

The Fairfield Hills Authority held a Regular Meeting on Monday, November 24, 2014 at 7:00 pm in Council Chambers at the Newtown Municipal Center, 3 Primrose Street, Newtown, CT 06470.

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

Present: Renata Adler, James Bernardi, Thomas Connors (Chairman), Ross Carley, Terry Sagedy, Curt Verdi and Andrew Willie; **Absent:** Michael Holmes; **Also Present:** Pat Llodra, First Selectman; Christal Prezler, Grants Coordinator; and Tammy Hazen, Clerk.

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

PUBLIC PARTICIPATION

CIP – Ms. Llodra distributed a copy of the proposed CIP and said Legislative Council will act upon this in December. The removal of Danbury Hall has shown progress and generates a larger action to demo buildings. The CIP will incorporate funding for future demolition. \$3.5 million is identified in each fiscal year for 2015-16, 2016-17, and 2018-19. Mr. Carley asked if the money could be offered to potential tenants interested in taking down a building. Ms. Llodra said the money will be bonded but there are no specifics yet and only slated for “building demolition.” Any proposal would need to go through the regular approval process. Ms. Llodra also explained that abatement costs are highly unpredictable. Ms. Prezler discussed an assessment grant they are applying for. Ms. Llodra explained the testing process and the way asbestos was used in the 30s and 40s. Mr. Sagedy said the moneys available would help incent developers look at particular parcels. Ms. Llodra said it may not be appropriate to use tax money to benefit a developer and that having the derelict buildings is a disincentive for people to come into the campus.

Trails – Ms. Llodra discussed Phase 2 of trails program on campus. Bonding has been approved by the Board of Finance, the Legislative Council and now goes back to the Board of Selectmen on December 1st. The trail will add 8/10 of a mile of trails on campus.

Municipal Facility Space Review – Ms. Llodra discussed the Municipal Building Strategic Plan Committee that is looking at Town Hall South, Hook and Ladder and the Multi-Purpose building. The GE grant allows Phase 1 of the Community Center that will encompass a combined Senior Center and Aquatic Center. Phase 2 could connect this building with the Newtown Youth Academy (NYA) and then Phase 3 will be the possible purchase of NYA. The Parks and Rec. office will be moved to the campus at some point, along with Social Services. This would allow more room for Police and Dispatch at Town Hall South, but any specifics about the Police Station is uncertain. The strategic committee is asking for someone from FHA to serve on their board. Anyone interested is to contact Tom Connors.

APPROVAL OF MINUTES: Mr. Willie motioned to accept the minutes of October 27, 2014. The motion was seconded by Mr. Carley and unanimously approved.

CHAIRMAN’S REPORT

1. **Ice Arena Update** – No update.
2. **Fence Relocation** – The fence surrounding Danbury Hall has been moved to Canaan House for safety purposes.
3. **CIP for building** – See Public Participation

4. **Facilities Space Review** – See Public Participation

DIRECTOR OF PLANNING REPORT

1. **HealthVest Update** – This proposal includes the removal of Norwalk Hall. The applicant will conduct their own feasibility study and once complete, they will return with a specific project proposal. If the Authority determines the project meets the criteria of the Master Plan (and if it makes sense), then the public will have the opportunity to provide input. If approved by the Authority it would then proceed through the regular (strict) approval process of Town agencies.
2. **Mixed Use** – Two public forums, scheduled for December 6th and 11th, will allow public input and discussion of Mixed Use at Fairfield Hills. Members of the Authority were encouraged to participate. Ms. Preszler requested the Authority to approve funding \$5,000 for the facilitator, Rosa Zubizarreta from DiaPraxis. Ms. Zubizarreta has led other community conversations for the Town. After discussions, Mr. Bernardi motioned to approve \$5,000 to pay for the facilitator fees. Mr. Willie seconded the motion and the motion was approved by a vote of five to two.
3. **FHA Lease Terms Update** – No update.
4. **Zoning Amendment Status** – No update.
5. **Parent Connection** – The estimated costs for continued remediation is being looked into.
6. **Storm Water** – Mr. Carley said Fred Hurley is hiring a company that has the property equipment to pump out the storm water retention systems.

FAIRFIELD HILLS GRANT COORDINATOR

1. **DECD – Brownfields Assessment Grant** – No update.
2. **EPA Cleanup Grant Update (Shelton House)** – The grant would be for \$200,000 for mitigation. This is in draft form and was available for public view.
3. **STEAP Grant Application** – \$500,000 for the Fairfield Hills Streetscape. The application has been submitted and has received many letters of support.

MEMBER ITEMS – DISCUSSION AND POSSIBLE ACTION

1. **Plymouth Hall Preservation / Mothballing Update** – Mr. Carley said that the water in Plymouth Hall's basement has been tested and assured to be clean ground water. The volume of water exceeds the original estimate so a permit from the DEEP will be requirement. The pumps are in place once permits are approved.
2. **Sandy Ground Playground Update (Carley)** – Ms. Llodra will follow up on this as no further information has been submitted.

Adjournment – Mr. Carley motioned to adjourn at 8:30 pm. Mr. Willie seconded and all were in favor.