiful walking and bike trails. No corporations, factories or big business. Please no giant parking structure. It would destroy the essence of such a nice family destination here in Newtown. I'm all for some small retail/restaurant/arts development. But please leave some land!
Keep it recreational and entertaining - DO NOT MAKE NEWTOWN A CITY!
Keep it simple. Passive recreation is fine. We donâ€™t need to be the next West Hartford, we are losing too much open space as it is.
Keep open space, keep horses, and donâ€™t over develop like what happened to state land where the Hubbard sanctuary is going. That project destroyed pristine land.
Keep the beautiful buildings - let developers renovate for housing and stores.
Keep the land behind Nya undeveloped the walking path is beautiful
Keep the places that will be added small - form a small community and yet maintain its outdoor attractions - walking, sports, fairs, etc.
Keeping out from business and retail. Concentrating for the public interest. Art, sport, parks, entertainment .Provide enough garbage can, rest room. Large park with seating area , trees and flower beads. Making living friendly, entertain friendly ,not shopping or business oriented. Suggest exclusive Starbucks coffeeshouse with seating and reading area!?!?
KISS Keep It Simple Stu&l@ No commercial development at all. No residential development ever.
Lease buildings to businesses for \$1.00 for 50 years, or whatever period makes sense, with the requirement they restore the buildings. We need to preserve the look and feel of Fairfield Hills.
Leave as open space!

Write-In Comments for 2019 Community Survey

Leave Fairfield Hills as is. Keep it non commercial. Only recreational.
Leave it alone. A family setting for Newtown. With all of the development this town has approved my taxes have not changed at all. Further development puts additional pressure on town services And infrastructure. Zoning commission is destroying the core of what is Newtown. Stop, leave us alone to enjoy a natural family setting... No development unless family oriented or outdoor recreational activities for town. Any more development and many of us will be out of this very expensive town.
Leave it and open area
Leave it as open space. Don't make it another Newtown "friends and cronies" grab, where developers get to pad their pockets at our expense. Building apartments is not wise, not is any residential development. Keep it green.
Leave the space, take the buildings down.
Leave the walking trails and victory garden intact. Agree with demolition of buildings especially main entrance and Kent building
Less is better. Financial control and oversight is needed. I do not support spending substantial money without a plan to recoup those monies in a very short period of time, less than 5 years. Simply put, don't spend money you don't have and don't borrow money increasing the tax burden on homeowners, that does not make a measurable, favorable, difference in the daily life of the majority of people that live in Newtown.
less is more
Let's get ONE thing in there to start the ball rolling. That's all it will take.
let's take good care of it
Let's do this right for immediate as well as future needs of Newtown residents
Lets Keep it beautiful and a place where people can enjoy being outside!! It's about perfect now
Lets MOVE on this. This has been going on far too long. There should be a sense of urgency to these projects. Planning is helpful. I applaud that. But it's now time to execute. Make a decision. Someone lead this charge. Someone step up to the plate and give us something to react to. I appreciate the planning in an effort to ensure there is a comprehensive plan and not silo'd off projects, but this can be game changer for our community - and its taking WAY too long to accomplish. Lets MOVE!
Light at the end of the tunnel !!! But control /control /control must be the rule to not be quick to just convert the open space to raise \$\$\$\$
Like most Newtowners I know, we are concerned that promises made with changes are not kept as in the past.
Live FFH for the town people to enjoy!
Looking forward to Asylum Brewing setting up shop on the FFH campus - the type of small, locally owned business that is perfect for the area.
Looking forward to seeing new growth as a town, but also as a community.

Write-In Comments for 2019 Community Survey

Lots of possibilities! The old buildings are scary looking and need to go.
love the buildings. please do what you can to save at least some of them
Love the development of Fairfield Hills. Love the bike trails and the sports fields. More outdoor movies and farmers markets would be great.
Love the idea of small business, farm to table, but NO big box, chain, or drive through fast food.
Love the property and diversity that it holds for the future. It would be nice to see a proper town center with small stores, restaurants, etc
Love the space, and can't wait to see what's next!
Make application to create a waste site on Fairfield Hills property and bulldoze buildings and bury on site, construction debris has to go somewhere, why pay millions to have it dropped on someone else
Make newtown a better place to live and then businesses will come. We have too much commercial space already. Turning FFH into commercial space will not help. Turning it into something that improves the overall quality of life will make Newtown attractive and improve the tax base and attract businesses. Build it and they will come...
Make some bike only paths. It is hard to have bikers and walkers share the paths safely. You could either configure another set of paths, or maybe run some paths parallel to the walking paths. Anything to make it safer. Sports fields are always nice. You might as well go and tear down the buildings now because they are not getting any better to look at, not getting any better to remediate (just worse), and I am afraid teenagers will start going to the empty buildings to use drugs or something. If the expense of tearing them down is inevitable anyway, why not do it now? Definitely do not build apartments. Think of Fairfield Hills as Newtown's own Central Park (and community hub). Aren't you glad that New York City had the foresight to save Central Park as a large, open green space? That is what Newtown should do.
Make some decisions and move forward with developing FFH. The site is an embarrassment and the progress thus far has been irresponsible. Get it done!!
make sure there are not competing businesses that come in to compete against what is there (ie. NYA)
Making it a shopping destination with some elements of small town feel like main st Westport or even Fairfield post rd would be nice. Also adding areas of more recreation like tennis and basketball courts
Mixed use bike, mass transit and pedestrian friendly, save historic architecture and history.. convert one or more buildings into mixed used residential/commercial. Outdoor venues
More kid friendly! A park - splash pad - basketball courts - and don't demolish! The buildings are so pretty.
More paths and trails, fields, bathrooms and lighting, please!
More sports activities for kids. Adult sports/fitness classes. Anything kid related. Food, area for picnics.

Write-In Comments for 2019 Community Survey

<p>Moved here because of some of the openness of Newtown. Town is going crazy building changing the face of the town I bought into. If taking FFH I may move. Newtown is no longer special</p>
<p>Moving the middle school to FFH (then developing NMS land) would make sense if price were not a consideration. A perfect location near NYA and RIS.</p>
<p>Municipal golf course that's affordable for residents of Newtown. At least a driving range. We need more private business to support taxes and lower residents tax burden.</p>
<p>My biggest concern...which I have never seen discussed, is the aquifer underneath Fairfield Hills.</p>
<p>My ex-husband is in the pollution control industry it is common knowledge that there is an issue with lead in the building's. There is an option to handle the demolition of the building's that I have never seen discussed. It is possible to declare it a superfund site. As far as I know this is where the government by way of state dept steps in to do the clean up. I have no knowledge if cost's are involved. This may be worth researching.</p>
<p>My family and I love the walking paths and horse activities available at FFH. And also enjoy the peaceful feeling it brings walking and seeing all the beautiful gardens/wildflowers.</p>
<p>My family loves the open space, walking trails, peacefulness, lack of traffic but also enjoy the occasional festival/event. I feel the farmers market can be much larger to attract more people so we support small vendors. I would not want to see it overdeveloped and too crowded.</p>
<p>My family loves the trails at Fairfield Hills. The campus manages to feel near and far at the same time. It saddens me to drive Route 25 and see half-empty shopping plazas along the road, and is frustrating to know that even with all of that unused, often unsightly space there is still interest in bringing massive development to Fairfield Hills. I was surprised to see so many questions about movie theaters - we have a second-run theater right on Main St. that is fighting to stay open. We also have massive multiplexes in nearby towns (Danbury and Southbury, both within a 20-minute radius).</p>
<p>My feeling is it should be a gathering space - a combination of something like Boston's Public Garden and The Common. A place to stroll, come together, enjoy nature - enough with the polluting of space with strip malls and housing - we need quiet and art and space to ground ourselves as a collective, a community.</p>
<p>My main concern with over developing is the traffic which is already a problem in town. (Entered by DJZ)</p>
<p>N/A</p>
<p>NA</p>
<p>Na</p>
<p>Nature, arts, some entertainment, but not large commercial movie theaters. We need to keep it centered on an outdoor, healthy, community focused space. No housing!!!!</p>

Write-In Comments for 2019 Community Survey

Need a hockey rink
Need to develop Fairfield hills as a vibrant economic, recreational and cultural hub of newtown
Need to do something for all the teenagers in town. There is nothing for them to do
Need to explore cheaper ways to demo these buildings. Repurposing bricks or weathered wood/beams, etc. Perhaps demo the most dangerous structures only.
Need to know a great deal more about possibilities
Need to repurpose buildings or demolish them. Looks trashy. Put things in this area that will grow the community closer - theatre, fields, trails, pickle ball. Do not use for residential or commercial purposes. If you follow these guidelines you will provide the tools necessary for residents to be a tighter community.
Needs to be used as a source of revenue for the town in such a way that will not outpace the current capacity of the surrounding roadways and will expand as the roadways expand.
Newton has too much building space. Don't add sq ft for for the Town We cannot afford to keep FFH as a museum. Get any commercial enterprise in. Every day the buildings rot and decay more and cost the Town more Confused by section of "current" use questions that reference CC which isn't open yet. Current "Farmer's Market" have arts and craft vendors which is good Seems like Arts Festival is way too spread out as is. What bigger event?? Riding a horse to FFH, stabling it then enjoying FFH would be great. But not riding in FFH
Newtown already possesses a ton of restaurants, shops, movie theater, residences and Edmonton town hall. We do not need more buildings saturating our open spaces. Newtown has been noted to keep open space Aline, letâ€™s try and preserve and Mai rain what we have left.
Newtown desperately needs truly affordable housing. \$60 to \$80 K is not realistic for most retirees.
Newtown for years has said we need more for the kids to do and yet weâ€™re talking about the one space in town thatâ€™s targeted for recreation and family activities, That vs yeah we sure need more restaurants and banks. We are destroying what differentiates Newtown. Any commercial development proposals should hilight to the town the tax benefits in real dollars to the home owners. If no tax benefits why would we do it...
Newtown has a great opportunity to create something like Central Park (people thought that was crazy in NYC at the time). We have plenty of restaurant space, restricted age and income housing (or other places it could be located), sports fields, etc. A park/gardens would be a huge draw and jewel on Newtown's crown for generations to come. You only get that chance once. Please don't blow it.

Write-In Comments for 2019 Community Survey

<p>Newtown is a cultural wasteland. We don't need more sports fields, stinky indoor pools, or facilities for only the incredibly athletic. I MISS DICKENSON POOL! Quiet! Natural! Real! Taxes are too high. I will sell my house to someone with 4 BG SOCCER PLAYING kids! That's ALL Newtown values! DJZ: More comments in questions Q21 (Playground): if privately funded and maintained Q40 (Selling land): under strict zoning restrictions encircled. Q53 (gallery/museum): is not AMATEURISH</p>
<p>Newtown is far behind neighboring towns. I grew up here and it makes me sad to see other towns have great attractions. I'm hopeful that FFH will be developed into something that people will want to travel to and catch up to all the other towns before it is too late. Thank you</p>
<p>Newtown needs a place for people to walk and get exercise. There are no other safe areas in town for sustained walking, running and biking.. I don't want to see FFH ruined by overdevelopment.</p>
<p>Newtown needs more recreation, arts, small/local retail. We have enough banks and nail salons, and we need to preserve the gift that is FHH. It's our history. All of us long-time residents were tied to Fairfield Hills in one way or another.</p>
<p>Newtown needs to work harder at preserving its green spaces. Fairfield Hills is a beautiful jewel in town. Unfortunately in my experience, once the door to developers is opened in town, there are few restrictions placed upon them, much to the detriment of our natural spaces. I would be in favor of small scale development at FFH, but fear once the process starts, it will turn into large scale development since the town seems unable to say no to developer requests (i.e. the development of the beautiful open space at the Sanctuary behind the Animal Shelter and the many housing developments eating up our open spaces). I always equated the property at FFH and the open space behind the animal shelter as Newtown's equivalent of NYC's Central Park. It would be a huge loss to see all that beautiful space developed. My family and I have spent many happy times at FFH (soccer games, NHS cross country practices, bike rides, dog walks). It would be a travesty to have all that beautiful space lost to development. The buildings themselves are beautiful outside and it would be nice to save a few if at all possible.</p>
<p>Nice survey! Please remember that the CC, SC and brew pub satisfy quite a few of the areas of "need" you outlined (e.g., dining, wedding venue, art performance area, soft recreation, picnic area - patio to be built behind building). Please ensure what ever you recommend does not cannibalize existing or in near-future town plans (eg movie theater would impact ETH). Perhaps a meeting with all town departments/commissions/committees (or as many representatives as possible) to review your proposal would be beneficial). Thank you</p>
<p>No</p>
<p>No big business, or housing, renovate buildings if possible, slowly is fine, community space, natural space</p>
<p>No housing</p>

Write-In Comments for 2019 Community Survey

No housing
No housing Make it the hub of newtown
no housing at fairfield hills
No housing of any kind..! This has been said by residents from the very beginning, survey after survey, study after study.
No housing of any type, ever . We should also strive to fill all of the vacant commercial Real estate in town before building new .
No housing should ever go into FFH
No housing! Do not compete with other town services
NO HOUSING!!!!
NO lower income housing please. I have to pay taxes why should renters that don't get to enjoy the fruits of my labor.
No more "community centers". They are not sustainable. And definitely no more housing developments. i like small town charm. That's what the people in Newtown really love.
No more condos or apartments!!
No more giveaways to the benefit of a small but vocal minority! Eg. The hockey rink.
No need to make into apts or more small businesses with all of the vacant buildings and homes around town. Just feel like if we change it at all we should make it a business to generate money for the town or a destination
NO PRIVATE DEVELOPMENT OR MULTI PLEX PARKING OR ANY RESIDENTIAL HOUSING. please keep it as a public park and a way for town gatherings. No large businesses or any way to commercialize the land. It should be community oriented not a way for private business to make excess money. Keep it Newtown friendly. Also there are WAY TOO many pickleball courts. I suggest a badminton area!
No residential buildings! No one wants them there! Let's keep it a great open space where people can enjoy passive and active recreation! Yes to pickle all courts, and more other sports fields. Yes to an arts center, and a better home for the farmer's market. Maybe add a house for the farmer's market, along with lunch tables. Yes to a large bandshell where we can all come together! Let's fashion it into a giant extension of the community center! Also more walking paths and please, please some bike-only paths!
NO residential housing - NO chain stores - No Big Office Buildings - Once you sell it, you can't get it back. lets NOT look like Ridgefield or other towns, lets stay unique - Nicer in Newtown
No residential or big business. Nature needs to be preserved.
No residential. Ignore developer pressure. Keep it as a park/recreational area. A long term lease corporate office would add vitality and help with costs. There is no reason to rush.
Non residential use MUST be expanded where nearly 80% of taxes are paid by homeowners!

Write-In Comments for 2019 Community Survey

<p>None of the property should be for residential use. It should continue to maintain the feel of property for use and support of all of Newtown. We do not want to see sections deemed for private use by companies or individuals.</p>
<p>None of the wonderful dreams for Fairfield Hills (no matter what they are) will ever be realized unless we are willing to ACTIVELY create interest and go after investment. We do not have the money to rehab or tear down any of the buildings necessary to an overall healthy plan and therefore, must either forfeit property (sell for \$\$), or bring in investors/developers. We have been sitting on our duffs and producing a lot of blah-blah-blah and doing nothing for way too long. We are all getting tired of it.</p>
<p>Of the 3 sections listed, Focus on one section at a time. We need business's that will add to the tax base. Newtown may need to spend some money first by completing one section before we can bring in outside businesses to invest in the renovations.</p>
<p>Once the community and senior centers open there should be an analysis of traffic to FH as data for further consideration</p>
<p>Open space is important. Once the land is developed there is no chance for returning it to open since.</p>
<p>Open space is important. As more and more development happens in town, we need to preserve it.</p>
<p>Open space to the extent practical.</p>
<p>Originally, it was to be developed for retail, but the zoning for national stores wasn't changed. Now it's the new town hall. I think something like Southbury Green would be great.</p>
<p>Our family greatly enjoys the walking trail and space available at Fairfield hills. We use the trails multiple times weekly. We would be extremely sad to see the place heavily developed and the additional traffic that would create on top of what's already been done. If anything, create more open space for families to enjoy. Newtown has enough development right now.</p>
<p>Our family spends a lot of time over at Fairfield Hills. Between the trails and the baseball fields and the NYA. Most of our weekends include time there. I enjoy being over there and I feel the more that is added for the community the more people will come to enjoy as we do! I realize town finances are a concern and I can't see that whole picture so I hope and trust those put in charge make decisions with the community and future of it in mind. I love the old buildings and the amazing architecture they represent. While remodeling seems impossible I wish that certain pieces could be saved and worked in to the new structures whatever they may. The cupolas are my favorite! Maybe some of the arches.?</p>
<p>Our town is already overdeveloped. Please do not ruin it any more that it already has been ruined. Newtown is losing its identity and becoming a commercial wasteland just like other towns. Please stop. Please.</p>
<p>Our town would thrive with a walking downtown, like Bethel has. Small mom and pop stores, a coffee shop, an ice cream shop, artists stores, etc.</p>

Write-In Comments for 2019 Community Survey

<p>Pickleball courts too expensive; We have enough unfull bldgs for education; farmers market/retail/residential like Faneuil Hall; tennis/basketball plenty of rec spaces for that; we may need big box store to attract other retail like in southbury (they did a nice job at exit 14); lease vs. sale....leasing hasn't worked that well so far; suggest to put covenants that run with the land to restrict unwanted development but not so strict that no one wants to do anything there....what we have done up until recently hasn't work...need to change our mindset</p>
<p>Plan a Newtown Country fair like the Bridgewater fair. Put more focus on agriculture, equestrian events, community gardens, farmers markets, Holiday fairs, Art fairs/shows, car shows, community picnics. Keep the country feel in Newtown.</p>
<p>Plan slow to get the full benefits for Newtown</p>
<p>Plant more trees. Make it an animal and bird friendly. Remove snow and ice from the walking /running paths during the winter</p>
<p>Please allow development - it would reduce our taxes and add huge value to our town. We all have to leave to go to Southbury or West Hartford for shopping - maybe Newtowners could stay and more people would come to experience our town.</p>
<p>Please be prepared in advance to respond to negative publicity (vis-a-vis 12/14 money rec'd) when Comm Ctr opens. Be proactive, have the ctte members who lost children on 12/14 be the spokespeople.</p>
<p>Please consider taking a walk down to towns like Guilford or Brnford, and model this area after their town centers!</p>
<p>Please develop FFH into something that will generate tax revenue. I am so sick of answering surveys or reading about discussions about what could be done with very little being done.</p>
<p>Please develop it! It would be an amazing hub for this town. Don't let the negative naysayers complain- it's an amazing asset and CAN be developed in a beneficial way!</p>
<p>Please do anything that will generate money to make our taxes decrease. Please keep the quaint small town ambiance</p>
<p>Please do not commercialize this property. I love going to Fairfield Hills for recreational activities, particularly running throughout the campus, and I think bringing in businesses and residential complexes would take away a huge aspect that many residents from Newtown currently enjoy, as it helps connect us more to nature and to each other, such as through programs like the community garden and local festivals.</p>
<p>Please do not over-develop Fairfield Hills. Make sure there is enough parking. We would like to be usable for all ages and be primarily for entertainment.</p>
<p>Please don't tear it down! It's so historic.</p>
<p>Please don't turn this nice area into yet another retail monstrosity.</p>

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<p>Please don't commercialize it. The beauty is in the outdoor campus. Add basketball courts and a concert pavillion. But don't turn it into a shopping plaza. We have enough of those in town that are empty. And we have too many restaurants currently as well. These things aren't sustainable in a town our size but an outdoor town space like we currently have is irreplaceable.</p>
<p>Please don't destroy Fairfield Hills. It's one of the things that separates Newtown. It was our center of mourning after the Sandy Hook tragedy. It's one of the few places where people can walk, ride bikes, play ball. In a town that is so lacking in areas where families can do things together, turning it into ANOTHER residential building project or commercial shopping center would be a slap in Newtown's face. Please, please, please help us maintain the legacy of this great town.</p>
<p>Please ensure that the projects pay for themselves! Perhaps selling is better. But let's develop Newtown into a more attractive town not just for residents and tourists, but also businesses. We don't have much land like this available near the highway. We can't be a sleepy New England town forever with ever increasing taxes!</p>
<p>Please just be careful! Thank you so much for the time you spend on this. My hope is that we can end up with something beautiful and community-oriented, yet also something that can bring in some revenue.</p>
<p>Please keep it family-friendly with the delightful open space that those of us who use it regularly can continue to enjoy. I'm there at least three times a week and would hate to see it become over-developed. The green spaces are beautiful and the old buildings ARE BEAUTIFUL. Renovate, not demolish!</p>
<p>Please keep the natural charm of the area. Before we add more buildings, we need to fill the various empty buildings all around town. However I am not opposed to adding to Fairfield hills if it stays quaint and a small town feel.</p>
<p>Please keep the sanctity of our town with NO horrible chain restaurants or multiplexes. Don't make us a new Milford! People live here for the classiness. I sincerely hope it will never be compromised. Big box chains, and disgusting chain restaurants will be the demise of our classy town!!!!!!!!!!</p>
<p>Please keep this a friendly walking and dog friendly area</p>
<p>Please leave Fairfield Hills as a place for kids and families. How many more banks and restaurants does this town need. We need recreation spaces, walking trails and outdoor entertainment. We don't need condos or stores. It will harm the integrity of the town. Think about the kids</p>

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<p>Please leave the parks to Treadwell. Fairfield Hills can continue to have walking trails however, please do not privatize it or bring ANY housing. I can see horse trails there, water fountains and benches. As for the existing buildings, do not demolish them. They would be better with a renovation for future town use. Let's be sure to do that in due time, carefully to benefit the residents. We are now running out of open space and need to decide carefully on how to use this precious spot. As a town, it would be beneficial to not be too commercialized. We need to maintain a smaller town feel rather than being the next Post Road. Let's fill the empty real estate first before building more. For those who don't know, it was a big mistake when the town wouldn't let Westconn move there. It would have beautified the land and helped bring in revenue in the correct manner.</p>
<p>Please look at Norwich/Ledyard. They had a similar site (state hospital of 600+ acres). they recently cleared all the land by private developers. They were also able to get the State to sell it to them for ONE DOLLAR. Yes they have the Casino to drive the economy there but they also secured grants to cover the \$40 million clean up cost. It will be mixed use but returned to the tax rolls.</p>
<p>please make any new buildings look like they belong in Fairfield Hills and have been there since the original buildings</p>
<p>Please make some development with renovating and attracting commercial use as soon as possible.</p>
<p>Please no housing or large businesses with 300+ employees. I would love to see cultural and arts events.</p>
<p>PLEASE no more age-restricted housing in Newtown. There's more than enough. let's develop FFH with the amenities that attract residents and businesses AND build the tax base. I'm agnostic on renovate/remove the buildings so long as we maintain some sort of aesthetic continuity on the campus. Is there a way to incubate "Green" start-ups/3D printing/additive manufacturing to attract growing tech companies that may have young families interested in supporting the community and tax base to the schools? I'd work in environmental / climate strategy & corporate social responsibility and would LOVE to see Newtown attract the kinds of companies that will innovate tech and lead the next revolution in manufacturing and job creation. I'm happy to sit on a board/work w others that may have a similar idea. Gretchen Hancock (newtown resident) 203-364-1318</p>
<p>Please please be more progressive like a Westport ,Ridgefield, Wilton, Southbury. Newtown has little to offer residents for the taxes we pay. Why not take advantage of tax revenues from larger outlets like a J-Crew, Gap, Capital Grille etc. higher end national merchants would add bailie to the town</p>
<p>please please please -- no more gas stations, liquor stores or national food chains!!!!</p>
<p>Please preserve the beauty, low key vibe, non-industrial New England vibe.</p>
<p>Please prioritize the demolition of Cochran</p>

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<p>Please reconsider the ice rink. It would be an asset to the community and would be used by a tremendous amount of people.</p>
<p>Please renovate the buildings! They are beautiful and should be restored, regardless of price!</p>
<p>Please restore the buildings to their former glory. It would really be a shame to lose such beautiful architecture and history.</p>
<p>Please restore the standing buildings. There's a lot of history there. We need a few fast food places for the children. They want Mcdonalds, Kentucky fried chicken, Arby's, etc. it's a nuisance having to schlep to Danbury for these things. Thank you</p>
<p>Please stop building facilities that look like the old brick buildings and instead build them to look like the "New England" style buildings in Lexington Gardens.</p>
<p>Please stop placing the burden on the taxpayers. The entire focus of further development should be on private development of the properties to decrease the tax burden on residential property tax owners/homeowners in town. The town government should not be involved with speculating on the needs of the market. Private businesses only survive by delivering what the market needs, wants, and will pay for. Connecticut residents are leaving the state and that includes Newtown residence. Stop the unnecessary spending and encourage private economic development.</p>
<p>Please, no more apartment buildings or assisted living complexes. We have enough for now.</p>
<p>Please, please please host more events like the Food Truck Festival. Newtown Day is great, but we miss the Family Fun Day! We also wish the farmer's market could be on Saturdays also!</p>
<p>Please, YES, tear down those buildings as soon as possible. Please, YES, add a biking path! Please, YES, build an outdoor bandshell, but please make sure that it is large enough to actually nicely house a local band, and that there are enough shady areas for spectators. Please, YES, build a more permanent home for the Farmer's Market! - perhaps if you build a simple structure, but with a roof, you could attract many more vendors more easily. Also, as part of the Farmer's Market build, please add a little dining area, also with shade! That would be awesome and bring a lot more people to the market! More sports fields are OK, too. But please do NOT allow commercial development! It is not necessary - we have empty commercial space all over town! We don't need ANY more commercial space!</p>
<p>PLEASE! maintain the architectural style used on the original buildings. Update per code, but don't change the style, don't try to "modernize" the style i.e. Senior Center = terrible. Keep the look consistent and traditional.</p>
<p>pool to small need more turf fields</p>
<p>Preserve campus for cultural arts, recreation, walking trails, wildlife, agriculture, horseback riding, community gatherings. Tear down buildings over 5-10 year time frame, unless a better price can be had for full demolition.</p>

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Preserve open space!
Pressure most of land. Once it is gone it cannot be replaced
Priority one should be the demolition of all building that are standing vacant. It will be better for the Campus to have open-space whilst decisions are being made on future development! The old buildings are a blight on the Campus!
Proceed cautiously and without continuously making it a place that only children benefit from
Put in the ice rink!! You are really missing out on a fantastic opportunity that will make the town money. You are putting a multiplex movie theater as an option??? when they have a brand new one in Southbury, one in Danbury, one in Trumbull and the Edmond town hall... absolutely stupid. Sometimes I think the people who are making these plans for Fairfield Hills are actually clueless and want to waste money.
Really missed an opportunity to have Cochran House turned into residential development. Building probably has now deteriorated too much to re-use.
Restaurants, shopping, retail would be great. No banks or doctor offices and no nail salons !!
Right now Fairfield Hills is open to the public and has plenty of room for family and pet owners to walk the campus. If the campus becomes to commercialize then access will be significantly reduced and the park will not be open to the public for use.
Save the land for the future.
sell duplex homes for \$1 with contract that the purchaser needs to bring up to code, and live in one unit for a minimum of several years. Consider a similar plan for other buildings to get additional investment in renovation
Sell the land. Get rid of the Fairfield Hills Authority because they have been more a hinderance than a help. DO NOT bond for any development; people already move to neighboring towns because of taxes.
Should be developed as a beautiful recreational, municipal and arts area. Maybe having other businesses that would help keep the residents taxes down.
should be one or two big-draw, chain anchors- e.g., Trader Joe's and a Gap. Also a few smaller, non-chain stores/offices. But its primary purpose should be non-commercial. The architecture and open space should be retained as much as possible.
Should have given permission to the developer who wanted to turn Cochran House into apartments, it would have solved a big potential demolition expense for the town as there is not much else you can do with the building
Since acquiring FHH no survey ever favored housing at the campus. Donâ€™ t start now.
Small shops, places to hang out daily like coffee shops, restaurants. Keep it small and quaint. . Please no housing. It would look awful.

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<p>So far the changes made to the campus over the years have kept the character and beauty intact. Hopefully that dedication to the value of this gift to Newtown will continue.</p>
<p>So much of the town has been developed with housing complexes please leave fairfield hills as a community space to roam the walking paths and open land its too beautiful for any further industrialisation</p>
<p>Some limited residential component (rental apartments) is necessary to obtain financing for other activities And to bring people to FFH</p>
<p>Something needs to be done about the amount of dog feces left behind by dog walkers. If FHA or the Town can't get people to start cleaning up after themselves, perhaps it's time to start fining people who are observed leaving feces behind or even banning dogs from the campus altogether.</p>
<p>Something needs to be done soon.</p>
<p>Something should be done with it but should be for all people, not just kids, not just the elderly, not the rich, not the poor but everyone. Some sort of town center to me fits that model. And if the town doesn't do anything with it get rid of the buildings.</p>
<p>Sorry if I'm missing this but can someone explain how we are addressing the remaining dilapidated buildings? FFHs just a park seems unrealistic with asbestos filled buildings just crumbling. developers can come in with the right businesses without housing of any kind. The town should allow non residential businesses in return to avoid demolition of asbestos filled buildings at taxpayers expense at ALL COST.</p>
<p>Space is not used properly. I.E. Why is the Farmers Market held on the busiest street on the campus? Need more parking. Along Wasserman Way is the place to do this.</p>
<p>Splash pad, restaurants, music, pool, social hub of town</p>
<p>Still waiting for hockey rink and additional parking.</p>
<p>Stop having the taxpayer finance others nonessential recreation. Fairfield hills is Newtown's money pit and needs to be sold off in an orchestrated way.</p>
<p>Stop making newtown commercial. Think about the children of the town. Stop using money given to better the lives of our youth on the adult population. You have to be 18 to participate in this survey, but not to be affected by the outcome. This is bullshit. You should be ashamed of yourselves.</p>
<p>Stop spending money there and fix the roads in Newtown!!!</p>
<p>Stop wasting money on ballfields and walking paths. There are enough.</p>
<p>Survey had some vague questions that needed further clarification</p>
<p>Survey questions were difficult to answer. The general sense I hope I conveyed is that we do need to develop some retail residential with focus on small local enterprises that generate tax revenue and encourage entrepreneurs. There should little if any further recreational use. Parking is a problem that must be tackled even if it means a parking garage.</p>

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<p>Take a drive out to shoreline towns. Branford, Guilford. Model it after their greens, small shops, areas to picnic. Place to gather before proms, a place to hold graduation. The space is beautiful and full of potential. Offer perks or benefits for small shops to relocate to FFH, general store, queen street gifts etc.</p>
<p>Tearing down buildings is NOT economic development. The consistent and long-standing lack of attention to a thoughtful, balanced master plan that both preserves and develops the complex is shameful. It's simply not a priority of the local government and it shows.</p>
<p>Thank you for all that has been done so far. The grounds are beautiful. Keep on making good decisions about the buildings even if it takes years to finalize. Please no retail Stores, restaurants, or bars.</p>
<p>Thank you for asking about our thoughts on FFH. I do believe it can be a place for young and old to meet.</p>
<p>Thank you for the opportunity to comment. I'm very pleased with our Town Leadership and feel like there's a real interest in learning shared and divergent options in our community.</p>
<p>Thank you to the volunteers for gathering this information</p>
<p>Thanks for doing this survey.</p>
<p>The "green/ pedestrian plaza" area can be very successful, e.g. Burlington, VT, has a beautiful, successful plaza. I also support new business in the area, large or small.</p>
<p>The abandoned buildings are eyesores! Something needs to be done with them. I am sure they are haunted by all the souls who suffered in them. Repurpose, or renovate please.....long overdue.</p>
<p>The building that are eye sore needs to be torn down and space utilized that would benefit the community but not raise taxes. The space should not be for housing as that could potentially change the feel of the small town. There are plenty of plaza and retail stores in town that could use a lift; don't build on FFH only to years later be left with empty space eating up costs.</p>
<p>The buildings are historic and I absolutely love the campus, even the way it sits now. I would like to see the cost difference between restoration and demolition. I would rather see the buildings restored as much as possible. I feel that the community can offset the cost with volunteers and donations. I like the idea of a couple bars/restaurants and some family entertainment. Festivals and concerts/ outdoor movies would be nice. Please keep with the historic small town feel of Newtown. Big business is not favorable. I work and support companies like Life is Good (maybe a big company, but community feel with a mission, they have the LIG Kids Foundation), PeaceLove, Bens Bells etc. I would support and love to be professionally a part of this type of plan. I work in the mental health field (affiliated with above companies) and am a proud Newtown resident that doesn't want to see the campus turned into a shopping center or chain. Keep these buildings and find ways to make the campus stay as authentic as possible.</p>

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<p>The buildings are, to me, architectural treasures and should be maintained and designated as Landmark Buildings.</p>
<p>The buildings should have been demolished when the property was first purchased from the state the cost of would have been the same as demolishing one building is currently. This is the perfect place to increase the commercial tax base in town and take the burden off of the residents</p>
<p>The campus of Fairfield Hills is beautiful in its architecture and loaded with history. While it is a shame to see some of the deterioration, it would seem tearing away the craftsmanship displayed by the buildings would be wrong. To remove masonry and replace with pressboard and siding takes away from the New England atmosphere of Newtown. Some paint and simple fixes would go a long way. Perhaps some education on what the campus history is and stories on successes and not so successful uses of each area would give an appreciation of the purpose it served. It should be regarded as a cultural area instead of development of shopping centers and hotels. We have enough empty buildings that could be purchased for development without compromising the beauty and history of Fairfield Hills to the point that people do not want to go for a nice walk and decompress because it is too crowded and traffic is chaotic.</p>
<p>The citizens of Newtown voted to purchase this property from the state SPECIFICALLY to keep it out of the hands of residential developers. To permit housing of any kind would be a travesty. Some of the buildings which were constructed in the Federalist style should be retained (or at least their facades) should be retained to preserve some of the beauty of the original campus. The remainder must be demolished, Cochran House first. The footprint and location would support expanded parking. I have no objection to businesses focused on supporting a recreational and cultural center. Beyond that, we must resist any attempts at development.</p>
<p>The community center will be a great addition to FFHs.</p>
<p>The current leadership is inept and ineffective. Get rid of her and get someone with real experience, not some former stay at home Mom who got in from knowing someone. We need someone who understands community assessments, economics, the pitfalls of development--not some moron who believes in unicorns and chases rainbows.</p>
<p>The existing set of decaying buildings are a liability for our town. We need to accelerate their demolition and development of the space.</p>
<p>The FFH Authority is the stumbling block to any meaningful development of FFH. Members who oppose anything and everything has led to a FFH that looks like a sports complex. Maybe that is the plan???? If so keep doing what you're doing.</p>
<p>The FH property is very pretty and open but doesn't seem that large. Constructing tall buildings and large parking areas would ruin the beauty. Keeping balance is the key.</p>

Write-In Comments for 2019 Community Survey

<p>The hills offers a safe and friendly place to walk, jog, bicycle, and appreciate nature. The current level of activities seems almost right. We have plenty of open retail space scattered around town along Rt 25 and Churchill Road. The Mary Hawley Inn is also prime space for hotel, residential, or mixed use. Please don't ruin FfH with more traffic, noise, and retail. Yes, the buildings should come down but there should be no rush to do so for the sake of development. I support limited small scale development including coffee shops, restaurants, bathrooms, art galleries. I especially support natural areas, open space, trees, and walking trails. Thank you for the opportunity to voice my opinion.</p>
<p>The key to any successful revitalization is having 3 elements: cultural, residential and retail, which this survey seems to indicate. As long as the property isn't over-developed, I'm all for this approach. Keeping architecture in line with the existing structures is key - no gigantic glass buildings that rise above the treeline.</p>
<p>The location is a great opportunity for multiple types of activity. Any additions that bring life to the campus and enhance the community are welcome.</p>
<p>The longer the FH Authority waits the more chances that businesses will go to surrounding towns like what we have seen in Southbury. It's taking too long</p>
<p>The property must be utilized soon before the building's become dangerous</p>
<p>The State of CT should help with the demolition costs. These buildings are a burden not an asset. A mixed use commercial, residential, senior housing, medical facilities, arts space, and open nature/trail space would be a great combo for this huge parcel. The mini village would be a destination open to all of CT, but would be mostly newtown residents. This should be considered as part of a Regional Plan and therefore, would be more likely to receive CT state and even Federal tax dollars to make it so.</p>
<p>The State should have paid us to take it off their hands.</p>
<p>The survey does not give equal time to the concept of keeping FFH as a destination park, with no housing nor commercial development. It seems very slanted to the development side</p>
<p>The survey is a good idea to help to seek input before the vote for things like pickle ball. Thank you</p>
<p>The time has come when grants are available to rehab existing buildings, holding on to the past while updating to meet current standards. This is a national trend and either we get on board or the taxpayer will foot the bill to demolish these buildings. The community center is over cost, there are "non-profits" that add nothing to our tax base. Let's be forward thinking, not small minded at this opportunity that would bring a vibrant meeting/community space to come together.</p>

Write-In Comments for 2019 Community Survey

<p>The town has held onto this property for WAY TOO LONG! This land should have been sold off years ago so that we could see income from taxes versus spending tax payer dollars to take care of it. It disgusts me in that the "new" community center is using tax payer dollars to finish it and then you will charge those same taxpayers to use it. #mismanagement #poordecisionmakers #stoptheinsanity</p>
<p>The town has turned down too many possible commercial and business concerns, which would bring in much-needed taxes. My concern about taxes is not related to my age. I have always felt Newtown should have had a business plan that could have been beneficial such as Shelton, CT.</p>
<p>The town is a horrible developer and property manager, capable of little more than letting buildings rot. Let professionals plan and develop this asset so it generates revenue, rather than sucking more taxes from homeowners who are already struggling. End this burden.</p>
<p>The town leaders are missing a golden opportunity by not working with the private developer that want to turn a portion of the NYA facility into an ice rink as previously reported on multiple occasions. Restaurants, pubs, taverns? Don't we have enough? It's sad that our town leaders think that it is acceptable to have our high school students travel daily from the high school to Danbury for hockey practice and games. It's time for an ice rink at Fairfield Hills.</p>
<p>The town missed the boat years ago with the development of FFH when NYA was allowed to be built. It prevented the development of the property as a company headquarters and adding to the town's tax base. And while the town needs to increase the tax base, adding residential housing is not the option. A theater such as the Ridgefield Playhouse would bring in taxes, boost the restaurants in town and be a place where the HS graduation could be held.</p>
<p>The Town MUST consider costs. It is appalling that current projects Sandy Hook Memorial, Community and Senior center have "surprised" expenses. Quotes from Memorial committee "didn't know we needed to be concerned about costs" are reprehensible and irresponsible as Sr Center not having \$ for furniture , etc and now discussing a computer/software package compatible with Community Center and Park and Rec after spending thousands on a new one about a year ago AND the Community Center.... :(outrageous we are at this point now.... Learn from past mistakes .. Involve business people in the committees, focus groups not just retired educators</p>
<p>The town needs to be open about what can/should be done with Fairfield Hills. We did not need a community center, or another pool. I truly hope whatever the town does, that it will stimulate economic growth!</p>
<p>The town should not be a developer of Fairfield Hills. Land rent is a non starter</p>
<p>The town should not be in the real-estate development or construction business. owning land may be OK but stay out of construction. The current community wasteful spending and mismanagement is a recent example. HS auditorium renovation is another. The buildings were usable when we bought them and now they're derelict. The Town demonstrably either negligent or incompetent when it comes real estate management and development.</p>

Write-In Comments for 2019 Community Survey

<p>The town should not spend any more money developing FFH. Lease or sell the buildings or land, this will lead to income for the town immediately and for years to come.</p>
<p>The worst possible thing that can be done with the land is to start building strip malls, chain business and restaurants, office space, or housing. I have called Newtown "home" my whole life, and want for it to retain the small-town feel. We need to use Fairfield Hills for a leisure space, or a place to spend time relaxing. Walking trails, sports fields, arts center (visual and performance), artisan/craft festivals, farmers' markets, seasonal events, concerts in the park. Please do not let the Newtown we all know and love be ruined by the industrialization of the towns around us. When we want shopping, movie theaters or chain restaurants, we go next door to Danbury or Bethel. Please keep Newtown as it has always been.</p>
<p>There are a few constant voices, always the same and with a vested interest (\$\$ \$, clamoring for "development" at FFH. The town foolishly purchased the acreage "as is" from the state and should have insisted the buildings be demolished and the soil remediated at the state's expense before taking ownership. Poor leadership. Some of these same individuals/"voices" have been insisting how "difficult" it is to attract any kind of tax base to FFH. But, if the right people were in the right position and actually WORKED at attracting the "right" tax base to Newtown these "voices" might be silenced. There is plenty of room for a corporate tax base to locate to Newtown and it doesn't have to be at FFH. Residential development, especially apartments, is not the foundation for a good tax base. This "crown jewel" of Newtown needs to be preserved, kept green and not paved over for parking.</p>
<p>There are many vacant/unused offices, houses, condos, businesses in the region. Something that would attract visitors to the area as well as locals. Take advantage of the easy access off of the Interstate. Keep Newtown itself rather quaint, and do not put local businesses out of business.</p>
<p>There are more than enough retail stores & restaurants in Newtown and many are struggling small businesses that don't need more competition.</p>
<p>There are so few places for people to safely walk run and ride bikes in town. This is the spot! It should be kept as a place to go and enjoy the outdoors and connect as a town. No big retail, no apartment complexes. This is a special space for the town. An art center, wedding event space would fit in keeping it the outdoor space. Love the idea of the bandstand. This should remain a town space!!!</p>
<p>There are so many vacant small business buildings that no one wants to rent/buy. Putting more in Fairfield hills is not the answer</p>

Write-In Comments for 2019 Community Survey

<p>There are too many nearby movie theaters, including Edmond Town Hall, Bethel and Southbury to invest in a building on the campus with the risk it would go under. Housing on campus would create a new constituency of campus residents that currently does not exist, with likely conflicting desires for activities on campus relative to the rest of the community. After dark activities like ball games and concerts, events with large parking demands and crowds all would be at odds with any residential occupancy. I feel those pursuing a residential component are focusing on the short term development of the campus at the expense of the long term public functionality of it.</p>
<p>There is absolutely no need to keep building things in Newtown if other buildings are vacant. Fairfield Hills is the last beautiful part of town that people like to enjoy walking through. This is a waste of money.</p>
<p>There is constant focus on arts, nature and sports. Let's think, too, about restaurants, small businesses and apartments in Fairfield Hills. Please, also think about lower taxes... not so much bonding.</p>
<p>There is enough retail space and development on Main Street and Churchill Road, with too much traffic. Not in favor of that happening at Fairfield Hills. It should retain it's country like setting for recreation, not retail and housing development.</p>
<p>There is no reason to even try to "preserve" the old, original buildings. Theses need to be cleared away and the infrastructure re-worked to entice developers to choose this site.</p>
<p>There is not just a demo or don't demo factor to be considered. I suggest speaking with construction professionals who have dealt with projects similar to such in the past. Perhaps some outdoor recreation space for ATV/dirtbike or OHV use. There's already enough vacant buildings new and old here. We don't need anymore. Fill what you have first.</p>
<p>There is not much I am opposed to happening at FFH as long as it is in small doses. I don't want it to turn into an industrial complex or big box store mall. But mixed use is great - walking trails, municipal buildings, housing, fields, etc. Unless someone comes up with a great master plan with buy-in, I am resigned to it being a hodgepodge. I also think that the town should put aside some space for long term needs.</p>
<p>They should make outlet store or a college don't waste the buildings They are beautiful</p>
<p>Think wisely before making decisions re: the future of FFH. It is a treasure and needs to be preserved, but developed slowly, thoughtfully and carefully.</p>

Write-In Comments for 2019 Community Survey

<p>This development should be a creative urban park supporting cultural & community development in Newtown. There should be no development that places an undue burden on Rte 25 which is already too close to capacity. All development should, in my opinion, be limited to solely to what the community would use rather than crowd-gathering projects like a multiplex, a shopping district (like West Hartford), large scale employers, large event venues etc. Too expansive a development would hurt the community and region as it currently exists. This development should enhance the community and signify the rebirth of Newtown since Sandy Hook. It would be unfortunate if the development became just another urban sprawl.</p>
<p>This has been my favorite place to visit in Newtown throughout my entire time living here. I believe it is a place people go to spend time in nature and to blow off steam. I think places like Fairfield Hills are becoming a rarity and we should preserve this land rather than developing over it. I believe the majority of residents in Newtown would be upset if Fairfield Hills were to change in any way.</p>
<p>This is a beautiful piece of property that should Be developed for enjoyment and also to increase the tax base.</p>
<p>This is a beautiful, unique piece of property with architecture that has character far too expensive for modern builders to recreate. Furthermore, the sweeping meadows, fields and pretty forests are still here. Let's not allow yet another bucolic piece of Newtown to get eaten up by greedy developers. Once a forest or a field is destroyed, it is gone forever and too much of that is being allowed to happen in Newtown. Too much development.</p>
<p>This is a great survey. I wish you all luck in your research and I am excited to see our town grow.</p>
<p>This is a wonderful town asset, i feel it should be kept free from commercial development, but art space or small community cafe would be welcome. NYA has been a great addition. In general, a town resource for sports, arts, recreation. Allowing food trucks is a good compromise instead of permanent restaurants. An event venue that can be rented out also would be nice in one of the renovated buildings.</p>
<p>This is going to be tricky. I don't know how puplicized this survey was. Thank goodness a friend in social media posted it. I think keeping the integrity of FFLD hills is vital. Most of us love our town because of its "feel". I think keeping that in the spirit of these decisions is helpful. I don't know it's imperative we fix it immediately. We've done a great job so far. Good luck.</p>
<p>This is our Central Park. Any development should keep that in mind: what would NYC allow to be built in Central Park?</p>

Write-In Comments for 2019 Community Survey

This is too small a space to communicate what I think about Fairfield Hills. In general, I am shocked by the limited, narrow thinking that seems to be the base line for all of the proposals of what to do with Fairfield Hills. I would like to see a more visionary approach in defining what Newtown needs and wants as a community and leverages the resource of Fairfield Hills as a means to (at least partially) provide it. For example, I would prefer a strategic arts partnership (example, the Yale School of Drama, Spoleto Festival, DIA ...etc)) which could develop the property according to guidelines established in an RFP. I would rather Newtown hire a business development specialist to create a plan to recruit and foment proposals from arts/ cultural organizations. Or, this is a major planning case study to offer to educational institutions to look at and make recommendations from which a large-scale plan and partnerships could be developed. Look at some examples at how well this has worked in other communities - Beacon, NY is an excellent example. The Fairfield Hills campus offers a great location, a beautiful setting and vast space. One more bit of small scale, scattershot retail or residential development is not going to offer significant benefits to the local or regional community. Remember the famous Daniel Burnham quote, ""Make no little plans; they have no magic to stir men`s blood." A resource like Fairfield Hills is unique and will not come again and offers the opportunity to be positive and transformative. Don't cherry-pick it into insignificance.

This is truly a gem and it should offer enjoyment to all the people of Newtown regardless of age. Let's not destroy it by erecting mindless housing.

This property is a masterpiece. Please do not rush into something that may be regretted. Give time for the new community center to come alive before doing anything more. I enjoy FHH as a place to just be. Keep it that way.

This property is an asset that can be maximized through planned development that creates an inviting destination for recreation, shopping, services, etc, but not for a jumble of every acceptable use. I find many acceptable uses but would not want that to be understood as meaning any and all. It needs a vision with varied uses consistent with that vision. An office park is one possibility, but probably not mixed with recreational. Also, I think parking will be essential and noted my agreement for multi-level parking, but ONLY in an underground structure. Maintaining the beautiful terrain should be a priority.

THIS PROPERTY SHOULD HAVE SMALL MOM & POP SHOPS SUCH AS ICE CREAM PARLORS, SMALL PIZZA AND COFFEE SHOPS, ETC.

Write-In Comments for 2019 Community Survey

This property should not be a burden to the tax payers of Newtown. If those demolition figures are real in this survey then the Newtown tax payers got taken by the state of CT. Who allowed this to happen? This property has turned into a liability for our town, mismanaged by local politicians with no sense of reality for the workings of the local real estate market. We had a chance to take out one of the old dilapidated buildings and put our new police station there. What do we do instead? Buy yet more property in a fringe area of town with taxpayer money then complain the old buildings at Fairfield Hills are a potential legal liability if left standing. This makes no sense. Let's leave the property alone for 10 years and take another look at it then. Too much money is already being spent in town right now on other big ticket items. The Fairfield Hills property has turned into a folly sponsored by the Newtown politicians. I'm not interested in spending one more penny on it right now. Our houses already take forever to sell because of the high real estate taxes. Anything done in Fairfield Hill now will just raise our taxes even higher. Thank you.

This question is ludicrous: 11. I sense a growing urgency for the town to hurry up and do something more significant with the Fairfield Hills campus. There has NEVER been, in all the time the town has owned the property, ANY urgency around developing anything revenue-generating at FFH. IT has been a wasteland tempting trespassers with most of the buildings being decrepit eyesores. Do something already.

This town is overcrowded as it is. traffic Is a nightmare and adding apartments will just make it worse. We can't do any more major Building until the roads are taken care of. I used To love the tranquility of Newtown but feel We are being over run by people cutting through our town to get to 84. What used to take 5 minutes can take up to a half hour just to get to the other side of Town. NO MORE RESIDENTIAL BUILDING. Especially apartments. Who can afford them? The kids If Newtown are not staying here. They won't utilize them. We are too far from good jobs and kids don't want or commute. All of my daughters friends moved Out of Newtown as fast as they could. Also, low income housing does not belong here.

Write-In Comments for 2019 Community Survey

This type of survey is not very helpful because there is little or no context to the answers. In many cases where I agree with something, it is within certain parameters and that nuance is lost in this type of survey and could cause the committee to do things I would strongly oppose. I am in favor of housing and commercial development if it is smart and compact. In that sense, multi-level parking could make sense to prevent additional sprawl. The built sections of FFH are already developed and are prime for redevelopment. A mix of residential, small to medium office, and retail could work well. If combined with cultural, athletic, and open space with trails. Sadly, this seems to have come a little late. Recent development at exit and 9 and 10 where substantial land clearing has needlessly taken place could have been avoided if a plan like this was in place years ago. A plan for FFH also needs to be compatible with a broader plan for the town. The best thing that Newtown has going for it is the rural character and quality of life. That is increasingly under threat by poorly planned development along Rt. 25 and at the exits. Land that is already developed, like FFH needs to be redeveloped. Land that has not been developed needs to be protected. Perhaps there is a way to link sell-giving land to developers at FFH in exchange for quality open space. There is a lot of potential for FFH and for the town, but we need some progressive town planning and not an old suburban sprawl model like we are mostly using now. Land conservation and economic development are not at odds with each other when done well.
<https://harvardforest.fas.harvard.edu/news/study-land-conservation-boosts-local-economies>

Those empty buildings must be dispatched to open up ways to bring more commerce to FFH. Putting the burden on taxpayers must be minimized, or not done at all.

Though the buildings are a liability, development for residential housing may further complicate section 8 housing, bringing undesirable Newtown Residents that may complicate schooling, social norms, etc. The campus should be maintained as an asset, and not sold as a liability to whichever corporate monster finds the prime real estate off of 84 as a destination shopping center between Danbury and Waterbury. I did not buy a home here because of the industrialization potential of Fairfield Hills.

Time for a residential component, integrated with business or retail. A Smart village.

To encourage year round physical exercise could we get the paths and trails illuminated, as well as cleared of snow in the winter? I love the sense of community the open land and paths creates. Who doesn't feel happy after exercising and bumping into friends and acquaintances?

To make FFH more accessible to the town's population, I would propose introducing a shuttle service from strategic parts of town. This would attract more people to FFH, allowing them to patronage small businesses and attend events that might otherwise be out of their reach. I view FFH as more of a Central Park with goods and services supporting that type of setting vs having residential housing located on the campus.

Write-In Comments for 2019 Community Survey

<p>Too much development is going on in this town. The "small town" feeling is disappearing. Leave as much untouched. It's fine as it is! No more developments!!!!</p>
<p>Totally against ANY type of residential builings. Also against any business which would bring in 300 or more employees, creating another traffic chokepoint. I liked previous suggestion of an ice skating rink or restaurant district. I favor things that are not already in town at other town locations (the usual doctor, lawyer, real estate). I favor cultural but not on a large scale as they are difficult to sustain steady visitors unless in a city.</p>
<p>Town property not for homes</p>
<p>Understanding development is important and difficult, would like to keep the area largely open, welcoming, safe, comfortable and not too crowded. Look at the favorable impact of open spaces - for example, central park in NYC. Can the existing transportation modes (primarily personal vehicles) work with increased attendance? Already bottlenecks at Wasserman Way intersection with I84 entrance/exit and NHS at Rt34/Wasserman. On the other side, Rt 25 intersection clogs today as well...</p>
<p>Unsightly/unsafe buildings should be demolished ASAP. Demolition costs will only increase over time. If buildings are never going to be restored/converted to useable space demolish them and convert the space to productive, aesthetically pleasing, environment friendly public use. Be careful when establishing retail opportunities to locate them in a logical cohesive small town manner with easy access.</p>
<p>Use for Recreation!</p>
<p>Very concerned about impacts on Newtown Property Taxes. We need to proceed slowly and cautiously.</p>
<p>Very excited for family friendly opportunities</p>
<p>VERY GLAD for the senior/community center</p>
<p>Was there discussion within this committee of the aquifer and related issues? This was a big piece of the original vote on the town buying FFH. I am surprised to see within this questionnaire and a recent newspaper article that committee members mentioned people wanting a downtown like Ridgefield etc. The Danbury News Times has been full of articles on how Ridgefielders are struggling to figure out how to make their downtown viable for more foot traffic and to be Mall-resistant. Their downtown is losing tenants frequently. I fail to see what is viable in Ridgefield's example for Newtown to emulate. I also am unsure how reliable this type of survey is, given the understandable likelihood of special interest "overresponse".</p>
<p>We definitely need more paved bike trails so that bikers have a place to ride in town that is safe from traffic. Sharing the path at FFH with pedestrians and dogs is not ideal. There is also a significant issue with dog waste and off leash dogs that needs to be better controlled and people need to receive fines.</p>
<p>We do not need apartments on campus</p>
<p>WE DO NOT NEED DEDICATED PICKLE BALL COURTS!</p>

Write-In Comments for 2019 Community Survey

<p>we do not need more commercial buildings,there are so many spaces empty.Let's concentrate on filling all spaces that are empty.We love Newtown but it is getting harder to live here.Taxes are to high and no one talks about finding a way that we can live here affordably!!We should have moved all the schools in town in Fairfield Hills complex!! that would have been the logically thing to do.Other towns have done it but for some reason it wasn't good enough for Newtown.Now we are scrambling trying to figure out a good plan!! We do not need commercial buildings or retail or restaurants or Deli's or more condo's !!! We have ruined the most beautiful area of Newtown!! Thanks to ppl without a vision.</p>
<p>We do not need to commercialize Fairfield Hills. The town is being decimated by unstructured development. Let's not destroy the one area left in town that is a haven for kids and families to do things. Ex. Retailers selling alcohol in the same area kids are playing could open up a lot of individuals to law suits if someone is hurt.. Let's leave this area to the families of Newtown</p>
<p>We don't need any more commercial space. We can't fill what we have. We don't need anymore residential, we can't fill what we have. I'm fine if we have an art or cultural destination. I like the idea of more athletic space. Public restrooms, and a place for visitors to rent out for parties. Maybe a place for guests to rent that has kitchen space. That would get a lot of use. Bethel has Bennet Park, we could do something nicer.</p>
<p>We don't use FH as often as we once did when my kids were home all day and we lived in Sandy Hook. If some of these changes are made, we will use it more often!</p>
<p>We enjoy the campus and it was a selling point when we moved to Newtown. We would like to see the campus match the vibe and integrity of the town.</p>
<p>We have Edmund Town Hall for performances. Dickenson Park with area for outdoor concerts. Use those and don't try to make FFH everything for everyone. Need businesses to help pay and not put this on the taxpayer. Getting way too expensive and roads and services are failing.</p>
<p>We have enough "retail" and restaurant development. It's sad that the buildings are demolished when they are a part of history. Leave more nature less retail. We don't want to be overcrowded and just like the other towns with a Kohl's, etc. It should be more nature and for goodness sake we don't need apartments.</p>
<p>We have enough empty buildings in town and a lot of people. If we keep eating up the property with empty buildings and failing businesses, this will become a very overcrowded, undesirable town.</p>
<p>We have enough small businesses. We don't need national businesses. I am also concerned about the added traffic. Will we make a new exit closer to exit 11. We have the school right there at the existing exit. I believe everyone channeling at that light would be a mistake. We would need to widen Wasserman way, two lanes each way from Walgreen's to the light at Berkshire road. What ever you decide it should be fun to go to Fairfield Hills for Newtown residents. Don't make it into a small city. Thank You</p>

Write-In Comments for 2019 Community Survey

<p>We have enough space for retail. We should keep this land for recreational use.</p>
<p>We have had an opportunity for years that the town does not see the benefits of. We could have a fantastic opportunity to generate some income and reduce spending in rink rentals (hockey team), graduations and moving up ceremonies. We should have an ice rink in town to support youth hockey, high school hockey and individual skating. It could be retrofitted so that the rink and the town pool could work off of each other, thus being economical, efficient and green. If the rink is built to CT state standards for attendance we would be able to hold High school state tournaments generating lots of income to our local restaurants and businesses. It could hold hockey, basketball, volleyball and other sport tournaments. It could hold graduation, business and college recruitment fairs, as well as other events that would generate funds. I also think reaching out to Naugatuck, Fairfield, Quinnipiac to have a satellite in town would also be a great benefit to our community.</p>
<p>We have made progress in development efforts in Fairfield Hills over the past 25 years and I would like to see an escalation in activity so it won't take another 25 years to realize the vision the town has for this area.</p>
<p>We have the opportunity to achieve - the dream that began when we purchased Fairfield Hills - as a center for community life in Newtown. Let's not sell out this dream by residential and large scale commercial development. Imagine having a center like "The Kate" in Newtown or a park-like setting for all of us. Yes, it is expensive, but think of how we will kick ourselves if we go for the dollar now in allowing development that does not serve the people but only serves the bottom line of affordability. Better that we take our time now to get it right than to regret allowing overdevelopment and overcommercialization of this park-like center of community life.</p>
<p>We hope we can attract private sector with a sensible economic development in mind to generate revenue for the town.</p>
<p>We live down the street from FFH so we're very opposed to any sort of dense housing development at FFH. Small businesses and arts-type things would be ideal but I realize the town needs some tax revenue from whatever is built there. I'm very happy about the brewpub going in there, and would like to see more one-off local businesses like that. Larger events such as Newtown day and some of the others are great. Of course having a yearly fireworks display would be phenomenal, as well as some summer concerts.</p>
<p>We live in Newtown because it's not overly developed (like Ridgefield, Westport, Fairfield). We understand and accept that our taxes are high and that the cost of great services don't come cheap. We are willing to pay for the quality of life we have in Newtown. Newtown already has a lot of assets (like movie theater, restaurants, small shopping). Yes, we lack affordable housing (complexes). That is the nature of living in a more rural / single family community with lots of open space and farm land. Thank you for your (volunteer) service to us and listening to all sides. We know you will guide us prudently in the right direction.</p>

Write-In Comments for 2019 Community Survey

<p>We love Fairfield Hills for our family walks, and dog play time. It is such a treasure in Newtown.</p>
<p>We love Fairfield hills the way it is.</p>
<p>We love going for walks at Fairfield Hills and really enjoy the Farmer's Market as well.</p>
<p>We love the area and enjoy the space, and deliberate active options for family activities.</p>
<p>We love the open space and plans for pool and recreation center for families- Please don't take away the beautiful open space! Ridgefield is now terribly crowded with little to no open space. We don't want to see that happen to Newtown in thirty years time.</p>
<p>We love the Saratoga springs spa state park and would love FFH to become something like that; open land, an old historic hotel, walking trails, pools and golf course.</p>
<p>We love to go walking with the kids, but would love to be able to spend more time there. If there was a playground, splash pad and especially bathrooms rather than port a potties it would be great. I grew up in town and it's so nice to enjoy it with our kids now.</p>
<p>We love walking out dog here, seeing the gardens grow and watching the kids' baseball games, it's relaxing and peaceful. Even when I only worked, and didn't live, in Newtown, my coworkers and I walked the property daily.</p>
<p>We made a mistake by not negotiating better terms with the state upon purchase, but that is water under the bridge. This is a unique piece of land, and the town shouldn't be bullied into developing it by commercial interests looking for short-term gain. And we can't rely on our town boards to act as gatekeepers; just look at the current and proposed development on Church Hill Road and Mt. Pleasant at Exit 9. Thus, no businesses or housing. FHH is a natural resource to be preserved for outdoor or cultural activities of future Newtowners.</p>

Write-In Comments for 2019 Community Survey

We moved here to join our daughter & family who reside in town. We see so much potential enjoyment in Fairfield Hills, but also day by day expense to the town. My above opinions recognize this current development as well as future potential to unfold as soon as reasonably possible in alignment with town population's interests. We've lived near West Hartford's Blue Back Square and would never want to see that type of "larger" development here. Newtown already offers so much diversity in retail, business, medical, and restaurant facilities located conveniently around town that I don't see the need to alter the unique aesthetic potential for Newtown residents in Fairfield Hills. The Newtown Community might be best served by maintaining a focus for development at Fairfield Hills on enhancing quality of life. While I did think this survey was well done (koodos), I do think this central question should have been asked on what theme or overall intent might people want driving the plan of development there. For me it would be adding development for relaxing, enjoyment, recreational, and "bonding" opportunities with the community creating enriching experiences for people, while limiting costs/expenses for the town as much and as soon as possible. Utilizing some great marketing outreach might bring to us surprising possibilities. We had no idea Fairfield Hills existed until we moved here. Investment in effective Marketing might just be the best utilization for town money in progressing with development on this unique parcel of land. Thus far it has been developing well...just not quickly enough.

We moved to Newtown 3 years ago to raise our family. Newtown offers a lot to families (parks, leisure, etc.), but we are craving something more. We'd love to see something at Fairfield Hills that is stroller/kid friendly with shops, RESTAURANTS, etc. making smart use of the outdoor space the campus has to offer is also high on our list. A quaint "village" among outdoor fields where sports and events can be held would be perfect. Another thing to consider would be some sort of indoor activity center. The winters in Newtown are cold and long. We are forced to travel elsewhere to keep ourselves and the kids busy and would love to support something in the town if it were to be put in.

We must exercise caution with our decisions and try to do what is ultimately best for the longevity of our community lifestyle while keeping our eye on the future and the direction that we want the town to go.

We need a designated lacrosse field. We have way too many baseball fields. We absolutely need a splash pad.

We need a higher tax base to assist with the already too high real estate tax. At the same time, we do not need overcrowding since traffic is already too much, especially near Exit 11.

Write-In Comments for 2019 Community Survey

<p>We need income producing businesses to take away tax burden on residents. We need more flexibility in allowing businesses to open in Newtown. You have a few in place in authority who make decisions that DO NOT help Newtown now and in the future. We need a professional in place to oversee these future efforts. Not the negative person currently in position who does nothing to enhance the future of Newtown. We are not a destination town. Why do we not look to other towns to see what works for them. We have created a town that is cost prohibitive</p>
<p>We need more corporate or large tax payers to offset the burden on residents. Delicate balance to keep our town culture and bring that in but it can be done. Something unique like the Brew Pub going in will draw non residents Which is good. I go to FFH to walk several times a week. Would love to see small corporate office and a pedestrian shopping/dining area. Like: http://lemontreevillageshops.com/ Several in Bucks County,PA http://www.visitbuckscounty.com/things-to-do/shopping/outlets-malls/</p>
<p>We need revenue from Fairfield Hills and need to stop doing things that cost the town money.</p>
<p>We need to address the remaining dilapidated buildings but avoid taxpayers expense. FFHs just a park is unrealistic with asbestos filled buildings just crumbling. I'm sure we can get developers to bring in the right businesses without housing! Try!</p>
<p>We need to generate tax revenue with a good portion of the property</p>
<p>We need to leave the area for non commercial and/or non profit with the exception of NYA which is a huge asset to the town and to FHH. The town has control of FHH at this point but allowing commercial and/or independent housing units to be developed, the town would no longer be able to control the growth or the aesthetics of the growth. One exception I would allow would be to allow additional housing units at Nunnawauk Meadows.</p>
<p>We need to preserve the history and character of our town. It is part of the fabric of our national history. Those buildings are architectural gems, even with need for rehab. There are empty storefronts and offices all over Newtown, there is no need for more small business. Newtown is not the right location for large, national businesses. The beautiful character of this town is being destroyed by over-development. If school regionalization happens too, property values in this town will PLUMMET. Everything that people currently look for when they buy here will be destroyed. Please choose carefully, the future of many generations is at stake!</p>
<p>We need to use and develop this property, stop giving park and rec more fields or tennis/pickleball courts. Develop it and get a return on our investment to the community and stop listening to special interest groups.</p>
<p>We need to use this space! It is an incredible opportunity</p>
<p>We really need real affordable housing for our young & elderly to be able to stay in town.</p>

Write-In Comments for 2019 Community Survey

<p>We should be mindful of commercial use when we have designated the area to be recreational and open space. A brewery next to Parent Connection and children's activities and walking trails? Maybe just wasn't the right thing to do (and I do support the family and their businesses but it's just wrong). It would not have been in keeping with the original master plan. I do not object to sandwich and coffee shops but Fairfield Hills was not sold to us for housing or corporate offices but open space and sports related facilities. Fairfield Hills should never replace our center of town. That idea doesn't make sense at all.</p>
<p>We should create a top tier/nationally recognized museum that looks at the history of mental health treatment in America through the story of Fairfield Hills Hospital - preserving many of the artifacts that are slowly being degraded or discarded. This could be financed with grants and affiliated with a major university (Yale) and bring high-level cultural and historic tourism to town. A museum that also told the stories of the patients - many of whom may still be alive or whose families are still living - as well as the doctors and the people who worked at FFH. An honest and intelligent appraisal of both the hospital and the way we once treated mental health would put Newtown on the map in ways that suggest it is smartly and honestly engaging with its past, including more recent events.</p>
<p>We should keep Ffld. Hills as much open space/cultural use as possible. I think a healthy usage of the property for health and well being of the community should be our primary focus. Like the walking/running/horseback riding/biking trails they have in Colorado.</p>
<p>We should not be in any rush to "complete" the FFH campus. Opportunities will present themselves over time. This is an asset that we will hold forever.</p>
<p>We spend entirely too much money outside of Newtown for shopping and entertainment. We need to serve the needs of the community by bringing more services and options to the town.</p>
<p>We use it daily with our dog and love it</p>
<p>We were promised extensive athletic and recreational fields, trails, and open space with some minimal commercial development by the then Rosenthal administration. That hasn't come to fruition, but it should. I don't see Dan Rosenthal doing any better. Disappointing. I'll think optimistically, though.</p>
<p>We've already started developing FFH as a community centered locale. Family-oriented businesses (restaurants, small theater) and activities (sports fields, pools, water features) seems to be the best way to proceed. I would be hesitate to put residential buildings in a place where parents want to drop their kids.</p>
<p>We've previously lived in an area with a highly successful mixed residential-shop destination that would be a perfect fit for FFH. A place where people can mingle, spend time in and outdoors, restaurants, small shops, and an outdoor "green" (not huge) for entertainment would be an enormous asset to our town! One big thing missing in Newtown is a town gathering area. In our previous town the residences at the centers were sought-after and high-end, and I feel very strongly that subsidized housing would be a mistake.</p>

Write-In Comments for 2019 Community Survey

<p>What we have found as a huge positive is that when the buildings are demolished and renovated, the look and feel of what was there before isn't lost. Hopefully as we move forward, the look and feel won't change.</p>
<p>Whatever you do, don't increase our taxes or deficit.</p>
<p>When the State Hospital ceased operating the Complex had all the the requirements to establish a State College Campus for Fairfield County Residents. With all the land,space,&farm capabilities this would have been a better choice at the time.Now that it is town owned it would be best to maintain the nature type appearance, even zoning controlled development has a way of changing the appearance to over development. Too much Commercial and Multi-Complexes will create an Asphalt Jungle effect,thus keep it simple and Town develop this open space otherwise outside developers,vendors, and money -makers, create a Carnival- Circus event on the Grounds,This should be left to Federal Gov't in Washington D.C. There are a lot of Ring Masters that could be put to good-use when not making or passing laws. Thank You.</p>
<p>While I do like most ideas for any sort of development, I worry what it would do to the usability of the walking trails. Especially with two small children, we need to go to the trail for them to ride bikes or scoot as people drive far too fast on our (cul de sac) street. In a perfect world, Fairfield hills would be developed and sidewalks added to neighborhoods but I find that highly unlikely.</p>
<p>While it will take some upfront investment, it is important for the Town to convert this vastly unused space into profitable space. Other towns have had great success with similar efforts. It also doesn't have to be done all at once.</p>
<p>While some of the remaining buildings on the campus should be demolished, every effort should be made to renovate the better ones for future use.</p>
<p>Why are we considering spending money on these non-necessities when our schools are still extremely under protected from an active shooter situation? Why are there no metal detectors and hardened entryways to each of our schools? There have been 15 school shootings this year to date. It is extremely sad how undefended our schools still are even after the tragedy at Sandy Hook. Can we please spend money on ensuring our kids safety?</p>
<p>Why are we having to fight this battle all over again? I don't want to see commercial/retail/residential development at Ffd Hills. It should be preserved as open space, passive recreation. We don't need more stores. A handful of SMALL ice cream shops or cafes might be ok, but it shouldn't change the character of a quiet, clean, peaceful destination with some green space still intact. Already, if one walks on the trails, there seems to be less wooded areas and I don't like to see massive sports complexes or other buildings when I walk in the woods. Open space should not always come in dead last in terms of priorities. Demo the buildings one by one, a little at a time so it has minimal impact on taxpayers. They are an ugly eyesore and invite vandalism. Budget for them so taxpayers aren't stressed.</p>

Write-In Comments for 2019 Community Survey

<p>With traffic in town a growing concern, extra housing is a big concern as is retail. What will happen to our Small Sleepy Town? DJZ: Also, both male and female circles completely filled in.</p>
<p>Wonderful, safe place to walk. Member of NYA. Looking forward to opening of new community center.</p>
<p>Would to love see a university or college, corporate campus and Fenuil Hall type of campus, venue that has supports local businesses, restaurants, craftsmen/Women. Hosting Big E style events, concerts. Love mixed use residential/ commercial like the Market Common in Myrtle Beach SC or West Hartford.</p>
<p>would also like to see things for older kids/teens, such as a "professional" rock climbing structure, or a larger "ninja-like" climbing apparatus, a big kids playground. A sprinkler park for little kids would be great!</p>
<p>would like a look like Ridgefield, ct. somewhere to walk around, shop, gather.</p>
<p>Would like to keep it as a park, NOT a a commercial place. NYT and new building should be it.</p>
<p>Would like to keep it as open space and with no commercial development</p>
<p>Would like to see Fairfield Hills become out downtown with shops and restaurants and social events</p>
<p>Would like to see it developed with a focus on recreation & the arts.</p>
<p>Would like to see the asbestos ridden buildings removed as soon as possible and allow businesses to build and move in. So much potential.</p>
<p>Would love a hockey rink.</p>
<p>Would love for hockey rink to be part of future development</p>
<p>Would love to have that ice rink!!!!!!</p>
<p>Would love to keep it as a park type area. Adding in businesses and retail would make it over crowded. It would lose the reason people go there.</p>
<p>Would love to see a family hub style community for arts and entertainment.</p>
<p>Would love to see playground/splash pad for children. I do love how calm and serene most of the campus is. I am hoping to not see too much "build up" on the campus. Thank you for allowing me to have input in FFH</p>
<p>Would love to see the property kept recreational. We don't need more places to buy and shop, we need places to go and enjoy the outdoors</p>
<p>Would love to see walking trails maintained for winter. Currently use trails most days if they are free of snow and ice.</p>
<p>Would much rather see housing/apartments in Fairfield Hills rather than destroying the very thing that used to draw residents to Newtown which is the bucolic, country appeal. Sadly with all of the development that is now being done off exit 10 that is already being destroyed but at least some of the affordable housing can be channeled there versus lowering our market values by dispersing condos/apartments throughout vintage neighborhoods.</p>

Write-In Comments for 2019 Community Survey

Would prefer to keep as a non-residential area mainly as a Recreation facility mixed in with a few pubs/restaurants and outdoor stores like LLbean
Yes, more business would help with tax burden; however, the town cannot support more housing. Be careful about the kinds of businesses brought in - you want people to want to come into Newtown and support the community, then leave. Lots of interesting shops and food establishments. Consider a skating rink.
You all are doing a good job. Can't wait for the Brewery to open.
You have chance to get this right. Don't make it a shopping area; make it something special.
You should define what "pickle ball" because no one knows what it is and for it to be on this survey is embarrassing. It's time to get the ice rink done at NYA as previously reported, on multiple occasions, was going to happen. Town leaders need to get the rink done.
Your task is a difficult one. Thank you for your efforts, time and considerations.
Zero interest in seeing apartments or condos of any kind being built at FFH