

The Fairfield Hills Authority Development Sub-committee held a Special Meeting at the Newtown Municipal Center, 3 Primrose Street, Newtown, CT, Conference Room #3, on Monday, March 19, 2012 to discuss the proposed development of Woodbury Hall. Mike Holmes called the meeting to order at 11:05a.m.

Present: Mike Holmes (FHA), Ross Carley(FHA), John Madzula(FHA),

Also Present: Elizabeth Stocker, (Director, Economic & Comm. Dev.), George Benson (Director, Land Use), Walt Motyka (EDC), Mike Struna (Advantage Realty), three members of the public and one member of the press.

Project Overview: Mike Struna introduced the most recent drawings of the proposed building for the site that is currently Woodbury Hall. (See Attached).

Mr. Struna informed that sub-committee that the Letter of Intent for this project will state that the building will be 30,000 square feet, 20,000 square feet of office space and 10,000 square feet of possible retail/banking/food vendor. The building will have the same footprint as the original Woodbury Hall.

Mr. Struna stated that the developer will maintain his area with landscaping, snow removal, lighting and the Center Green even though that will still be considered a public area. Therefore there will be no need for Common Area Charges in the proposal.

Mr. Struna also explained that the Letter of Intent will also request that a visual easement be granted with the removal of Danbury Hall. The understanding is that Danbury Hall will eventually be demolished and that no other building be put in its place. Mr. Struna explained that because this project will be built on the interior of the campus there is a concern of lack of visibility from the road.

Mr. Struna stated that he will be attending the Fairfield Hills Authority meeting on Wednesday night and the hope is that the Authority will be able to make a recommendation to the Board of Selectmen in favor of this project. Mr. Struna explained that there are a number of procedural steps that still need to be confirmed to get this project processed through the correct boards and departments in a timely manner.

Adjourned: The sub-committee meeting adjourned at 11:30 a.m.

