

**The Fairfield Hills Authority held a Regular Meeting on Monday, December 22, 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:** Thomas Connors (Chairman), Ross Carley, Michael Holmes, Terry Sagedy, Curt Verdi and Andrew Willie; **Absent:** Renata Adler and James Bernardi; **Also Present:** Christal Preszler, Grants Coordinator, Tammy Hazen, Clerk, and two member of the Press.

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

**PUBLIC PARTICIPATION** – None

**APPROVAL OF MINUTES:** Mr. Carley motioned to accept the minutes of November 24, 2014. The motion was seconded by Mr. Willie. Mr. Holmes abstained. The minutes were approved as written.

**2015 CALENDAR:** The schedule was changed to show that the meetings will be held in the Council Chambers. Mr. Holmes motioned to approve the calendar as amended. Mr. Sagedy seconded the motion and all were in favor.

**CHAIRMAN'S REPORT**

- a. **CIP for Building Remediation & Demolition** – The \$10.5 million (over three years) in the CIP designated for buildings remediation and demolition is to be approved by Legislative Council. There is no specific designation on what buildings this will affect so there is some flexibility; it should handle two to three buildings. Shelton and Kent are the top two. Mr. Carley asked if the funds could be used for remediation, to prepare more buildings for demolition. Mr. Connors said there is flexibility. Others agreed that remediation should be priority but that decisions could be made later on. Ms. Preszler said they will have more information on abatement and demolition costs with the Assessments Grant; that it's gone out to bid and the bids are in.
- b. **Municipal Facilities Space Review** – Mr. Verdi agreed to join the Municipal Facilities Space Review Committee.
- c. **Zoning Amendment Status** – This will be covered by the Planning and Zoning Commission in January or February of 2015. Mr. Connors discussed an overview of this proposal. He felt the question is whether housing is critical to development on campus. He asked for everyone's perspective on mixed use on campus. Mr. Ross said he is in favor of mixed use. Mr. Willie is not in favor of any housing at Fairfield Hills. He is concerned that events could be shut down, there would be parking issues, and potential quality of life issues. He was concerned on what kind of restrictions there would be on leases. Mr. Holmes is on the fence about it but leaning towards no housing. He felt the Middle School could be used for housing. Mr. Verdi felt that mixed use has its place and can be a great development tool but feels it is more important to do this where shops already exist. He does not feel it is appropriate and is an excuse to get financing. He feels it only benefits one group, and not the citizens of the Town. Mr. Sagedy discussed "new urbanism" but still considers himself on the fence with a decision about this. Mr. Connors shared no specific public statement. He feels the Authority should be proactive and create an outline of what should be on campus. Mr. Sagedy discussed site specific marketing. Members discussed the use of a broker and the Police Station being moved on campus.

## **FAIRFIELD HILLS GRANT COORDINATOR**

- a. **Parent Connection** – Ms. Prezler said they are reviewing remediation and demolition costs. Discussions planned to see how much of the project can be done with the \$500K grant.
- b. **Grants**
  - 1. DECD (Brownfield Assessment Grant) – There are two bids in which will be reviewed in January.
  - 2. EPA Clean-up Grant Application – the grant has been submitted.
  - 3. STEAP Grant Application – the grant has been submitted.

## **MEMBER ITEMS – DISCUSSION AND POSSIBLE ACTION**

- a. **Plymouth Hall Preservation / Mothballing Update** – Mr. Carley said the water is pure enough to be pumped into a storm drain. Mr. Hurley said the Town will absorb the bill for the power for the pumps. They will run the pumps for three days and see if water fills back up to see if there is a continual flow into the basement.
- b. **Sandy Ground Playground Update** – No more information has been received. Ms. Prezler will contact them to see if this is still an active idea.

**Adjournment** – Mr. Sagedy motioned to adjourn at 8:18 pm. Mr. Willie seconded and all were in favor.