

**The Fairfield Hills Authority held a Regular Meeting on Wednesday, June 19, 2013 at the Municipal Center, Meeting Room #3, 3 Primrose Street, Newtown, CT 06470.**

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

**Present:** Jim Bernardi, Michael Holmes, John Madzula, Ross Carley, Renata Adler and Brian White.

**Absent:** Thomas Connors and Andrew Willie

**Also Present:** Elizabeth Stocker, Director of Economic and Community Development; Fred Hurley, Director of Public Works; Antonio St. Lorenzo and Sean Richardson, Heroes Villages; Robert Kaiser, Newtown Cultural Arts Commission. Dori Carolan, Parent Connection.

**Jim Bernardi** called the meeting to order at 7:03 PM.

**Public Participation:**

**Antonio St. Lorenzo**, 89 Poverty Hollow Road, spoke representing Heroes Villages. The organization is interested in building a greenhouse on the site of the current Stamford Hall. This hydroponic greenhouse would grow foods to supply a potential pub and family friendly restaurant in Stratford Hall, in addition to other businesses such as Whole Foods. They would employ veterans and would link efforts with Everwonder (everw?nder) Children's museum to provide learning opportunities to children. **Mr. St. Lorenzo** stated that the organization has a \$1 million grant from the State of Connecticut to put up a greenhouse in Bridgeport. Ross Carley asked what role the town has when another group demolishes a building. The town will still have a role of oversight of the project.

**Renata Adler** inquired into the ethics of Phil Clark of Claris Construction being on the Design Advisory Board and also being involved in the renderings of projects at Fairfield Hills. Discussion ensued and it was noted that if a conflict of interest comes up, it is possible for a member of a commission to abstain from voting.

**Jim Bernardi** told **Mr. St. Lorenzo** that they need a letter of intent for the project and that the FHA planning subcommittee will review the proposal.

**Fred Hurley**, Director of Public Works, gave updates on projects at Fairfield Hills:

- An LEP has been hired for the abatement and demolition related to the EPA cleanup grant. **Mr. Hurley** and town employees Ron Bolmer, John Poetl, and Dave Bratz will oversee the project.
- Either Mr. Hurley or consultant Kimberly Clarke (Eolas Environmental) will hire the contractors for the project. Future involvement of the FHA will be project updates from Mr. Hurley.
- Finance will receive any future sealed bids for this project.
- The \$20K in-kind will come from the back filling of the basements by the Department of Public Works. Future plans call for foundation walls to be reduced and floors perforated or for complete removal of all foundation elements. It is unknown if mastic is present around the foundations at this time.

**Elizabeth Stocker** stated that estimates for the remediation and demolition project range from \$451K - \$546K (worksheet attached). There is \$200K in the CIP for the work on Danbury Hall only. There have been hazardous materials surveys done on three of the single family houses already.

- A complete water loop is being done which, in addition to alleviating water quality issues for homes on Mile Hill South, will permanently supply the Victory Garden with water. The gas main is being extended to Washington Square. Sewer is ok, but laterals will need to be upgraded to buildings. Electricity, phone and cable are being buried. Boxes and conduit are being installed along Keating Farms Road. The circuit being installed should allow for one building to be without electricity, while others still have electricity.
- Streetlights for the campus have been ordered and will be delivered in July.
- Sidewalks and curbing will be installed as funds become available.
- Police Substation: Many system upgrades have been offered to the town, so upgrading the substation is on hold in order to coordinate the systems being installed.

**Brian White** motioned to use all unexpended funds from fiscal years 2011-2012 and 2012-2013 for future work on the Fairfield Hills infrastructure projects. **Michael Holmes** seconded the motion and it passed unanimously.

**Acceptance of the Minutes:** **Brian White** motioned to accept the minutes of the May 15, 2013 regular meeting. **John Madzula** seconded the motion and it passed unanimously.

**Robert Kaiser**, 25 Glen Road, spoke as a representative of the Newtown Cultural Arts Commission. The commission is looking for a permanent home for the arts. They are currently housed at the Newtown Congregational Church. **Mr. Kaiser** will work on a proposal and letter of intent to submit before fall. **Mr. Kaiser** toured Stratford Hall and liked it due to the natural lighting and location. **Jim Bernardi** stated that he was very interested in this proposal as well as that of the Heroes Villages. **Mr. Bernardi** reiterated next steps for **Mr. Kaiser**, including a letter of intent. Discussion ensued as to whether the Cultural Arts Commission would be interested in a duplex.

#### **Chairman's Report:**

Upcoming events were discussed including a Thank You Therapy Dog event on 7/22, Sandy Hook Promise event on 7/26 and the Great Newtown Reunion on 7/27. A marquee listing upcoming events will be paid for out of fiscal '13-'14 funds.

- Barberry removal is complete, costing an approximate \$2,200 for Phase II.

**Renata Adler** motioned to pay for the Barberry removal. **Jim Bernardi** seconded the motion and it passed unanimously.

**Jim Bernardi** motioned to accept the Draft Resolution which states, "It is hereby resolved that the Fairfield Hills Authority recommends that the town of Newtown approve a special appropriation in the amount of \$250,000 for the remediation and demolition of Danbury Hall as authorized in the Capital Improvement Program (2013-2014 to 2018-2019, inclusive. Note: EPA Grant will offset the appropriation amount pursuant to CIP." **Brian White** seconded the motion and it passed unanimously.

### **Director of Economic and Community Development's Report:**

- Cleanup Grant – Testing will begin next week by the LEP. Test results should be back in three weeks, at which time specifications can be developed.
- Parent Connection – According to **Dori Carolan**, representing the Parent Connection, architectural plans are almost complete. They have a grant for \$500K for an anticipated project cost of \$560K. **Elizabeth Stocker** handed out suggested lease terms. Next steps include the Board of Selectmen accepting the grant /project and lease terms being solidified. The FHA subcommittee should then decide whether to agree to the lease terms. According to **Ms. Stocker**, the building will revert back to the town if the Parent Connection can't maintain the terms of the lease for ten years. If the Parent Connection does not remain in the building for ten years, the town must pay back a prorated amount of the grant to the state.
- **Ms. Stocker** said that now that the location of Sandy Hook School has been decided, the EDC has recommended that the RFP for the buildings at Fairfield Hills should be revisited. Discussion ensued regarding the RFP, length of term of the RFP and whether the RFP should be revived at this time. **Jim Bernardi** motioned to table discussion on the RFP until the July FHA meeting. **Michael Holmes** seconded the motion and it passed unanimously.
- **Ms. Stocker** discussed the status of the FH Master Plan. The updated plan will go to Planning and Zoning soon. Under this new plan, Economic Development will be minimal at Fairfield Hills. The focus on Economic Development will be in the Hawleyville section of Newtown. John Madzula agreed that the campus should be a cultural center and open space.

**Chairman Bernardi** thanked **Brian White** for his three years of service to the Fairfield Hills Authority.

**Ross Carley** motioned to adjourn the meeting. **John Madzula** seconded the motion. The motion was approved unanimously and the meeting adjourned at 8:57 PM.

Hazardous Building Materials Abatement and Demolition Estimates Danbury Hall and Single Family Dwellings - Fairfield Hills Campus June 2013						
Building	Approximate Construction Date	Building Size (sq. ft.)	Former Use	Low End of HBM Abatement Estimate <sup>1</sup>	High End of HBM Abatement Estimate <sup>1</sup>	Demolition Estimate (Post-Abatement)
SF - 50	1953	900-1,200	Doctor Residence	\$11,778	\$20,823	\$15,000
SF - 51	1953	900-1,200	Doctor Residence	\$11,778	\$20,555	\$15,000
SF - 52	1953	900-1,200	Doctor Residence	\$11,562	\$20,519	\$15,000
SF - 53	1953	900-1,200	Doctor Residence	\$11,562	\$20,500	\$15,000
SF - 54	1953	900-1,200	Doctor Residence	\$11,562	\$20,500	\$15,000
SF - 55	1953	900-1,200	Doctor Residence	\$11,562	\$20,500	\$15,000
SF - 56	1953	900-1,200	Doctor Residence	\$11,562	\$20,500	\$15,000
SF - 57	1953	900-1,200	Doctor Residence	\$11,562	\$20,500	\$15,000
Danbury Hall	1934	13,000	Employee housing	\$104,603	\$115,376	\$75,000
			Subtotal	\$197,531	\$279,773	\$195,000
			Contingency (15%)	\$29,630	\$41,966	\$29,250
			Total Estimate	\$227,161	\$321,739	\$224,250

Low End Abatement and Demolition Estimate	\$451,411
High End Abatement and Demolition Estimate	\$545,989

Notes:

- 1 - Hazardous Building Materials (HBM) abatement cost range was developed from information contained in the following reports:  
*Environmental Cost Estimate, Fairfield Hills Hospital, Newtown, Connecticut, TRC Environmental Corporation, December 1999*  
*Investigative Survey for Asbestos Containing Materials and Lead Based Paint, Danbury Building, Fairfield Hills Mental Health Hospital, Newtown, Connecticut, TRC Environmental Corporation, March 2005*  
*Investigative Survey For Hazardous Building Materials, Staff House 50, Fairfield Hills Mental Health Hospital, Newtown, Connecticut, TRC, June 2011*  
*Investigative Survey For Hazardous Building Materials, Staff House 51, Fairfield Hills Mental Health Hospital, Newtown, Connecticut, TRC, June 2011*  
*Investigative Survey For Hazardous Building Materials, Staff House 52, Fairfield Hills Mental Health Hospital, Newtown, Connecticut, TRC, June 2011*