

The Fairfield Hills Authority held a Regular Meeting on Monday, June 23, 2014 in meeting room #3 at the Newtown Municipal Center, 3 Primrose Street, Newtown, CT 06470.

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

Present: Thomas Connors, Michael Holmes, Andrew Willie, Ross Carley, Terry Sagedy and Jim Bernardi (7:15pm).

Absent: John Madzula, Renata Adler.

Also Present: Fred Hurley, Director - DPW.

Thomas Connors called the meeting to order at 7:04 PM.

Public Participation –

Bruce Herring – NVAA – asked the FHA to allow the NVAA to have a tree(s) removed from the front of the new ambulance facility. A photo was handed out. This tree, estimated to be 75 feet tall, has most likely had the root system compromised by the installation of the driveway and poses a potential hazard. **Mike McCarthy – Town Tree Warden** – noted that he supports the removal of the three trees by the driveway as the trees are likely 70 years old and it would be more cost effective to remove all three at once.

Ross Carley motioned to have the Tree Warden tag the trees for notification of their removal. When the trees are removed, the stumps should also be removed. Replanting should be done at the recommendation of the landscape architect, Abigail Adams, with CCA in Brookfield. **Andrew Willie** seconded the motion and it passed unanimously.

Mike McCarthy – Town Tree Warden – noted that with the focus on the sidewalk and landscaping project taking place from the entrance of Fairfield Hills from Wasserman Way to the first intersection with Keating Farm Road, two trees will need to come down. They are in decline and the root systems will be compromised by the construction.

Tom Connors asked what other tree work should be done on campus as a phase two of tree maintenance. A tree near the soccer field presents a hazard, as does one near Stratford Hall. Screening trees behind the engineer's house are too crowded and every other one in each of the two rows should be removed.

Mr. McCarthy suggested using bid pricing to have tree work done by the day or the week. It could take three to five weeks to do the work that needs to be done. He will put a package together to submit to the FHA with priorities for the next phases of tree work.

Fred Hurley – Director DPW – Ron Bolmer, Town Engineer, is working on a plan for the entrance of Fairfield Hills. This will include sidewalks, lighting and landscaping. **Mr. Hurley** shared drawings of the plan. Corners of the intersection will be softened with landscaping, current steps to the intersection will be removed, and the sidewalk graded to the street

Two options exist for the sidewalks – curb and sidewalks together, and sidewalks with plantings between the sidewalk and curb. The area of the construction may dictate what style will be used. Lamps have already been purchased with streetscape grant money. Getting utilities to the duplexes is priority as well as paving in the area and final paving for the NVAA facility parking lot. It is hoped to get as much as possible done this construction season. **Ross Carley** asked when the dirt lots near Newtown and Woodbury would be paved. It is not certain when it will be done.

Review / Action on minutes – Ross Carley motioned to accept the minutes of the May 19, 2014 meeting. **Jim Bernardi** seconded the motion and the minutes passed unanimously.

Chairman's report –

FH development process – the current flowchart was discussed. The intent of the chart is to document the process for developers to follow when the next developer comes forward.

Zoning amendment – residential dwelling units – P&Z has approved residential above commercial properties in B1 zones. The EDC has endorsed the idea of residential in mixed use in the FHAR zone. It is planned to go before P&Z in August, with public discussion prior to the meeting. Discussion ensued. **Andrew Willie** questioned if a minimum size of dwelling was necessary. **Tom Connors** noted that the FHA can send any development proposal forward or not and can decide what level, if any, residential should be allowed on campus. **Ross Carley** asked if the zoning could include 55+ residences only and noted that in the past developers almost always wanted some amount of residential. **Jim Bernardi** agreed with 'empty nest' housing. **Andrew Willie** does not believe that housing belongs at FH. **Terry Sagedy** is pro-housing at FH. He has seen it work in mixed use areas and believes that the 'new urbanism' approach should be adopted which encourages intergenerational living.

F'13-'14 Budget – Tom Connors has spoken with Bob Tait and noted that there are still funds from F'12-'13 that are unspent, but committed to projects such as landscaping, streetscape, tank removal at single family houses and an EPA grant match. It was noted that it is okay to update the current plans. FHA is being charged approx. \$8,500 by P&R for their work on campus, which will go up to \$10,000 next year. Funds will be allocated at the July meeting for priority projects. Previous allocations of special revenue funds will be reviewed (testing wells, funding for RFP). Special Revenue funds will target campus beautification in the future.

Director of Economic and Community Development Report – (given by Tom Connors)

CIP – There is flexibility as to how the funds can be used. F'14-'15 \$300k walking trails, F'15-'16 \$2.4 mill building demo, F'16-'17 \$500k walking trails. **Ross Carley** suggested that Norwalk Hall be the next building demo'd. FHA could offer up funds to aid in the single family / Danbury Hall remediation / demo. **Andrew Willie** will find out the status of the walking trail project.

EPA grant – current company wanted to readjust bid. An agreement has been reached with the company and the project will be re-awarded to another company.

Member Items –

Plymouth Hall – Ross Carley has been meeting with town departments. A water sample has been taken and sent out for analysis to see if the water in the basement is ground water (could be pumped in to storm drain) or other (pumped into sewer system). The Hook and Ladder will pump the water out of the basement. DPW will provide electrical for lighting to show the building. **Mr. Carley** will tour the

basement of Shelton next week to look at water and asked for another volunteer to go with him. **Michael Holmes** offered to go into Shelton.

Greenhouse – members agreed that building should be removed. The hazardous materials grant will include the greenhouse.

Sandy Ground playground – no representative of the project has been in touch with **Ross Carley**.

Cultural Arts benches – **Terry Sagedy** will follow up at Cultural Arts meeting Wed June 24.

Michael Holmes motioned to adjourn the meeting. **Ross Carley** seconded the motion, it passed unanimously and the meeting ended at 8:30 PM.

Respectfully submitted by Christal Preszler