

**Board of Selectmen of Newtown  
Meeting December 21, 2009**

**Sandy Hook Streetscape  
Sandy Hook Organization for Prosperity (SHOP)**

**Background:**

In 1995, the Town established the Sandy Hook Design District.

In 2003, the Town began the Streetscape project, applying for grants and soliciting public participation. Property owners and interested parties welcomed the Town's initiative and volunteered untold hours to assist in the process. Prior to this, public improvements such as the lights on the Church Hill Rd Bridge and Christmas Tree area were funded directly by the property owners.

Finally in 2005, the first phase of the project was completed on Church Hill Rd. Outside grant money dried up, and the remainder of the project was tabled.

In 2006, the Design Advisory Board's Guidelines were completed. Again, property owners actively participated in this process.

Throughout these years, property owners have been privately investing in improvements too numerous to detail. We understand private property owners have invested some \$5million, based on building permits.

**Why we should move ahead on the streetscape *NOW*:**

- 1) ***It is good for Newtown*** – The Town's Plan of Development states: "The appearance of businesses visible from heavily traveled roads contributes to the daily perception of the Town's community character." Sandy Hook Center is one of the busiest intersections in Town. The Center is strategically located between I-84's exits 10 and 11. It funnels traffic to Rt 34 and to Southbury.

There are also several references in the Plan to sidewalks and a "pedestrian friendly" Center.

- 2) ***It will be good for Fairfield Hills*** – A beautiful, historic Sandy Hook Center, close to Fairfield Hills, will help attract quality private tenants and capital to Fairfield Hills and other commercial sections of town.
- 3) ***Capitalize on the historic/scenic aspects of the area*** – according to the Plan of Development. Sandy Hook's history includes:
  - a) The last remnant of the dirt road Rochambeau's army marched on is on Riverside Rd
  - b) Rochambeau's army camped along Riverside Rd in the Sandy Hook Center
  - c) Charles Goodrich invented the vulcanization process in Sandy Hook
  - d) Robert Corbett owned the first gasoline car in CT on Glen Rd.
  - e) The Fabric Fire Hose plant supplied the nation's fire departments for many years
  - f) The Red Brick store (tavern) has been supplying Newtown since the 1830's
  - g) Sandy Hook had one of the first professional baseball teams
  - h) The Pootatuck River is one the only rivers in the hemisphere that flows North
  - i) The walking bridge over the Pootatuck leads to beautiful trails along the river
  - j) The Plan of Development calls for making Glen Rd a scenic road

- 3) ***Fairfield Hills is a very important project, But*** - it will take \$10's of millions and many years to resolve the problems and controversies implicit in it. Sandy Hook and other areas of town should not have to wait for its completion before their needs are addressed. Rather, these smaller projects should be completed first, *especially since they can help attract capital to Fairfield Hills.*
- 4) ***The Town should honor its commitment to Sandy Hook*** – Outside grant money is a gift. However, when the grants dried up, the Town tabled this project, rather than commit its own funds for completion. Property owners have lived up to their commitment to invest time and money. The Town should do likewise.
- 5) **The 2007 Revaluation** – The Town revalued SHDD properties with unprecedented increases ranging from 50% – 155% based on the new potential for commercial use. These taxpayers should get some benefit for their money.
- 6) Based on building permits, property owners have invested over \$5million in the Center. More is planned, including my own project.
- 7) The return on investment for this type of project for Towns is \$8 for \$1 dollar invested.

Respectfully submitted,  
Raymond Ruzek  
426-3560

**BOARD OF SELECTMAN MEETING – Dec. 21, 2009**

**ATT. B**

**DRIVEWAY BOND RELEASE**

<b>Quality Paving &amp; Landscaping, LLC, Martin St., M26, B3, L40</b>	\$1,000 posted 11/23/09
<b>Terhaar Builders, LLC, Pepperidge Rd., M7, B5, L1</b>	\$1,000 posted 07/07/08
<b>Nicholas Barzetti, Flat Swamp Rd., M8, B11, L32</b>	\$1,000 posted 08/11/08
<b>GLT Residential, LLC, Vonas Way, M12, B2, L142</b>	\$1,000 posted 04/21/09

Above driveway bonds are all within the first 18 months of the posting of the bond.

**BOARD OF SELECTMEN – December 21, 2009 Meeting****RE-APPOINTMENTS****Economic Development Commission**

(R) Mitchell Bolinsky, 3 Whiley Lane, Newtown	01/06/10 – 01/06/13
(R) Robert L. Rau, 12 Lake Road, Newtown	01/06/10 – 01/06/13
(R) Wes Thompson, 190 Walnut Tree Hill Rd, Newtown	01/06/13 – 01/06/13

**Pension Committee**

(D) Mark W. Korotash, 18 Shepard Hill Rd, Newtown	01/06/10 – 01/06/12
(D) Thomas M. Murtha, 102 Boggs Hill Rd., Newtown	01/06/10 – 01/06/12
(D) Francis A. Krasowski, Jr., 3 Cherry Heights Terrace, SH	01/06/10 – 01/06/12
(R) Dunham H. Smith, 31 High Rock Rd., Sandy Hook	01/06/10 – 01/06/12
(R) Barbara Bloom, 25 Philo Curtis Road, Sandy Hook	01/06/10 – 01/06/12
(R) Steven J. Shaffer, 55 Walnut Tree Hill Rd., SH	01/06/10 – 01/06/12

**Parks & Recreation Commission**

(D) Peggy J. Yochum, 41 The Boulevard, Newtown	01/06/10 – 01/06/12
(R) Patrick M. Barczak, 21 Grand Place, Newtown	01/06/10 – 01/06/12

**Fire Marshal**

William Halstead, Sr.	appointed 12/21/09
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**Commission on Aging**

(D) Lereine Frampton, 6 Pebble Rd., Newtown	01/06/10 – 01/06/13
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**Constable**

(D) Robert W. Connor, Jr., 80 Main Street, Newtown	01/06/10 – 01/06/12
(D) James R. Stiewing, 3 Taunton Lake Drive, Newtown	01/06/10 – 01/06/12
(R) Louis Mattegat, 1 Sealand Drive, Newtown	01/06/10 – 01/06/12

**Conservation Commission**

(R) Joseph C. Hovious, 3 Leopard Drive, Newtown	12/31/09 – 12/31/13
(D) Mary Kaley, 5 Winslow Rd., Newtown	12/31/09 – 12/31/13

**Cultural Arts Commission**

(R) Jennifer Johnston, 11 Patricia Lane, Newtown	01/07/10 – 01/07/13
(R) Jennifer Rogers, 43 Flat Swamp Rd., Newtown	01/07/10- 01/07/13
(D) Emily Howard, 53 School House Hill Rd., SH	01/07/10 – 01/07/13

**Board of Ethics**

(R) Suzanne Copp, 10 Trout Brook Circle, Newtown	01/06/10 – 01/06/14
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**Design Review Board**

(D) George J. Reichert, 70 Queen Street, Newtown	11/01/09 – 11/01/11
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**Lake Zoar Authority**

(U) Frank Viola, 320 Great Quarter Rd., S.H.	01/06/10 – 01/06/13
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**Western Tourism District**

(R) Mae Schmidle, 53 Echo Valley Rd., Newtown	12/21/09 – 12/21/12
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**APPOINTMENTS**

**Sustainable Energy Commission**

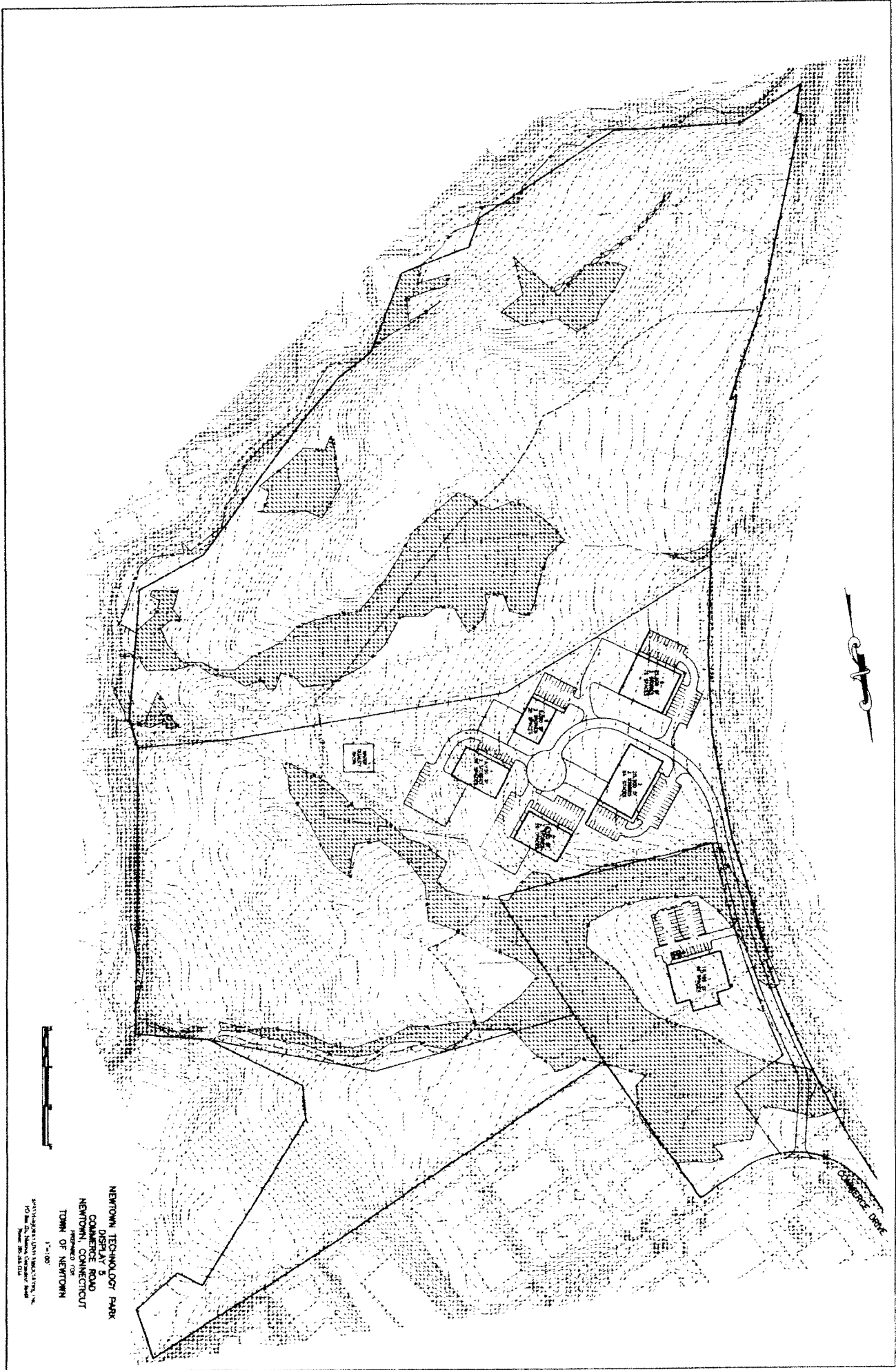
(D) Daniel Holmes, 6 Farmery Lane, Newtown

(D) Ted Krenik, 3 Cadey Lane, Newtown

(D) Kathleen Quinn, 17 Scudder Rd., Newtown

terms to be determined by  
BOS

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NEWTOWN TECHNOLOGY PARK  
DISPLAY 5  
COMMERCE ROAD  
NEWTOWN, CONNECTICUT  
PREPARED FOR  
TOWN OF NEWTOWN  
1-1-88  
DESIGNED BY: JAMES H. HARRIS, INC.  
DRAWN BY: JAMES H. HARRIS, INC.  
SCALE: AS SHOWN

3 PRIMROSE STREET  
 NEWTOWN, CONNECTICUT 06470  
 TEL. (203) 270-4271  
 FAX (203) 270-4205  
[www.newtown-ct.gov](http://www.newtown-ct.gov)



ELIZABETH STOCKER, AICP  
 DIRECTOR

**TOWN OF NEWTOWN**  
 OFFICE OF ECONOMIC AND COMMUNITY DEVELOPMENT

**MEMORANDUM**

DATE: December 21, 2009

TO: Pat Llodra, First Selectman

FROM: Elizabeth Stocker, AICP, Director of Economic & Community Development

RE: CIP for 2010-2011 Sandy Hook Streetscape Phase II

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- The Sandy Hook Streetscape project involves the installation of streetscape improvements (sidewalks, curbing, landscaping, decorative lamps) within the Sandy Hook commercial hamlet. The public water line is to be extended from Crestwood Drive north along Washington and Glen Roads to Dayton Street.
  - The pilot area involved Church Hill Road between Dayton Street and the Pootatuck River bridge. Conceptual plans for the other streets (Glen Road, Riverside Road, Washington Street) were also completed in this phase.
  - Construction in the pilot area was completed in 2006 and cost approximately \$609,000. Only \$134,000 of which were local funds.
  - Reported private investment (building permits) in the area (48 properties) totaled more than \$5 million between 1996 and Aug. 2009 or more than \$404,000 per year or \$105,000 per property.
  - Property values in the pilot area increased anywhere between 23 to 58 percent in the 2007 reval. The average was 39 percent.
  - Property values in the district increased by an average of 30 percent.
  - Phase II involves public input (stakeholder meetings), production of engineered plans, bid documents (specs and drawings) and construction.
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- Planning for the district was started in 1993 following the adoption of the 1992 Plan of Development. Design district zoning was adopted in 1995 which prompted immediate private investment in the area. Public sewers were installed in 1997 and public water was extended to Sandy Hook School, the SH Fire Station and the Multipurpose Center in 2001.
  - The Housatonic Valley Council of Elected Officials (HVCEO) contributed funds for a traffic analysis of the area which was completed in January 2005.
  - The investment stimulates, encourages and supports a vibrant business center promoting business retention, expansion, attraction and job growth.
  - Personal knowledge of three projects waiting in the wings that will inject another \$2.5 to \$3 million in private investment.
  - The revitalization of Sandy Hook Center is a successful economic development strategy and deserves your support.