



TOWN OF NEWTOWN
Fairfield Hills Authority

The Fairfield Hills Authority held a regular meeting on Monday, November 23, 2015 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, Jim Bernardi, Ross Carley, Curt Verdi, Renata Adler, and Phil Clark

Absent: Terry Sagedy and Andrew Willie

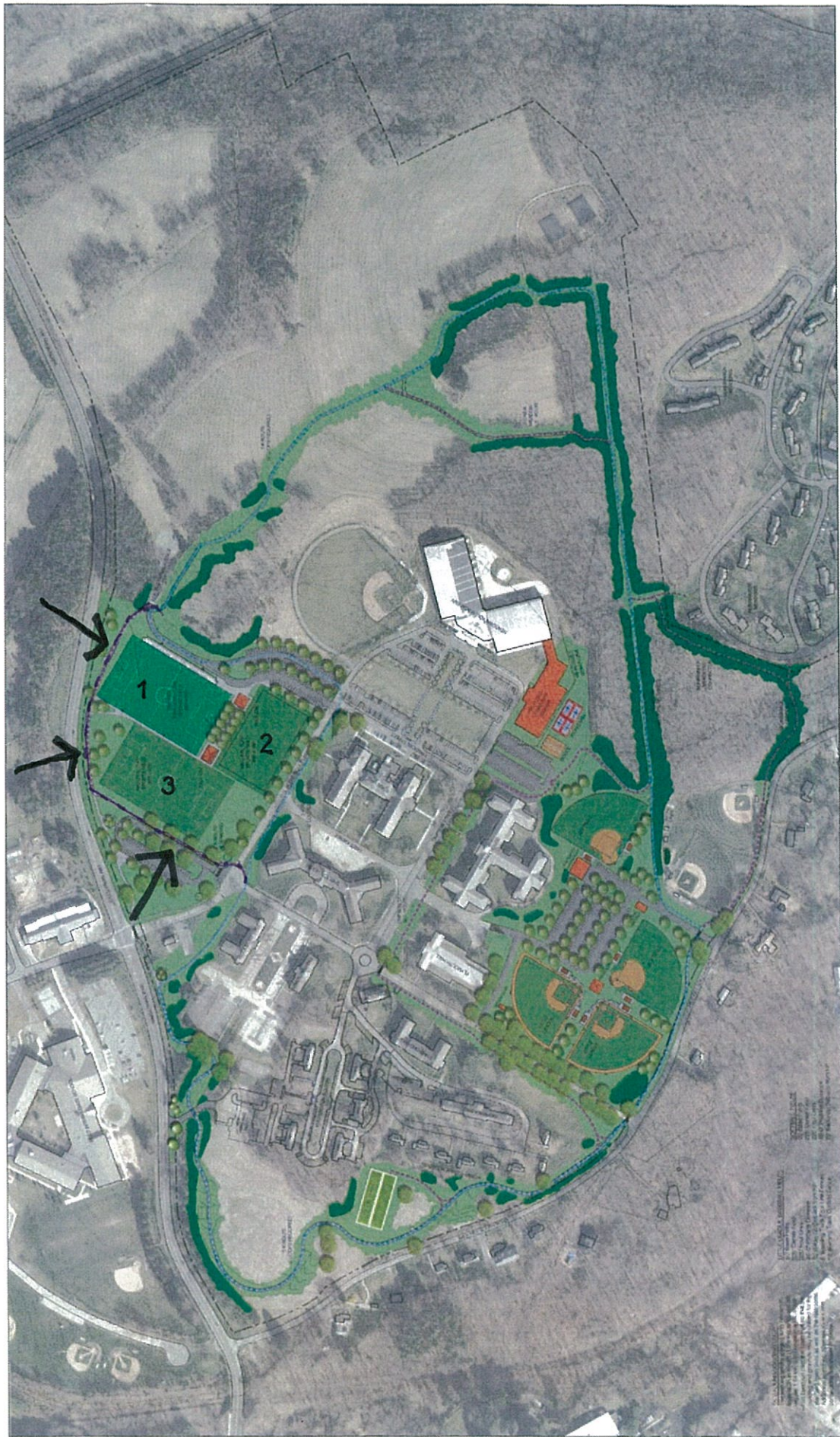
Also Present: Christal Preszler, Grants Coordinator, Planning Department, Edward Marks, Parks and Recreation Commission, Kyle Lyddy, Sandy Hook Permanent Memorial Commission, Georgia Contois, Land Use Department, Clerk.

Mr. Connors called the meeting to order at 7:01 PM.

1. **Minutes from October 26, 2015:** Mr. Carley made the motion to approve last month's minutes; Mr. Verdi seconded, and passed unanimously.
2. **Public Participation:**
 - a. Mr. Marks, of Newtown Parks and Recreation Commission, gave a presentation of their updated "Master Plan" from the original 2013 document. Connors described what the overall plan for Fairfield Hills is and will be to create a public space for gathering, catering to multiple groups and needs. Mr. Carley expressed concern over fencing around sports fields creating a barrier for walkers as well as visually breaking up the 'open space' idea. Marks replied that they have no foreseeable intention of using fencing, but will address it as plans move forward. Ideas also include Phase III of the trail ways that brings an impervious material walkway across part of the property (see first attached map) that can hold traffic if need be. The area east of the walkway is a possible host of new fields and a pavilion with bathrooms. Marks wanted to make it clear that though deemed their Master Plan, the details are far from permanent, and plans were generated to produce question and debate.
 - b. Mr Lyddy, of Sandy Hook Permanent Memorial Commission, made an introductory presentation for the Commission describing a very basic outline of the work that they have done to settle on certain proposed sites. Lyddy expressed that they have significant interest in using 3-4 acres of the High Meadows area of Fairfield Hills for this Memorial. More progress is expected to be made in 2016 as far as details on what, exactly, this Memorial entails; whether it be infrastructure or completely open space. Carley conveyed concern over the amount of space they could be asking for. Ms. Adler agreed, stating she would like to take a walk through the property before providing feedback. Lyddy was appreciative of their concerns and asked for the Commission to continue articulating questions to help the Sandy Hook Permanent Memorial Commission make progress.
3. **Chairman's Report:** Connors asked Adler to produce a Motion regarding previously a expressed issue with \$1 RFP. Adler made the explanation that since they are not used, the Commission has

no need for it to exist; and could be reinstated down the line. Adler Moved to eliminate the option of \$1 RFP to any possible lessee of property. Verdi So Moved. Passed by majority of 4 to 2.

4. **Flow Chart:** Mr. Clark updated the flow chart to better outline duties of FHA in regards to the development process. The Commission unanimously decided that the Letter of Intent needs to be more clearly defined, possibly coming from a template or outline. The decision was made to continue the discussion at such a time when all members would be present.
5. **Fairfield Hills Staff Update** (Preszler): Ms. Preszler gave the update that all of the single family houses are torn down and the area is graded. Duplex 63 was assessed and will need a new roof instead of projected repairs, as well as new electric service. The Canaan House is in the steps to go out for bid. The DECD Grant is being put towards PCB testing in the Cochran and Plymouth Houses and possibly to look into tunnel work. Carley gave a brief explanation of Plymouth Hall's condition, stating that it will be getting new sump pumps as well as a better power source to provide light during a structural evaluation. Preszler is currently working on 3 separate EPA Grants that could possibly provide some funding for work on 3 of the Houses. Preszler also discussed that the budget will be submitted as is.
6. **Adjournment:** Connors made the Motion to adjourn, Carley seconded and Bernardi So Moved. The meeting on Monday, November 23, 2015 was adjourned at 9:08 PM.



SITE PLAN RENDERING
AUGUST 26, 2013

FAIRFIELD HILLS - MASTER PLAN

STANTEC
1000 WEST 17TH AVENUE
DENVER, CO 80202
TEL: 303.733.8000
WWW.STANTEC.COM

