

The Newtown Economic Development Commission held a regular meeting on Tuesday, June 10, 2014, in Meeting Room #3 at the Newtown Municipal Center, 3 Primrose Street, Newtown, CT 06470.

Present: Chairwoman Jean Leonard; James Gulalo; Paul Fadus; Al Roznicki; Michael Boyle; Matthew Mihalcik (by phone)

Absent: Vice-Chairman Elana Bertram; Martin Gersten.

Also Present: Elizabeth Stocker, Director Economic and Community Development; Betsy Paynter, Economic Development Coordinator

Jean Leonard called the meeting to order at 1:33 PM.

Public Participation:

None

Minutes of May 13, 2014 special meeting –

Paul Fadus motioned to accept the minutes from the May 13, 2014 special meeting. **James Gulalo** seconded the motion and it passed unanimously.

EDC Chairwoman Report:

•**Welcome new member – Michael Boyle** was welcomed to the EDC. **Mr. Boyle** noted that after a period of time living in Florida, he is happy to be back in Newtown. He summarized his past work experience.

•**Fairfield Hills zoning** – The zoning amendments 6.03.300 (Allowed uses) and 6.03.240 (residential rental dwelling units) were discussed. A special exception must be granted for residential to be allowed at FH and the maximum size of a dwelling would be 1,200 square feet. It was noted that banks may require residential on the second floor of a commercial property to lend. Discussion took place on interest in FH (retail, office, residential) and obstacles to FH development. Paul Fadus motioned to make an application to P&Z with the above mentioned zoning amendment. **Matthew Mihalcik** seconded the motion. It passed with **Jean Leonard, Paul Fadus, James Gulalo and Matthew Mihalcik** voting in favor; **Michael Boyle** voting against; and **Al Roznicki** abstaining.

•**CIP** – Updated sidewalk cost numbers need to be obtained.

Director of Economic and Community Development Report (Stocker):

•**Business Visitations / Inquiries / Updates** – **Betsy Paynter** spoke regarding the past months' activities: Manufacturer's breakfast (Dept of Labor and DECD spoke, was well received, may hold one annually); upcoming newsletter; newtown.org should be updated by September; CPACE grant was won; meetings with SHOP Brand Steward (increase art presence in empty store fronts); seminars (will begin again in fall. Newtown, Bethel and Brookfield Chambers are considering holding joint seminars. Discussion took place regarding the amount of EDC support that will be put toward seminars in future).

Elizabeth Stocker noted that hiring is happening in town.

·**Brownfields update** –

·Watkins / Glen Rd. – Phase 1 done, hazardous materials report not finished, five underground storage tanks will be removed.

·Fairfield Hills - \$200K hazardous building materials assessment grant was awarded to Newtown

·New brownfield abatement grants and loans are available to municipalities and private parties

Newtown may apply for a cleanup to Woodbury Hall

A developer may apply for a loan for property by exit 10 – mixed use

Newtown may apply for a grant for remediation of Plymouth Hall

·**EPA grant** – single family houses and Danbury Hall work is on hold. A termination will be executed against the company awarded the contract. A performance bond exists for the project.

·**M2A zone amendment** – a public hearing will be held on June 19 at 7:30 PM. A prospect exists for this project. **Jean Leonard** asked if this was a good project in terms of taxation for the town. **Ms. Stocker** noted that if a warehouse / distribution facility was an automated facility, there would be personal property to tax.

Ongoing / Old Business:

·**SHOP** – **Jean Leonard** thanked Joe Hemingway for his contributions to the EDC. He is no longer a member of the EDC since he moved out of town.

·**Tech Park** – **Matthew Mihalcik** reported that an animal sanctuary is being built near the Tech Park. Access to the sanctuary may have to be through the tech park. The downside is that it would not technically be a road, but a driveway. An eye should be kept on the plans for the area so the driveway access does not negatively affect the developable land.

·**STEAP Business Assistance Grant – Phase 2** – **Ms. Stocker** stated that a contract for the sidewalk work has been signed and lights ordered. Activity could begin at the end of July. A wine tasting is also being held in SH on June 14.

·**Orchard Hill (Fadus)** – is residential property

·**Eagle Hill (Fadus)** – EDC will list property on website. Property is still licensed as a rehab facility. **Paul Fadus** will find out the listing agent.

·**Fairfield Hills development (Fadus)** – an art museum proposal was presented to the FHA. It would be a \$25 million facility geared toward children. The admission would be free. A woman who spoke about the museum raised millions of dollars toward a different project recently. **Jean Leonard** asked if there was an overall plan for the campus. **Al Roznicki** noted that it isn't the FHA's responsibility to develop the campus but to implement the Master Plan. **Mr. Fadus** then noted that the minutes from a Parks and Rec meeting said that the Community Center would be in three phases: a senior facility, a link between the community center and the NYA and purchasing rights to the NYA, should the facility be located at FH. He also noted that the ambulance garage is in process. **Ms. Stocker** said that the Parent Connection project is moving forward.

·**Sewers** – **Mr. Roznicki** noted that the next sewer meeting is on Thursday and he will attend.

·**Business Incubator** – **Jean Leonard** noted that **Elana Bertram** was looking into next steps with Sacred Heart.

New Business:

- **Revenue generating projects** – **Al Roznicki** has been in touch with the chair of the EDC in Portsmouth and handed out a list of ideas Portsmouth created to generate revenue. **Mr. Roznicki** then reviewed his revenue generation (homeowners buying bonds) idea that could potentially augment the current taxation process. He has contacted the State regarding the viability of this plan, but has gotten no definitive answers from anyone. He will continue to follow up with the State.

James Gulalo motioned to adjourn the meeting. The motion was seconded by **Paul Fadus**. The motion passed unanimously and the meeting ended at 3:01 PM.

Respectfully submitted by Christal Preszler

3 Primrose Street
Newtown, CT 06470
Tel. (203) 270-4276
Fax (203) 270-4278



George Benson, Director
Planning and Land Use

TOWN OF NEWTOWN

Land Use Agency

6/12/14

Newtown Zoning Amendment – Article VI Special Districts

SECTION 3 – Fairfield Hills Adaptive Reuse (FHAR) *New language in italics and underlined*

Addition of an *Allowed* Use to the FHAR Zone

Existing Language

6.03.300 Permitted Uses- The following principal and accessory uses and structures are permitted. Uses that are not listed shall not be permitted by variance.

Proposed Language

6.03.300 – Allowed Uses – The following principal and accessory uses are allowed contingent upon a lease approval by the Fairfield Hills Authority and the Newtown Board of Selectmen.

New Amendment

6.03.240 Residential Rental Dwelling Units

Residential rental dwelling units shall be allowed only with a Special Exception, whether a component of a new building construction or renovation of an existing structure.

*The residential rental dwelling units will be allowed within a commercial building and above any permitted commercial use. Density of the dwellings shall not exceed fifty (50) percent of the **gross floor area** excluding the basement as defined in the Newtown Zoning Regulations. The individual dwellings units shall be a maximum of one thousand two hundred (1,200) square feet.*

Bolded phrases are defined in the Newtown Zoning Regulations.