

The Newtown Economic Development Commission held a regular meeting on Tuesday, August 12, 2014, in Meeting Room #3 at the Newtown Municipal Center, 3 Primrose Street, Newtown, CT 06470.

**Present:** Chairwoman Jean Leonard; Michael Boyle; James Gulalo; Paul Fadus; Matthew Mihalcik (at 3:24 PM)

**Absent:** Vice-Chairman Elana Bertram; Martin Gersten; Al Roznicki

**Also Present:** George Benson, Director of Land Use; Betsy Paynter, Economic Development Coordinator; Wes Thompson

**1) Call to order - Jean Leonard** called the meeting to order at 3:01 pm.

**2) Public Participation:**

Representatives of Consumers Petroleum were in attendance to discuss their Business Incentive Program application. **Jack Belowich**, Director of Sales noted that the company (and sister company Wheels) have been in existence for many years and want to work with the Town to fit in with the community. **George Benson** agreed with Mr. Belowich noting that the company has been very cooperative with the Town for quite a while to allow the relocation of roads allowing the improvement of the exit 10 area. In addition the company has removed the old building on site. **Ken Raftery**, CFO noted that the company has incurred many architectural and engineer's fees – above what would normally be incurred for a project. **Tony Tylutki**, Accountant, noted that an extensive retaining wall is also being designed and the project has already been in progress for three years. The company intends to keep the current Citgo on Church Hill Road in business once the new facility opens. Discussion by the commission ensued regarding the specifics of the application. **Paul Fadus motioned to move the BIP application on to the next level of approvals.** **Michael Boyle** seconded the motion and it passed unanimously.

**3) Minutes of July 8, 2014 regular meeting –**

**James Gulalo** motioned to accept the amended minutes from the July 8, 2014 meeting. **Matthew Mihalcik** seconded the motion and it passed unanimously.

**4) Reports / Discussion / Action**

**EDC Chairwoman Report:**

-**Fairfield Hills zoning** –There was a misstatement by a real estate broker regarding the status of an application for a project at Woodbury Hall. **George Benson** noted that the zoning matter would be brought back up with P&Z around September.

-**STEAP** – The sidewalk project should begin this month and be finished in the fall. CT Main Street has made its final report.

-**SHOP** – **Michael Boyle** gave a report from the last SHOP meeting: a free concert series will take place in SH; an art walk may occur at the same time; SHOP is looking for someone to fund a two year extension of the Market Coordinator position. (It was noted that the EDC does not have the funds for this extension and that the Commission needs to support businesses in all areas of

town. CT Main Street has provided the tools for SH businesses to move forward including a marketing package and the availability of people to help with individualized business planning.)

·**FH RFP** – Discussion occurred regarding the lease duration in the draft RFP (30 or more years), bonding requirements and BIP availability. The lease term duration will be looked into. The RFP terms will be reviewed and discussed at the next month's meeting.

**Director of Economic and Community Development Report:**

(Elizabeth Stocker is no longer on staff as she has taken a position in Norwalk Economic Development)

·**Business Visitations / Inquiries / Updates** – Betsy Paynter noted that the Newtown.org website will be updated by the holiday season; she asked the EDC to take pictures of town and businesses for the website; a new Enews report will be sent out in September; a 2014-2015 fact sheet is being updated – Michael Boyle asked if the sheet could have information beyond the facts, such as why these facts make Newtown the place to locate a business; a fundamentals of economic development seminar is being offered for all town boards to educate council members on what ec. dev. is and how to work together ; a nursery school meeting will be held in September; an electric car charging station is being considered for town.

**Ongoing / Old Business:**

·**Fairfield Hills development** – Paul Fadus spoke about a museum proposed for FH. The museum board is looking into not only money to create the museum, but to fund it into the future. George Benson noted in general, that this is an important consideration for projects at FH.

·**Sewers** – Mr. Roznicki provided a summary of a WSA meeting. The project is on par.

·**Business Incubator** – Discussion took place regarding incubators. It was noted that they are most successful when linked with a university.

Matthew Mihalcik motioned to adjourn the meeting. The motion was seconded by Paul Fadus. The motion passed unanimously and the meeting ended at 4:28 PM.

Respectfully submitted by Christal Preszler

DRAFT For Discussion Only  
Term Sheet – 10/2/2012

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Land lease for building footprint and ten feet beyond existing building or proposed building (generally)

Lease terms: \$1 for a 30-year lease with an option to extend lease for another 30-69 years. Option shall include language for a fair market leasing rate and shall be structured to permit additional terms up to 99 years.

Multiple leases will be considered

Ground lease begins when lessee has control of building / site and begins abatement / demolition

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Developer will demo building (approx. \$20 per sf+/- value)

Dedicated parking will be identified (# / location map) in the lease and will be determined by zoning & market needs

Landscaping by developer

Tenant will be responsible for arranging for and making utility connections from existing roadways. Town will provide a utility location map and will verify capacity for public sewer and water.

Common area charges (CAM) will be required for campus landscaping, parking, area lighting, plowing, maintenance and common signage.

Business Incentive Program will not be offered.

Lease subject to developer receiving financing for the project

Town is responsible for amending State Traffic Commission (STC) Permit (if necessary)

Signage on Building pursuant to zoning & design guidelines

Broker commission

## 10-5-2012 – Draft for Discussion – Terms for attracting/marketing Fairfield Hills

### Approach & Concept for Marketing FFH Commercial & Industrial Zoned property

- Purpose & Intent: To minimize cost of demolition/environmental remediation and/ or building renovation to the town and make those costs the responsibility of the parties who wish to lease FFH property identified in the current or revised Master Plan as Commercial / Industrial
  - The property is advertised as \$1.00 for a long-term lease (30 years) with options to extend
  - The party leasing the property has the sole responsibility for all demolition/remediation as part of the lease agreement
  - Property must meet the current Zoning Regulations as per re-use and design criteria as per guidelines

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- The taxes assessed for the completed structure / improvement will be the future income stream to the town instead of the yearly lease cost lost from the initial transfer cost
- Utility connections will be the responsibility of the developer – Town will guarantee utilities are in the road adjacent to the lease parcel
- Parking will be dedicated to support the proposed use and will be part of the lease
- Proposed Constraints :
  - Only applies to property currently or being re-defined in the Master Plan as Commercial & Industrial Areas within the FFH Master Plan and complies with FFH Re-use Zoning including campus design criteria.
  - Property should be under a long term lease, complying with current Lease /Own FFH restrictions; propose 60-90 years to have potential financial institutions incentives.
  - Would require the leasing parties to provide a Bond of sufficient size to cover the work with stringent time limits for initiating and completing the property improvement / replacement; with a bond in place the work could be done by the Town by default. This will allow for the work to be done in a timely manner.
  - Site-wide common charges would be in place and shared. Will be evaluated on a two-three year basis.
- Note:
  - It is important that if this is a viable Approach to reduce demolition cost to Newtown; to maintain or increase those areas in the revised Master Plan for Outside Office , Commercial or Industrial areas.
  - Will only address those buildings within the areas zoned as Commercial and Industrial and would reduce the projected Capital Expense for site-wide demolition and environmental remediation.

**Town of Newtown  
Business Incentive Program Application**

Negotiations of Business Incentives will be conducted by the First Selectman. The findings and conclusions of the First Selectman will be submitted to the Board of Selectmen for acceptance or denial. Board approved applications will be forwarded to the Finance Board and Legislative Council for consideration and action.

- Consumers Petroleum of CT, Inc. as LESSEE/TENANT  
- Doris Dayton Dickinson, solely as trustee on behalf of the  
Doris Dayton Dickinson Revocable Trust (LESSOR/LANDLORD)

Name of Company: \_\_\_\_\_

Address: 204 Spring Hill Rd, Trumbull, CT 06611

Company Contact: Tony Tylutki, Sr. Acct.

Phone Number: 203-261-3123

Types of Products Manufactured or Distributed: \_\_\_\_\_

Gasoline / Convenience Store

Project Description: Construct a new approx. 3,400 sq.ft.  
Wheels Gasoline / Convenience store at  
67 Church Hill Rd.

Estimated Cost of Proposed Improvements: \_\_\_\_\_  
(Attach itemized list of these costs and improvements)

Number of Jobs To Be Retained in Newtown: N/A - no jobs on site now

Number of Jobs To Be Created: approx. 15 - All Local

03/28/14  
Date

Christine Hoya  
Signature of Company Representative President

Completed applications should be returned to the First Selectman's Office or the office of the Director of Economic and Community Development.



Consumers  
Petroleum

97 Charles Hill Road  
Newtown, Connecticut

**BSA**

Bennett Sullivan Associates, Inc.  
Architects and Planners  
Suite 201, Three Hearsey Office Park  
Southbury, Connecticut 06488  
203.264.8302

**General Notes**

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**P & Z  
SUBMISSION**

Revisions  
No. Date Description Mark

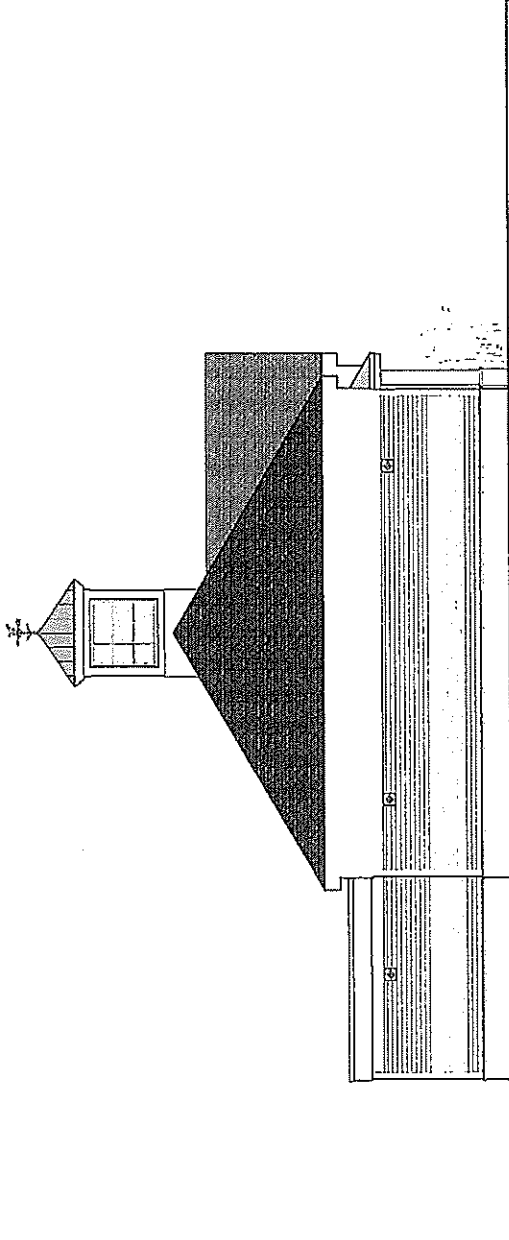
Drawing Title  
**Proposed  
Exterior  
Elevations**

Scale 1/4" = 1'-0"  
Date February 22, 2014  
Drawn by BJS  
Checked by JES  
BSA Job Number 1019

Drawing Number

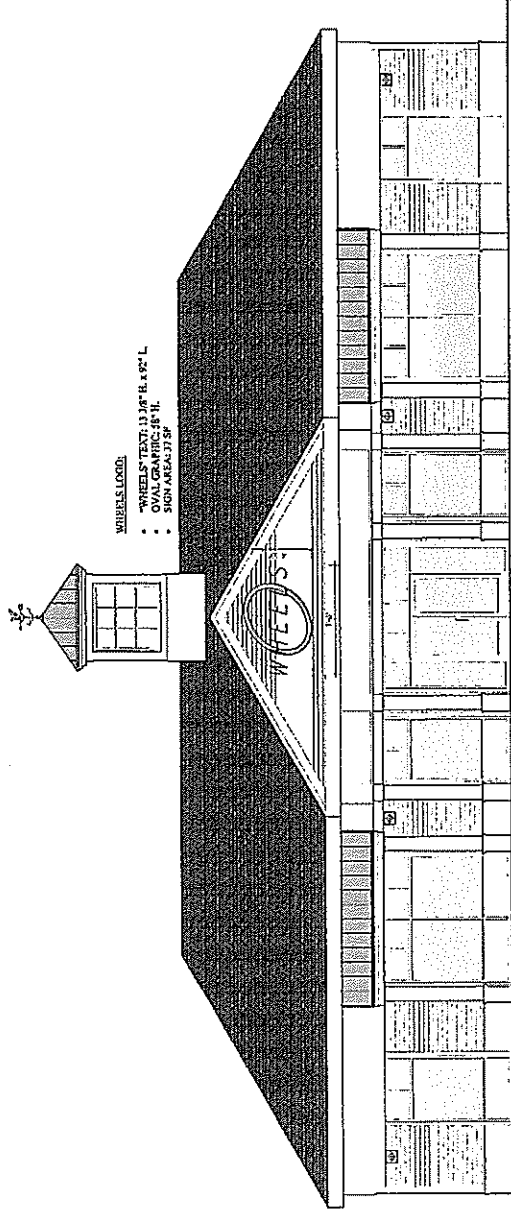
**A.200**

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**PROPOSED LEFT SIDE ELEVATION**

SCALE 1/4" = 1'-0"



**PROPOSED FRONT ELEVATION**

SCALE 1/4" = 1'-0"

Consumers  
Petroleum

87 Church Hill Road  
Newtown, Connecticut

**BSA**

Braunert Sullivan Associates, Inc.  
Architects and Planners  
Suite 201, Three Temporal Office Park  
Seymour, Connecticut 06488  
203.264.8022

**General Notes**

The drawings and specifications are prepared by the Architect and are subject to the provisions of the contract documents. It is the responsibility of the contractor to verify all dimensions and conditions of the site before construction. The contractor shall be responsible for obtaining all necessary permits and approvals. All items to be furnished by the contractor shall be clearly indicated on the drawings. The contractor shall be responsible for the coordination of all trades and the timely completion of the project. The drawings shall be used for construction purposes only and shall not be used for any other purpose without the written consent of the Architect.

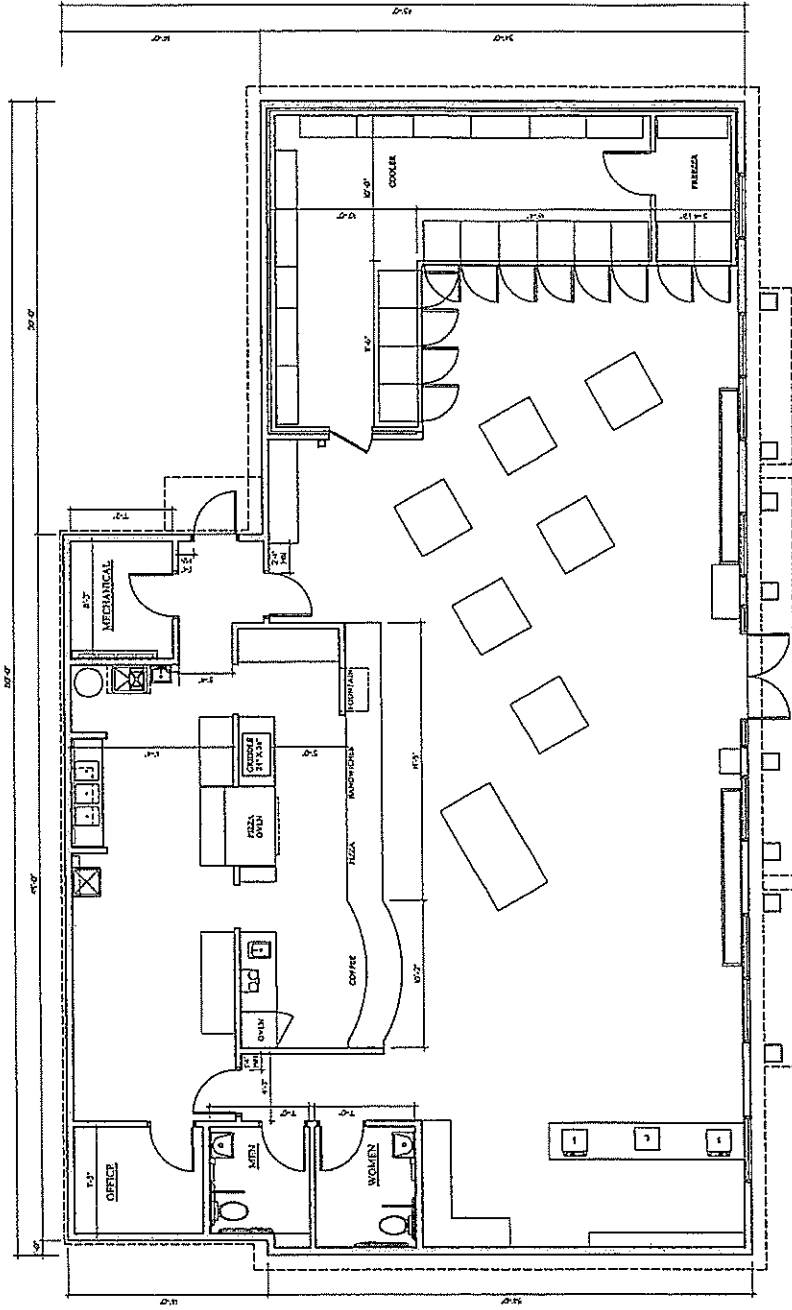
**P & Z  
SUBMISSION**

Revision	Date	Description	By

Drawing Title  
**Proposed  
Floor Plan  
3,400 SF Building**

Scale	1/8" = 1'-0"
Date	March 23, 2011
City	
County	
State	
BSA No.	1002
Drawing Number	

**A.100**  
Revised Edition Available, No. © Copyright 2011



**PROPOSED FLOOR PLAN**      **3,400 GSF**  
SCALE: 1/8" = 1'-0"





**B.S.A.**  
BENESH ASSOCIATES, INC.  
32 TECHNOLOGY DRIVE  
WATERBURY, NEW JERSEY 07089  
P. 908-840-0808

**CONTROL POINT ASSOCIATES, INC.**  
32 TECHNOLOGY DRIVE  
WATERBURY, NEW JERSEY 07089  
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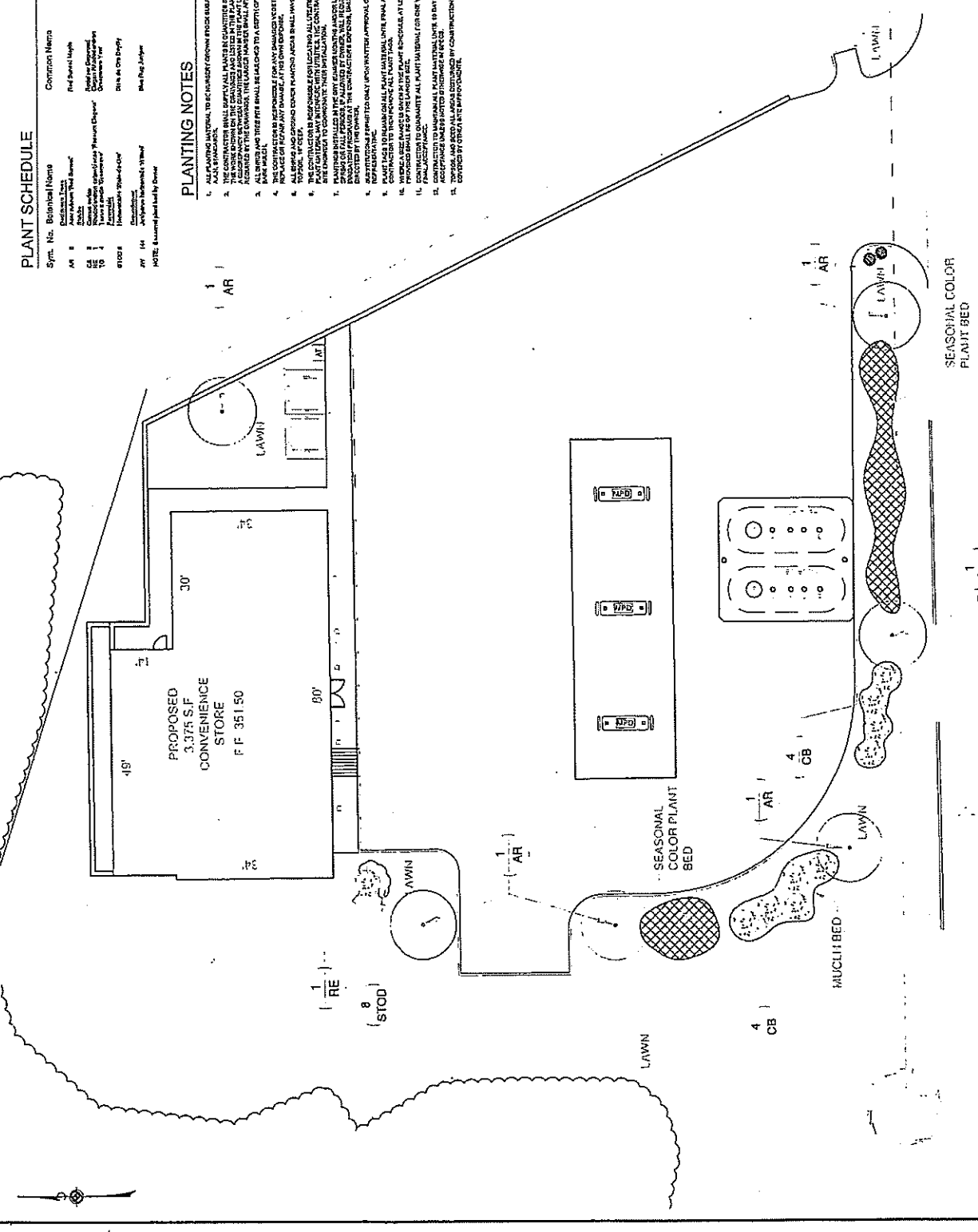
**PLANT SCHEDULE**

Sym. No.	Botanical Name	Common Name	Size	Cond.
AR 1	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 2	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	C&C
AR 3	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 4	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 5	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 6	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 7	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 8	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 9	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 10	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 11	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 12	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 13	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 14	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 15	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 16	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 17	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 18	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 19	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 20	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 21	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 22	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 23	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 24	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 25	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 26	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 27	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 28	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 29	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P
AR 30	Ardisia coccinea	Red Spinal Holly	7"-3" Sp. Ck.	B & P

**PLANTING NOTES**

1. ALL PLANTING MATERIAL TO BE INSTALLED BEFORE BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND MAINTAIN THE INVENTORY OF PLANTS FOR A PERIOD OF 90 DAYS AFTER THE COMPLETION OF THE WORK. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL PLANTS INSTALLED AND MAINTAINED ON THE SITE.
3. ALL PLANTS AND TREES SHALL BE PLANTED TO A DEPTH OF 2" WITH UNBROKEN FINE SAND OR FINE GROUND CORNFLOUR. PLANTS SHALL HAVE COMPLETE ROOTS AND SHALL BE PLANTED AT THE SAME DEPTH AS THEY WERE GROWN IN THE NURSERY.
4. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO PLANTS DURING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY DAMAGE TO PLANTS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL PLANTS INSTALLED ON THE SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTS INSTALLED ON THE SITE DURING CONSTRUCTION.
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NOTE: All material shall be as shown.

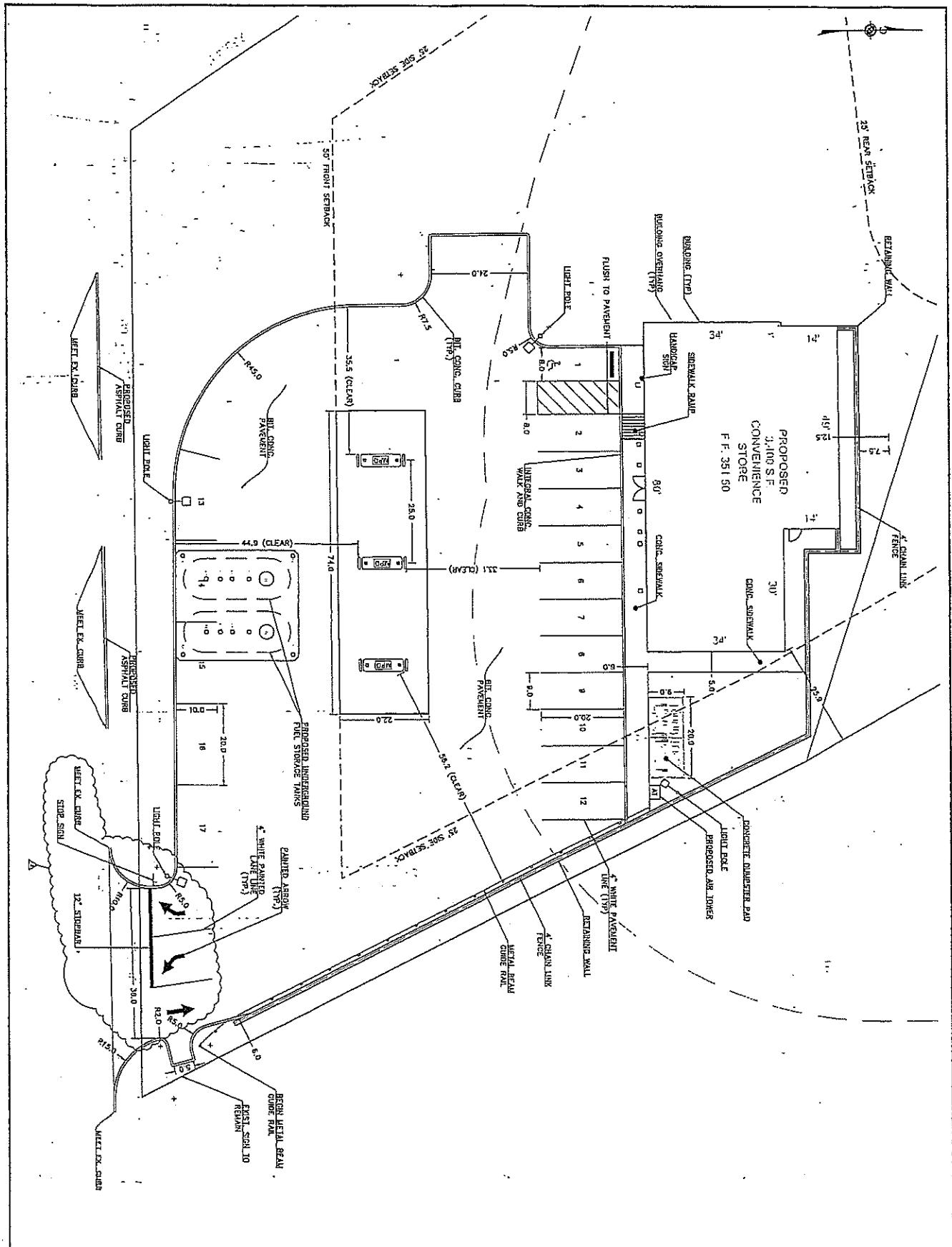


**CONSUMERS PETROLEUM**  
**PROPOSED GAS STATION IMPROVEMENTS**

**SITE PLANTING PLAN**

DATE: 10/11/11  
DRAWN BY: [Name]  
CHECKED BY: [Name]

**C-6**



Benesch & Associates, Inc.  
 300 North Dearborn Street  
 Chicago, Illinois 60610  
 Tel: (312) 261-1234  
 Fax: (312) 261-1234

**B S A**  
 Benesch & Associates, Inc.  
 Architects and Planners  
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 Chicago, Illinois 60610  
 Tel: (312) 261-1234  
 Fax: (312) 261-1234

CONTROL POINT ASSOCIATES, INC.  
 3278 N. KRUGER DRIVE  
 WILMINGTON, OHIO 45390  
 F 513-884-9758

CONSUMERS PETROLEUM PROPOSED GAS STATION IMPROVEMENTS

FT. CHINO HILLS ROAD, WESTON, OHIO 45390

PROJECT NO. 950027  
 DATE: 10/01/01  
 DRAWING NO. 10-01

SCALE: AS SHOWN

DATE: 10/01/01

11

**SITE LAYOUT PLAN**

**C-2**

**Consumers Petroleum - 67 Church Hill Road  
Draft Analysis of Business Incentive  
For Discussion Purposes Only**

Address	2013 Real Property Assessment*	Existing Real Property Tax Bill (33.32 mills)	Estimated Investment	Assumed Real Property Assessment (After all Improvements are Completed)	Increase in RP Assessment (Existing vs. Post Improvements)	Assumed Real Property Tax Bill on New Assessment (33.32 mills)
67 Church Hill Road	\$308,660	\$10,285	\$2,390,929	\$1,165,000	\$856,340	\$38,818
*The real estate is comprised of an existing convenience store with basement approx. 2,128 sf on 1 acre of land The existing structure was demolished in June 2014						
Personal Property Investment	\$531,611	Eligible for 1.25 multiplier			30%*1.25=37.5%	
Privately funded public benefit improvements planned:						
Scenario for Fixing the Assessment						
TAX PAYMENT IF ASSESSMENT IS FIXED						
ANNUAL TAX ABATEMENT						
Total Abatement: Taxes Paid						
Annual Real Property Tax Due if 37.5% of the Increase in Assessment is fixed						
\$28,118						
\$10,700 for 3 years						
\$32,099.90 \$84,353.50						
Approvals for the Business Incentives must be given by the EDC, Board of Selectmen, Board of Finance and the Legislative Council						
Assumptions: No increase in Mill Rate over 3 year period						