

The Fairfield Hills Authority held a Regular Meeting on Monday, October 27, 2014 at 7:00 pm 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, Ross Carley, Michael Holmes, Terry Sagedy and Andrew Willie; **Absent:** Renata Adler and James Bernardi; **Also Present:** George Benson, Director of Planning; Christal Preszler, Grants Coordinator; and Tammy Hazen, Clerk.

Mr. Connors called the meeting to order at 7:03 pm.

1. Public Participation

a. Fairfield Hills Trails Update (Amy Mangold)

Amy Mangold handed out copies of a Stantec map for Phase 2 of the FFH perimeter trail which included minor changes to the trail because of the new Ambulance garage. She will write a request for a special appropriation to seek approval of \$300,000 from the CIP. Approvals will be required by the Board of Finance, Board of Selectmen and Legislative Council to prepare for the bidding process. The amenities along the trail that were originally discussed will be in a separate bid. The board members all agreed to support this.

Mike Holmes motioned to reaffirm the confidence in Parks and Rec in the design of the trail and approve them to move forward. Mr. Willie seconded the motion. The motion carried unanimously.

Thomas Connors discussed the relationship between FHA and Parks & Rec. He shared his appreciation for the efforts by Parks & Rec. on campus and opened discussion regarding the delineation of responsibilities. Ms. Mangold felt everyone is working well together and that most requests for work on FFH come from administration.

Ross Carley felt a good use of the area where Danbury Hall stood would be parking for the ball field and a restroom facility. **Mike Holmes** agreed that these facilities are needed. **George Benson** said currently there are sewer, water and electric in that location. **Amy Mangold** will forward the Parks and Rec's master plan they developed to support the needs of the campus.

Christal Preszler said there will ongoing operational discussions and felt there has been a great working relationship between Parks and Rec and FHA and her department.

2. Approval of Minutes – Mr. Holmes motioned to approve the minutes of the regular meeting of September 22, 2014. Terry Sagedy seconded the motion and all were in favor.

3. Chairman's Report (Connors)

a. Ice Arena Update – A letter of intent was received by Paul Esposito regarding the proposed Ice Arena. Mr. Benson said although they are in support of this idea, an "entity" or LLC needs to be created by them and a sustainable business plan should be submitted and a feasibility study should be done.

Formalizing an Approval Process – The members discussed formalizing an approval process and after discussion: Terry Sagedy motioned to set up a subcommittee to examine what requirements are for non-profit and “for profit” organizations to come before the FHA before FHA endorses a project. Andrew Willie seconded the motion which was unanimously passed.

4. Director of Planning Report (Benson)

- a. **HealthVest Update** – Ms. Preszler discussed a meeting with representatives of HealthVest who are interested in remediation/demolition and constructing a one story building with 100 parking spaces. Plans are conceptual at this point. The company has a successful history. Mr. Benson said they will need to get a certificate of need from the state for this health care facility. It is an advanced facility for the treatment of psychiatric ailments; involuntary commitment is not allowed. It is a “for profit” organization.
- b. **FHA Lease Terms Update** – No updates, Mr. Benson is working on this.
- c. **Zoning Amendment Status** – Mr. Benson said the Planning & Zoning Commission and the First Selectman want input from the public with an open forum. Mr. Carley said the impacts would be minimal on schools and traffic. Mr. Connors said the mixed use concept was not part of the original master plan but is being looked at now and will be a Planning and Zoning determination. Mr. Benson said the current proposal would limit the number of apartments and there will be a public hearing.
- d. **Parent Connection** – Ms. Preszler said the duplexes have been remediated except for the roof and windows. They are getting estimates from environmental companies to get the building down to where they can begin to rebuild. The \$500,000 grant may cover the extra abatement costs.
- e. **Storm Water** – Mr. Benson discussed muddy water that has been seen in Deep Brook. It was determined to be coming from the Fairfield Hills storm water system. A large storm event caused 30 foot deep sump pumps to overflow. Mr. Carley is reviewing old FFH plans and Land Use and Fred Hurley is working together to get a survey of the storm water system completed and have sump pumps cleaned out.

5. Fairfield Hills Grants Coordinator (Preszler)

- a. **EPA Cleanup Grant Update** – Danbury Hall has been taken down and being cleaned up. Top soil will be brought in and the area will be hydro seeded.
- b. **DECD – Brownfields Assessment Grant** – Ms. Preszler said they are applying for a \$200,000 STEEP Grant to assess the remaining buildings on campus for remediation. Mr. Carley said in 1991 the Cochran House and Plymouth Hall were partially remediated.
- c. **Streetscape Planning** – Plans are moving forward with lights and sidewalks to be installed, which will begin from the entrance into the campus and turn to the right at the first intersection.

- d. **Campus Project Update** – Washington Circle is now paved and the sidewalk at the municipal building is being fixed after damage from frost heaves.
- e. **Engineer's House Maintenance Update** – The exterior painting is completed; the interior painting will be completed soon.
- f. **Upcoming Grant Applications** – The Steep Grant and Fairfield Hills infrastructure grant will be applied for. An EPA grant will be applied to as Shelton House will be the next to be remediated.

6. Member Items – Discussion and Action

- a. **Plymouth Hall Preservation / Mothballing Update** (Carley) – Mr. Carley met with the First Selectman, Rob Sibley and Fred Hurley. Because of the current silt situation into the river, they are cautious about pumping water from Plymouth Hall's basement into the storm drain. Once the silt traps are cleaned out, they can probably begin extracting the water. The pumps are in place. They will receive assurances from DEEP first. Current water analysis shows it is clean ground water, the same water that is in Deep Brook.
- b. **Sandy Ground Playground Update** (Carley) – No update as yet.

Andrew Willie asked Mr. Benson if the Warehouse on Trades Lane still belongs to State. Walt Motyka said the Power House was cut loose and only a portion of it was deeded to the Town. It has been partially remediated. Julia Wasserman was active in getting this moved along. Mr. Motyka will bring more information to Mr. Benson.

Adjournment – Mr. Connors motioned to adjourn at 8:38 pm. Mr. Carley seconded and all were in favor.