

The Fairfield Hills Authority held a Regular Meeting on Wednesday, March 21, 2012 at the Cyrenius Booth Library, 25 Main Street, Newtown, CT 06470. Jim Bernardi called the meeting to order at 7:00 p.m.

These Minutes are subject to the approval of the Fairfield Hills Authority.

Present: Jim Bernardi, Mike Holmes, Ross Carley, John Madzula, Renata Adler and Tom Connors,

Absent: Andy Willie and Brian White

Also Present: Pat Llodra (First Selectman), Maria DeMarco, (DeMarco Management), Bruce Herring, (Newtown Volunteer Ambulance), Deborah Zukowski, (Fairfield Hills Master Plan Review Committee), Mike Struna (Advantage Realty), Phil Clark (Claris Construction).

Public Participation: _____, 61 Queen Street, made a request that the Fairfield Hills Authority consider a site for the Senior Center .

Originally the Senior Center was going to be part of the Community Center but the seniors decided they wanted their own building.

The seniors that were in attendance stated that the current senior center was too small and it does not have adequate parking.

Ross Carley suggested that this group come up with a proposal and recommended they work with Elizabeth Stocker, Director of Economic and Commercial Development who will help with the steps to get the project started.

First Selectman Llodra stated that this project differs from a private developer looking at developing a site on the campus because this building will be a Municipal building that will be built using public funding. Ms. Llodra confirmed that this is an allowable use for the Fairfield Hills Campus.

Deb Zukowski, 4 Cornfield Ridge Road, stated that the survey done by the Master Plan Review Committee showed support for a senior center on the Fairfield Hills Campus and that the majority of the support was for a separate building.

Ms. Zukowski then discussed her concern about the proposed parking that is part of the Woodbury Hall project that was presented to Fairfield Hills Authority development sub-committee.

First Selectman: First Selectman Llodra gave a quick update to several projects:

Steap Grant – the \$400,000. Grant will be used for unspecified projects on the Fairfield Hills Campus. The details have not been worked out yet but the funds will be used to update the infrastructure and streetscape i.e – finish curbing, lighting along Keating Farms Road, upgrade to roadwork and sidewalks. Ms. Llodra stated that the thought is that the money will be spent in the Trades Lane/Keating Farms area for infrastructure upgrades.

The funds may also be used for the paving of Parking Lots – if the funding holds out. The proposed parking lot is the area that will be used by the Newtown Ambulance building that is in the Washington Square area.

Ms. Llodra confirmed that the Farmer's Market will have to be moved because of the new Ambulance building. The site will be confirmed closer to the opening date.

Ms. Llodra also confirmed that the Victory Garden will be relocated once the Woodbury Hall project is underway. This will occur before the fall planting season. The garden will remain in the west meadow for the spring planting season.

Property Manager: Maria DeMarco gave an overview of her monthly report. (See Attached). Ms. DeMarco confirmed that she is waiting for a list of improvements that the police department would like to have done to the Police sub-station at 28 Trades Lane. Ms. DeMarco is also going to confirm with the Department of Public Works where the fences will be installed around the campus. This project is proposed for June, 2012.

Ms. DeMarco stated that she is waiting for more information from the Newtown Cultural Arts Commission regarding the large mural they are proposing be hung from Kent House for the "Fest" in September.

Broker: Mike Struna (Advantage Realty) introduced the Woodbury Hall project that he is working on with Phil Clark from Claris Construction.

The project is for the Woodbury Hall site. Claris Construction is proposing that they will demolish the existing building and will replace it with a new 30,000 square foot structure. The building will be 10,000 square feet of retail/restaurant/banking on the first floor and office space on the second and third floor with Claris using the top floor as their own space. The materials they are planning to use are similar to the Newtown Youth Academy that Claris built. This building will be built on the same footprints of Woodbury Hall.

The developer has several requests including private parking spaces, a visual easement grant for the Danbury Hall area and also that no common area charges will be part of the lease agreement.

The Woodbury Hall Project is considered Phase I of the planned development of this section of the campus. Phil Clark from Claris stated that if this project is successful then he will want to develop Newtown Hall – keeping the building intact if possible.

The developer is going to submit a Letter of Intent to Pat Llodra, Dave Grogins (town attorney), Elizabeth Stocker and the Authority members. Once the Letter is received the Authority will plan executive sessions to discuss the negotiations. John Reed, ex officio of the authority, made a recommendation that the Authority hire an independent real estate representative to help with the negotiations.

Phil Clark stated that the timeline of this project is to have the original building demolished by the summer.

Pat Llodra reiterated that the Authority needs to pay close attention to three major points of the proposed project:

Parking – there will need to be specific guidelines as to if and when the parking can be used by the public.

Common Area Charges – Claris Construction is proposing that they will be responsible for their own landscaping/snow removal/parking lot paving so there will be no need to pay common area charges. First Selectman Llodra stating that this point needs to be discussed further.

Economics – Ms. Llodra stated that because the developer is demolishing the building they are proposing that they will not pay a lease rate.

Newtown Ambulance: Bruce Herring introduced some new renderings of the proposed Newtown Volunteer Ambulance building planned for the west meadow. Mr. Herring also made a request of the Authority that his group be able to bore five holes in the proposed area for his building.

Motion: Jim Bernardi made a motion that the Fairfield Hills Authority will allow the Newtown Volunteer Ambulance Association to bore 5 holes in the proposed location for their new building site in the west meadow of the Fairfield Hills Campus subject to proof of insurance for the drilling company.

Renata Adler seconded the motion.

All in attendance voted to accept the motion.

Newtown Youth Academy Veteran's Honor Garden: Mike Holmes informed the Authority about the final proposal for the Veteran's Honor Garden in the back of the Newtown Youth Academy. The garden is planned outside of the boundary lines of the Youth Academy so the Authority needs to allow the project to move forward.

Motion: Mike Holmes made a motion to approve the planned Veteran's Honor Garden and that the Chairman send a letter confirming the Authorities endorsement of the project.

John Madzula seconded the motion. All in attendance voted in favor of the motion.

Economic & Community Development: Elizabeth Stocker (Director, Economic & Community Development) introduced a new pamphlet that will be available in print, online and published in the New England Real Estate Journal. Ms. Stocker assured the Authority that the Economic Development Commission is working hard at marketing the Fairfield Hills Campus.

Adjournment: John Madzula made a motion to adjourn. Mike Holmes seconded the motion.

Meeting was adjourned at 9:00 p.m.