

The **Economic Development Commission** held a Public Hearing on Monday, November 21, 2011 in the Council Chamber of the Newtown Municipal Center, 3 Primrose Street, Newtown. Margaret Oliger called the hearing to order at 7:03 p.m.

PRESENT: Margaret Oliger, Don Sharpe, Joseph Humeston, Tom Murtha, Walter Motyka.
ABSENT: Joseph Tarshis, Jean Leonard, Elana Bertram.

ALSO PRESENT: Economic Development Director Elizabeth Stocker, two members of the public and no press.

Ms. Oliger explained that the public hearing was to hear public input concerning the application for the town-wide US EPA assessment grant and the US EPA hazardous materials clean-up grant.

Michael Burton, 107 Glen Road, spoke as president of the Sandy Hook Organization for Prosperity and submitted a letter for the record (Att. A). He mentioned two vacant properties in Sandy Hook, the former gas station and the Watkins Wire Mill, both on Glen Road, which he believes are prime candidates for the EPA assessment and clean up funds. This would benefit Sandy Hook and the Town of Newtown. Mr. Burton offered the assistance of SHOP in support of the efforts of the Economic Development Commission.

Ms. Stocker submitted a letter of support from the Newtown Volunteer Ambulance Association, Inc. (Att. B), two letters of support from the Connecticut Institute for Communities, Inc. (Att. C&D) and an email from Ray Ruzek (Att. E).

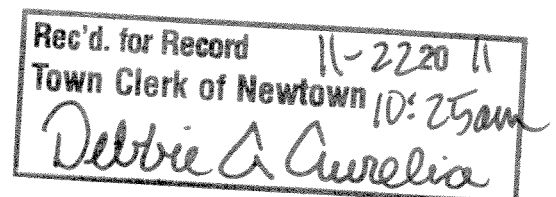
Ms. Stocker explained the two grants consist of a town wide assessment and a clean-up grant intended for hazardous material clean up at the Fairfield Hills campus. The grants are \$200,000 each; \$65 million is available nationwide and the deadline is November 28. EPA expects to award 112 assessment grants for approximately \$39 million. If successful, the program wouldn't get underway until next summer.

ADJOURNMENT: The Economic Development Commission adjourned the Public Hearing at 7:08 pm.

Respectfully Submitted,


Susan Marcinek, Clerk pro-tem

- Att. A: Sandy Hook Organization for Prosperity letter dated November 21, 2011
- Att. B: Newtown Volunteer Ambulance Association, Inc. letter dated November 20, 2011
- Att. C: Connecticut Institute For Communities, Inc. letter dated November 21, 2011
- Att. D: Connecticut Institute For Communities, Inc. letter dated November 21, 2011
- Att. E: Ray Ruzek email dated November 18, 2011



SANDY HOOK ORGANIZATION FOR PROSPERITY
18-20 Riverside Road
Sandy Hook CT 06482

November 21, 2011

Elizabeth Stocker
Director of Economic and Community Development
3 Primrose Street
Newtown, CT 06470

RE: EPA Assessment Grant

Dear Liz,

This letter is in response to your request to have the Sandy Hook Organization for Prosperity (SHOP) be a participant in the upcoming EPA Assessment Grant Request for the Town of Newtown.

SHOP, which is an organized group of approximately 30 property owners, merchants, and residents of Sandy Hook, meets on a monthly basis at the Sandy Hook Firehouse. Our purpose is to promote and improve the economic and social well being of the Sandy Hook Design District, which encompasses Sandy Hook Center.

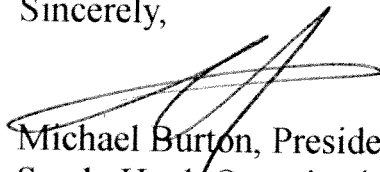
As you are aware, there are two vacant properties in Sandy Hook Center that are prime candidates for environmental assessments. Both of these properties have histories of industrial uses that can lead to groundwater contamination. The first is the former Sandy Hook Gas Station on Glen Road, which has direct frontage on the Pootatuck River. The second is the Watkins Wire Mill, which is also on Glen Road directly across from the Pootatuck River. Both properties, if remediated and redeveloped, would have a positive impact in the continuing revitalization of Sandy Hook Center.

As you know, SHOP's continuing efforts to help these properties get redeveloped include petitioning for and obtaining funding for the public water extension that is currently being constructed. Having public water available at these sites help to remove some of the negative stigmas attached to the properties. We have also developed a website which will advertise these properties as marketable once the extent of contamination and cost of remediation is made available.

At the November 15th SHOP meeting, the organization voted unanimously to be a partner with the Town of Newtown in this effort. We will have a presence at all meetings held regarding this matter, and would be happy to host a meeting if you thought it would be helpful.

Please let me know how SHOP can be of further assistance to the Town in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Burton", written over the printed name.

Michael Burton, President
Sandy Hook Organization for Prosperity



Newtown Volunteer Ambulance Association, Inc.

P.O. BOX 344
NEWTOWN, CONNECTICUT 06470 (203) 270-4280

November 20, 2011

Ms. Elizabeth Stocker, AICP
Director of Economic and Community Development
Newtown Municipal Center
3 Primrose Street
Newtown, CT 06470

**Re: U.S. EPA Assessment Grant/U.S. EPA Hazardous Waste Materials
Cleanup Grant**

Dear Liz:

The Newtown Volunteer Ambulance Association supports the Town in its efforts to obtain both an EPA Assessment Grant and a Hazardous Waste Materials Cleanup Grant. The Association will be happy to send a representative to attend meetings, as we are interested in the process. As you know, NVAA is looking at acquiring property at Fairfield Hills with buildings that would require demolition for construction of a new ambulance facility to benefit the Town. Additionally, NVAA has already completed environmental assessment of the three houses on its proposed site at the Fairfield Hills campus.

Through more than sixty dedicated volunteers, Newtown Volunteer Ambulance Corps provides emergency medical care twenty-four hours a day to the citizens of Newtown and its visitors.

Please keep the Association updated on your progress and let us know how we can further participate.

Very truly yours,

A handwritten signature in cursive script that reads "Bruce M. Herring".

Bruce M. Herring
President

Enclosure

BH/djh



Connecticut Institute For Communities, Inc.

Dr. Francis J. Muska, Ph.D.
Board Chair

Hon. James H. Maloney, Esq.
President & General Counsel

November 21, 2011

Ms. Elizabeth Stocker, AICP
Director of Economic and Community Development
Newtown Municipal
3 Primrose Street
Newtown, CT 06470

Re: EPA \$200,000 Town-wide
Brownsfield Assessment Grant

Dear Ms. Stocker:

This is written as a letter of support in connection with the above captioned grant application being filed by the Town of Newtown.

As you know, the Connecticut Institute For Communities, Inc. (CIFC) is a regional non-profit community development organization that works, inter alia, on brownsfield remediation projects, including the so called "Batchelder" site in Newtown.

CIFC is committed to working with the Town on your Town-wide assessment process. Specifically, CIFC will be pleased to participate in your planning and implementation meetings in reference to this activity, and will assist the Town in transmitting information and findings from the Assessment to interested parties. We will also be pleased to share with the Town insight and expertise from our brownsfield work that the Town may find useful.

You have our best wishes for the success of your application. It is a proposal very much in the interest of the Town of Newtown, its people, and the Newtown environment.

Yours truly,

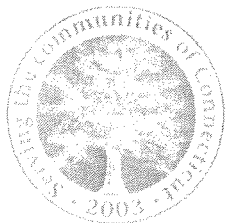
James H. Maloney

"Growing stronger communities through the development of educational, human service, financial and facility resources."

☐ Main Office
7 Old Sherman Turnpike, Suite 212
Danbury, CT 06810



☐ 88 Main Street
Suite 2
Meriden, CT 06451



Connecticut Institute For Communities, Inc.

Dr. Francis J. Muska, Ph.D.
Board Chair

Hon. James H. Maloney, Esq.
President & General Counsel

November 21, 2011

Ms. Elizabeth Stocker, AICP
Director of Economic and Community Development
Newtown Municipal
3 Primrose Street
Newtown, CT 06470

Re: EPA \$200,000 Fairfield Hills
Property Environmental Clean-up Grant

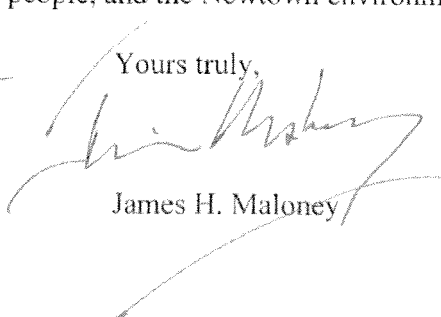
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As you know, the Connecticut Institute For Communities, Inc. (CIFC) is a regional non-profit community development organization that works, inter alia, on brownsfield remediation projects, including the so called "Batchelder" site in Newtown.

CIFC is committed to working with the Town in mutual support on your Fairfield Hills clean-up activities.

You have our best wishes for the success of your application. It is a proposal very much in the interest of the Town of Newtown, its people, and the Newtown environment.

Best regards -
Yours truly,

James H. Maloney

"Growing stronger communities through the development of educational, human service, financial and facility resources"

Main Office
7 Old Sherman Turnpike, Suite 212
Danbury, CT 06810



288 Main Street
Suite 9
Ansonia, CT 06401



FW: Town wide US EPA assessment grant and a US EPA hazardous materials clean-up grant

Fri 11/18/2011 5:29 PM

From: Elizabeth Stocker

To: Tom Murtha, Don Sharpe, Elana A. Bertram, Jean Leonard, Joe Humeston, Joe Tarshis, Margaret Olinger, Walt Motyka

Cc: maryjane.mcnamara@newtown-ct.gov, Susan Marcinek

From: Raymond Ruzel

Sent: Friday, November 18, 2011 4:50 PM

To: 'Elizabeth Stocker'

Subject: Town wide US EPA assessment grant and a US EPA hazardous materials clean-up grant

To The EDC:

I own property in Sandy Hook Center directly across from the abandoned Sandy Hook Gas Station.

The bad news is this property has been one of the worst eye sores in Town for many years. The good news is the property is strategic to Sandy Hook and the Town and has excellent features. It has significant road frontage on Glen Rd in the Center and includes long, beautiful frontage on the Pootatuck River. The property also borders the small park and parking area created by Mike Porco, another Sandy Hook Center property owner. Therefore, the potential for this property is outstanding.

The condition of the property over the past years is a major reason I have held back on further development of my properties. I have had plans to create a retail/arts center at my property which would be a \$1-2million project creating numerous jobs for both the construction phase and permanent future workers.

I urge government intervention to rehabilitate this property for the good of Newtown and Sandy Hook Center, one of the busiest intersections in Newtown, strategically located between exits 10 and 11 of I-84.

The Town's Plan of Development states:

"The appearance of businesses visible from heavily traveled roads contributes to the daily perception of the Town's community character." The high volume of people driving through Sandy Hook on Glen Rd are greeted by this unsightly property every day.

This is unfortunate because Sandy Hook's rich history is overshadowed by this. The history includes:

- a) The last remnant of the dirt road Rochambeau's army marched on is on Riverside Rd
- b) Rochambeau's army camped along Riverside Rd in the Sandy Hook Center
- c) Charles Goodrich invented the vulcanization process along the Pootatuck River in Sandy Hook
- d) Robert Corbett owned the first gasoline car in CT on Glen Rd.
- e) The Fabric Fire Hose plant supplied the nation's fire departments for many years
- f) The Red Brick store (StoneRiver Grill) has been supplying Newtown since the 1830's
- g) Sandy Hook had one of the first professional baseball teams
- h) The Pootatuck River is one the only rivers in the hemisphere that flows North
- i) The walking bridge over the Pootatuck leads to beautiful trails along the river
- j) The Plan of Development calls for making Glen Rd a scenic road

A beautiful, historic Sandy Hook Center, close to Fairfield Hills, will help attract quality private tenants and capital to Fairfield Hills and other commercial sections of town.

As a long-time member of The Sandy Hook Organization for Prosperity (SHOP), I am ever hopeful someone will realize the future benefit of re-claiming this key piece of property.

Raymond Ruzek
10 Glen Rd