

Board of Selectman  
March 15, 2010

The **Board of Selectman** held a regular meeting on Monday, March 15, 2010 in the Council Chambers, 3 Primrose Street, Newtown, CT. First Selectman Llodra called the meeting to order at 7:30 p.m.

**PRESENT:** First Selectman E. Patricia Llodra, Selectman William F.L. Rodgers and William F. Furrier.

**ALSO PRESENT:** Finance Director Robert Tait, Town Attorney David Grogins, Director of Economic & Community Development Elizabeth Stocker, fourteen members of the public and two member of the press.

First Selectman Llodra noted there would be two items added to the agenda: Discussion but no action on the budget overview and the addition of a resolution related to the State of Connecticut and Housatonic Area Regional Transit.

**VOTER COMMENTS:** **Ruby Johnson, 16 Chestnut Hill Rd., Sandy Hook** detailed the history of the vote to purchase of Fairfield Hills and the Master Plan (Att. A). We have come a long way and changed the objectives that were given to the people when they voted in 2001. The telephone poles were put in by AT&T at no charge. Who arranged for that? CL&P charged \$37,000 to put up the electrical wires. She suggested getting a letter from CL&P to give the town a letter stating if the poles are safe or unsafe and asked the board to think of a less expensive solution. She suggested the broker proposals be made public.

**Karen Pierce, 10 Chestnut Hill Rd., Sandy Hook** shared thoughts with the board regarding the air quality at the schools. She spoke of the Shendell study of 2003 saying CO2 levels over 1,000 parts per million was associated to a 10%-20% increase in student absence. A study performed in 2008 was done by Mako and Barro in Great Britain that tested students within different air qualities. The impact, using reading as a statistic, was a 3% increase in reaction time, an 8% increase of picture recall and a 15% increase in word recognition by simply improving the ventilation in the indoor air quality. She is going to request the Legislative Council look at the approved CIP and possible shift the priorities, proposing that the Hawley HVAC system be moved to year one of the CIP, possibly finishing in year two and request that the placement of wires and poles at the municipal center be pushed back to years four and five.

**Lereine Frampton, 6 Pebble Rd.,** spoke as the chair of the candidates committee for the Democratic Party, not as a Commission on Aging member, on the appointment process. The DTC speaks to the chairs of committees, looks at the quality to the people on the board to make sure there are different qualities within the board. They try to have people without personal agendas on the board. They also look at people's schedules and what time is required to be a board member. The Commission on Aging is a board with a variety of ages within the board. We need to plan for the future while caring for the present needs of the seniors. Sarah Frampton is a teacher with certification in technology. The Frampton family has a history of community service. She worries tabling appointments will discourage people from volunteering.

Rec'd. for Record 3-17-2010  
Town Clerk of Newtown 4:PM  
Debbie A. Aurelia

**ACCEPTANCE OF MINUTES:** Selectman Furrier moved to approve the minutes of March 1, 2010. Selectman Rodgers seconded for discussion. Mr. Rodgers response on Pg. 4, paragraph 5, fifth sentence was not to the prior comments made by Selectman Furrier; it was to the more narrow issue of a claim that a CPA is what was being sought to fill the vacancy on the Fairfield Hills Authority. The minutes as corrected were unanimously accepted.

**COMMUNICATIONS:** First Selectman Llodra noted she hopes to have a special meeting of the Board of Selectmen to be held jointly with the Board of Finance regarding the execution of the pension plan on May 27. A letter was received from the Chair of the Legislative Council regarding the Ad Hoc Facilities Committee (Att. B). This matter will likely be on the Selectmen agenda of April 5. Men In Green, a group of five Newtown Middle School students focused on reducing CO2 emissions by reversing deforestation, will be present at the April 5 meeting. The winners of the recycling poster contest will also be present at the April 5 meeting. Selectman Rodgers stated a builder he spoke to had said the town requires developers to bury electric lines and thought it was hypocritical of the town not to hold itself to the same standard.

Selectman Rodgers moved to add to the agenda for discussion, no action required, on the budget overview document. Selectman Furrier seconded. All in favor.

Selectman Rodgers moved to add to the agenda, for discussion and action, a resolution titled State of Connecticut/Housatonic Area Regional Transit District Grant. Selectman Furrier seconded. All in favor.

#### **UNFINISHED BUSINESS:**

##### **Discussion and possible action:**

- 1. Senior Center Fees:** not discussed.
- 2. Grant Update:** Elizabeth Stocker addressed the monthly grant report (Att. B & Att. C) saying the project relative to the Environmental Protection Agency clean up grant for Fairfield Hills is proceeding; the clean up will be occurring in the next several weeks. The grant is for \$200,000. The most recent grant accepted is in the amount of \$75,000 from the Regional Brownfields Partnership. Site engineers have been engaged in the Technology Park. There is an application into the Army Corp of Engineers and the Inland Wetlands Commission for the driveway to cross over wetlands.

#### **NEW BUSINESS:**

##### **Discussion and possible action:**

- 1. Appointments/Reappointments:** Mr. Furrier moved the appointment of Alisa Ruot to the Lake Lillinonah Authority for a term to expire on 1/6/11. Mr. Rodgers seconded. First Selectman Llodra confirmed that all positions are advertised with a deadline. Every current vacancy has been advertised and re-advertised in a variety of venues; the board is ready to fill those vacancies as the opportunity arises. All in

- favor. The Planning and Zoning vacancy will be voted upon at the April 5 meeting.
2. **E-Waste Collection and Recycling Agreement:** Tabled until the next meeting.
  3. **Batchelder property, loan interest:** Attorney Grogins explained that in 1998 the town received a \$30,000 loan from the Special Contaminated Properties Remediation and Insurance Fund (SCPRIF) to assist the town in the task of cleaning up the Batchelder property, a former smelting site. The loan was increased by \$15,000 in 1999. The loan would be forgiven if the property could not be remediated or was in fact remediated. The cost to clean the property exceeds the value of the property. A lien can not be placed on the property. The interest has to be paid in order to have the loan forgiven and Mr. Grogins reported it makes sense to do this now. Mr. Tait noted this would be paid out of the debt service fund. Selectman Furrier moved to approve the payment of interest of the SCPRIF loan from the debt service fund in an amount not to exceed \$13,000. Selectman Rodgers seconded. All in favor.
  4. **Fair Housing Resolution:** Selectman Rodgers moved the adoption of the Fair Housing Policy Statement as distributed and dated March 16, 2010 and further moved the reading of the resolution. (Att. D). Selectman Furrier seconded for discussion asking if this is a standard practice repeated for several years. First Selectman Lodra said it is a state and federal requirement aligned with affirmative action. All in favor.
  5. **Driveway Bond Release/Extension:** Selectman Rodgers moved the driveway extensions as noted in attachment E. Selectman Furrier seconded. All in favor. Selectman Furrier moved the driveway bond releases as noted in attachment E. Selectman Rodgers seconded. All in favor.
  6. **Fairfield Hills Authority Right to Lease Proposal:** Dr. John Reed stated the Authority plans to proceed with a selection of a broker and will then report to the Selectmen with a Right to Lease Agreement that would be reviewed by legal representation on behalf of the town. Three brokerage firms responded to the RFP. The agreement would state that any changes made to the master plan must be incorporated into the listing agreement, or the listing agreement is terminated until it is in alignment with any changes made. There is no financial obligation to the town until a lease goes through a lease as specified by the town. Selectman Furrier noted that with a signed lease the town is under financial obligation. He said he has an issue with the town entering into an agreement with a private developer with just two people from the Board of Selectman obligating the town for a financial commitment. He is under the belief that committing tax dollars is a legislative power. He would like to discuss who has the power to do what before entering into an agreement with a broker. Selectman Rodgers stated the Authority is working with the orders they were given and created a way to determine if there is any interest without obligating the town. This is an option maximizer for information. An authority is given broader than usual powers restricted in other way, usually geographically. He asked Dr. Reed if there was a time period proposed and would there be provisions if the broker introduced an interested party that fizzled out during the period of the agreement but subsequently came back and came to fruition. Would the town then be obligated to the broker? The length of time has not been clarified and the broker should expect to get paid if the work bringing the interested party in has all been done by the

broker. First Selectman Llodra clarified that the process does not commit the town to any expenditure of money. The brokers understand that the master plan will be reviewed. The brokers understand that the result of the review may be that there will be no economic development on the campus. Are the initiatives compatible, are we communicating something by proceeding with brokers at the same time we are reviewing the master plan? Tapping the expertise of the broker can inform the review process. A public hearing is required for any leases. Selectman Furrier stressed he does not have a problem or an issue with the Fairfield Hills Authority. The issue is with the Board of Selectmen having the power to expend funds when that is a legislative power. He would like to see the balance of powers restored to the way it was before the Fairfield Hills process, where our tax dollars can not be taken by the executive branch. Selectman Rodgers moved the Board of Selectman encourage the Fairfield Hills Authority to proceed with efforts to come up with a right to lease proposal. Selectman Furrier seconded for discussion. First Selectman Llodra said the pursuit of information is valuable and it doesn't obligate the town to do anything with the information. Selectman Furrier said that the Authority is not the issue it is who approves leases. First Selectman Llodra said she sees the process as completing the charge, figuring out the composition of the committee, letting the committee complete the work and then to question what kind of governmental structure we need to execute the plan. The motion unanimously passed.

- 7. Fairfield Hills Review Committee Charge; Committee Composition:** First Selectman Llodra presented Draft #2 (Att. F) noting the difference in language to be Major themes from (changed from *voted on*) the Town Meeting in 2001. Selectman Rodgers is happy with the charge and finds particular relevance in the sentence that reads 'the committee should use the existing master plan as the starting point for its review.' He said the existing master plan calls for a review; we have existing authority to conduct a review. We are abiding by a requirement in effect by the current master plan; this lends itself to not prejudging. Selectman Furrier's fear is it could be construed that starting at the master plan can in some way limit it. He suggested an additional statement to broaden the charge, allowing the committee to take great liberty. Selectman Rodgers suggested changing the last sentence in the same paragraph from 'Further, the committee is encouraged to provide recommendations related to any additional themes or concepts.' to 'to any additional themes or concepts or issues concerning Fairfield Hills.' asking if this would alleviate the suspicion that we are trying to narrowly confine this to the master plan? Selectman Furrier agreed the change would be better. First Selectman noted the change to the charge is *Further, the Committee is encouraged to provide recommendations related to any additional themes, concepts or issues related to campus development.* Selectman Furrier moved to accept the charge as revised. Selectman Rodgers seconded with the friendly amendment of repeating an addition of the time frame at the appropriate point. First Selectman Llodra said there are process pieces that need to be discussed. Selectman Rodgers amended the friendly amendment to include the additional provisal of the insertion of a time frame in either this or an appropriate document. All in favor. On the topic of the committee composition Selectman Furrier thinks be comprised of actively involved party members and members of the public. Selectman Rodgers is in favor of a committee

made up of fewer than ten members. The party chairs should be contacted and the unaffiliated voters should be encouraged to apply. Selectman Rodgers said that members should be unbiased, altruistic if possible and have no agenda's. First Selectman Llodra said she has seven or eight letters of interest. She thinks the people should not be of a certain political party and be analytical thinkers with the right qualities that take the issue out of the political domain. Let's be careful a political party nomination not be specific criteria for participation in this effort. Selectman Rodgers suggested the board consider looking at the interested people that have come forward to the First Selectman. Selectman Furrier agreed there should not be political party one-upmanship but recognized there are three parties that are actively involved emotionally and intellectually engaged in town.

8. **Discussion on the budget overview:** Mr. Tait presented the Town of Newtown explanation of 3% mil rate increase verses 1.5% budget increase. (Att. F). The budget increased \$1,542,900, or 1.5% however the revenues decreased along with the use of fund balance. Selectman Rodgers suggested including projections to reinforce the concept that there is two components to an increased mil rate, falling revenues and increased expenditures.
9. **SweetHART Grant Assignment Certification/Maintenance Effort Certification and Resolution (added to the agenda):** Selectman Rodgers moved to authorize First Selectman E. Patricia Llodra to negotiate and execute all necessary Agreement/Contract documentation on the behalf of the Town of Newtown with the Department of Transportation of the State of Connecticut and to affix the corporate seal. Selectman Furrier seconded. All in favor. Selectman Furrier moved to authorize the First Selectman to sign the Grant Assignment Certification dated March 16, 2010. Selectman Rodgers seconded. All in favor. Selectman Furrier moved to authorize the First Selectman to sign the Maintenance of Effort Certification document dated March 16, 2010.

**VOTER COMMENT: Sarah Frampton, 6 Pebble Rd.** said that the process of appointments was spoken about at the beginning of the meeting. Her name was brought forward by the democratic town committee and she was tabled. She asked when she would be voted on.

**Ruby Johnson, 16 Chestnut Hill Rd, Sandy Hook** urged the board not to sign anything with a broker. The broker should come before the newly appointed review committee. She hopes cost analysis will be expected from the review committee. The committee should develop more than one plan. Using grant money on the duplex is another way of saying you are going to do something with the duplexes. Let the public have a voice in the final vote.

**Al Roznicki, 169 Hanover Rd.** asked Mr. Tait if the 2009-2010 amended budget would be the estimated actual at year end. Mr. Tait replied that it would be close. We should be able to tell, within a percentage point, at this point in the budget process, what the estimated actuals will be.

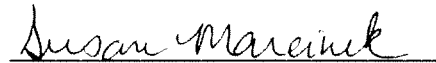
Board of Selectman  
March 15, 2010

**Lereine Frampton, 6 Pebble Rd.** stated any building that was going to be renovated or demolished would have to be cleaned prior. By using the grant money to clean a duplex a choice is not being made for the committee, it's just part o the process.

**ANNOUNCEMENTS:** none noted.

**ADJOURNMENT:** Having no further business, the Board of Selectmen adjourned their regular meeting at 10:00p.m.

Respectfully Submitted,



Susan Marcinek, Clerk

- Att. A: Ruby Johnson handout
- Att. B: Ad Hoc Facilities letter from Jeff Capeci
- Att. C: Grant Report
- Att. D: Grant Project History
- Att. E: Fair Housing Policy Statement
- Att. F: Driveway Bond extension & release
- Att. G: Fairfield Hills Master Plan Review Committee Draft #2
- Att. H: budget overview

## FAIRFIELD HILLS CAMPUS COST ESTIMATES

The following are cost estimates for the program components. The source of the cost estimate has been noted. In some cases, no cost estimate is given due to lack of detail or the component's distant horizon.

PHASE I	\$6,400,000
Prepare Master Plan	200,000
Secure all agreements/approvals (water rights)	200,000
Secure environmental insurance	500,000
Purchase property	3,900,000
Address code items at Edmond Town Hall	1,000,000 (1)
Rebuild playing fields at high school	600,000 (2)
PHASE II	\$15,323,600
Construct playing fields at Fairfield Hills	850,000 (2)
Remediation of site conditions	800,000 (3)
Remediation and demolition of buildings	7,173,600 (4)
Renovate building for Town and School purposes	6,000,000 (5)
General site/infrastructure improvements	500,000
PHASE III	TBD
Dispose of buildings or demolish	TBD
Total	\$21,723,600

(1) Based on request from Edmond Town Hall Managers

(2) Based on 7 fields at Fairfield Hills at \$125,000 and \$600,000 estimate for high school field

(3) Based on Russell Bartley estimate

(4) Includes Canaan House, Cochran, Kent House, Greenwich House, Litchfield Hall, Bridgewater Hall, Yale Lab and Fairfield House. Demolition estimate assumes on-site crushing and disposal of building/masonry materials. Potential use for basement fill, roadway and parking area sub-surface and site grading for playing fields.

Demolition	\$1,570,000
Asbestos Roof & Windows	603,600
Balance Remediation	5,000,000
	\$7,173,600

(5) Assumes Shelton House @ 60,000 square feet at \$100 square foot

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**TOWN OF NEWTOWN**  
 LEGISLATIVE COUNCIL

Jeff Capeci  
 Chairman, Newtown Legislative Council  
 52 Bear Hills Road  
 Newtown, CT 06470  
 February 7, 2010

Honorable Patricia Llodra, First Selectman  
 Town of Newtown  
 3 Primrose Street  
 Newtown, CT 06470

Dear Pat:

As you are aware, the Legislative Council was given by the previous council, an Ad Hoc Facilities Committee Report dated November 18, 2009. At the council's regular meeting on February 3, the following motion was passed unanimously:

The Legislative Council Recommends the appropriate town entities consider the recommendations contained in the Interim Report of the Legislative Council Ad Hoc Facilities Committee dated November 18, 2009. The recommendations are:

- 1.) Identify software applications/develop procedures to track maintenance work that is shared across departments. To be implemented in the 2009-2010 fiscal year. Responsibility: Board of Selectman, Superintendent of Schools.
- 2.) Implement the work tracking software in the Public Works Department. To be implemented in the 2009-2010 fiscal year. Responsibility: Board of Selectman.
- 3.) Implement the work tracking feature in the Parks & Recreation and the Board of Education Maintenance Departments. To be accomplished in the 2010-2011 fiscal year or sooner. Responsibility: Board of Selectman and the Board of Education.
- 4.) Complete study of whether consolidating the town-wide maintenance into one department would lead to greater efficiencies and cost savings, using hard data generated from technology programs that track cost of work. To be accomplished in the 2011-2012 fiscal year. Responsibility: Board of Selectman and Board of Education

The council believes that the Ad Hoc Facilities Committee did a tremendous amount of research compiling the report and in doing so, uncovered many collaborative efforts currently in existence between the town and the school system. These efforts save taxpayers a significant amount of money each year. In passing the resolution, the council is in agreement that furthering this work is best accomplished under the auspices of the Board of Selectman and the Superintendent of Schools. Moreover, the council believes that additional savings can be realized only if resources are committed to this effort. Whether those resources take the form of town and school employees or a commission of volunteers is not a decision for the council to make. These economic times call for finding new, innovative and cost effective ways to deliver services. This report is a step in that direction. On behalf of the Legislative council, I encourage you to work with Dr. Robinson and her designees to further the goals of the Ad Hoc Facilities Committee. Attached, please find the report and let me know if the council can assist you in this effort.

Sincerely,

*Jeffrey Capeci*

Enclosure

cc: William Rodgers, William Furrier, Mary Ann Jacob, Daniel Amaral, Jan Andras, John Aurelia, James Belden, Gary Davis, George Ferguson, Kevin Fitzgerald, Christopher LaRocque, Benjamin Spragg, Richard Woycik.



**Susan Marcinek**

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**From:** Elizabeth Stocker [Elizabeth.Stocker@Newtown-CT.Gov]

**Sent:** Monday, March 08, 2010 3:24 PM

**To:** First Selectman

**Cc:** [REDACTED]

**Subject:** Grant Report for March 2010

Dear Pat;

The following is a progress update on active and pending grants.

**Newtown Tech Park – (\$500,000 STEAP)** All funds (\$500,000) have been requested from the state. Fifty percent of the funds (\$250,000) were transferred and expended on construction work at the Fairfield Hills campus. The grant period was extended through June 30, 2010. My semi-annual report to the State DECD indicates that there is \$25,340 balance remaining in the account as of December 31, 2009. This amount has been reserved for engineering expenses for the Tech Park.

The STEAP balance was combined with encumbered EDC operating funds to permit us to move forward with the engineering services necessary for an Inland Wetland Commission and Army Corp. of Engineers permits for a driveway to serve the Tech Park property. The engineering work was suspended last summer and then restarted in mid October, 2009. The application to the Newtown IWC should be filed in March/April 2010.

The site is actively listed for sale and is being marketed. The marketing strategy specifically targets high technology businesses including biotechnology. I am working with the EDC to reach out to architects, developers, businesses and others in the field who may have connections to this specific sector. The approach will be to spread the net wide and far to attract one or two businesses who will develop and occupy the site. We understand that the technology companies that we are targeting will require substantial square footage within a single building on multiple levels however the plan that shows several smaller buildings is an alternative. The site is sloping and therefore one or two larger buildings should be compatible.

We have an active contract for a consultant to prepare a Municipal Development Plan (MDP) however this is on hold for the time being. I discussed this with the consultant in December 2009 and he is not concerned and will work with us as needed.

**Dept. of Housing and Urban Development (HUD)**

**Nunnawauk Meadows – (\$600,000 Small Cities CDBG)** The work on the alarm system, the kitchen rehabilitation work and paving is completed. This grant project is complete and should be closed out by the State within the next several weeks.

Town policies pertaining to Civil Rights, ADA, Affirmative Action and Fair Housing should have been updated and signed by the First Selectman. It is required by the federal government that all grantees distribute the policies to their employees on an annual basis. A memo from the HR dept. with the distribution is needed for the Small Cities record files as we will be monitored. This is an annual requirement therefore HR should plan to update and distribute these policies again in March/April 2010. A letter to the employees from HR that specified the policies being distributed is needed to be sure that the Town of Newtown is not cited for non compliance with federal civil rights laws. (note that this is applicable across the board)

**Small Cities CDBG – Upcoming Grant Round – Applications deadline June 4, 2010 - \$14,000,000 Available for eligible Small Cities in CT**

I attended a DECD sponsored Small Cities Application Workshop on 2/24/2010 to ready for this round of funding. Newtown Housing for the Elderly, Inc. (Nunnawauk Meadows) is interested in asking the town to Newtown to apply for rehabilitation funds in the next round. A meeting with representatives of NHE was held on 1/22/2010. A RFP for a consultant who will prepare an application and administer the grant was issued and we received one proposal from L. Wagner & Associates. The Board of Selectmen will hold a public hearing to solicit ideas and comments from the community and to discuss ideas for grant applications on April 5, 2010.

**Fairfield Hills**

**Asbestos Removal (EPA \$200,000)** – The Board of Selectmen passed a resolution (10/20/08) authorizing the First Selectman to accept the grant. A Cooperative Agreement was signed and sent in to EPA. Funds will be used to clean up the asbestos and hazardous materials in the Stratford building and one duplex. (not the duplex that KCC plans to renovate) R.W. Bartley & Associates has been selected for the Licensed Environmental Professional (LEP) for the project. The Community Relations Plan (CRP) has been approved by EPA. I am the spokesperson for the grant project and the record will be managed and maintained in my office at the Newtown Municipal Center, 3 Primrose Street. The record is open and available to the public. The proposal to clean up the Stratford building received a sign off from the State Historic Preservation Office. A notice to inform

the public that the record is open and that we are moving forward with the project was published in the Newtown Bee last year. Documents have been posted to the Town web site and to the Fairfield Hills web site. The public comment period will remain in effect throughout the clean up process. The Board of Selectmen held a public information meeting on October 5, 2009 to allow for public comment on the clean up plan. Russell Bartley and I attended the meeting to provide a brief introduction, to listen to public comments and to answer questions. Russell Bartley has to prepare and submit a State-required remedial design and engineering document and must provide written comments or approval from DEP to the EPA. The quality assurance project plan (QAPP) was submitted and received EPA's approval. FHA is approaching KCC concerning the duplex that will be utilized by that group versus one that will be cleaned with the EPA grant for economic development purposes.

I am working with Russell Bartley on the budget which needs EPA's approval. We are in discussion with Fred Hurley as well. A \$40,000 cost share is required by EPA. While the EPA representative indicated that our marketing efforts can be used toward our cost share, the guidelines indicate otherwise so I am seeking advisement on this aspect. I am maintaining an account for the staff time and advertising expenses for the project to be applied as in-kind services for the cost share. Mary Jane is doing the same. Russell provided me with a budget that will be sent in to EPA for approval.

Our kick off meeting with our EPA rep was held on June 4 2009. Soon afterwards a map showing the various buildings on the campus was sent to EPA to see if the staff will support applications for each building as independent projects. If they determine that we can proceed with an application for each building then we can apply for a \$200,000 assessment grant per building and a \$200,000 clean up grant per building. No determination has been made to date.

**Environmental Assessment Grant (EPA \$200,000)** - An application for an environmental assessment grant to undertake an environmental assessment of the remaining buildings at the Fairfield Hills campus was submitted to the Environmental Protection Agency (EPA). Our application was disqualified on a technicality. The consultant (Arthur Bogen) informed us that he will assist us in applying for another grant.

**Infrastructure (EDA)** – A proposal for support of the Utility Loop at Fairfield Hills was submitted to the Naugatuck Valley Corridor Comprehensive Economic Development Strategy Board (NVC CEDS) on March 5, 2010. The current proposal is to request support for funding \$ 660,000 toward a \$1,320,000 infrastructure project involves undergrounding the existing electric & telephone lines and extend the utilities to the duplexes and the other reuse buildings (Woodbury, Newtown, Stratford). The board extended the deadline to March 19<sup>th</sup> so I will file another proposal for the water/streetscape project in Sandy Hook.

**Kevin's Community Center (KCC)** – (\$500,000 Neighborhood Facilities Program, Ct Dept. of Social Services Grant for construction at Newtown Hall Building on Fairfield Hills Campus) – The State Bond Commission (SBC) approved the change of location from Newtown Hall to a duplex on September 25, 2009. A planning meeting was held with representatives of KCC, FHA and TON staff on October 5, 2009. I followed up with Lisa Schwartz in November and December however she is not aware of progress from their end. The \$500,000 grant to the Town of Newtown will be forgiven over a ten year period or \$50,000 per year. Should the clinic cease to operate before the ten year period expires, the Town will be required to pay back an amount equivalent to the time that remains.

**Stimulus Funding** – A \$75,000 clean up grant was awarded for the duplexes by the Valley Council of Governments (VCOG) under the revolving loan fund.

**Animal Control Facility – (STEAP \$100,000)** The grant was approved by the CT Bond Commission on Sept. 25, 2009. OPM sent out the award letter and the Dept. of Economic and Community Development (DECD) will administer the grant. The assistance agreement was received and is being referred to counsel for review. A resolution by the Board of Selectmen was passed on March 1, 2010. The Mylar for the land was filed in the Town Clerk's office in November 2009. An executed deed for the former hospital sewer treatment plant is in my office. The deed has not been recorded due to Counsel's (David Grogins) recommendation that we explore any contamination issues before we process the transfer of land. Russell Bartley has been retained for services that involve testing the water from the existing monitoring wells, installing a new monitoring well where an UST was removed and then quarterly tests for one year. The contract (approx. \$40,000) will be paid from the STEAP grant. The contract with Russell Bartley was executed by Joe Borst.

**Batchelder HUD** – James Maloney, CT Institute for Communities, Inc. (CIFC) is administering the grant on behalf of the Town of Newtown. The Town of Newtown paid the legal expenses (\$35,000) to bring the property out of the Bankruptcy Court in 2007 with the understanding that a reimbursement would be paid by CIFC out of the grant. We received payment on this receivable on February 19, 2010. We were also informed that the grant has been expended. The Town of Newtown continues to have an outstanding SCPRIF loan in the amount of \$45,000 which is accruing interest at 3% per year. In a letter to you dated December 9, 2009, DECD indicated that they would forgive the principal subject to 5 conditions. The Town of Newtown would have to pay the interest. As of May 2008 we owed approximately \$10,085 on the loan which has a per diem interest rate of 3.68852%. Counsel assistance with this is ongoing.

Please let me know if you have any comments or questions.

Sincerely,  
Elizabeth Stocker, AICP  
Director of Economic and Community Development  
3 Primrose Street  
Newtown, CT 06470  
PH: 203-270-4271  
FAX: 203-270-4205  
email: [elizabeth.stocker@newtown-ct.gov](mailto:elizabeth.stocker@newtown-ct.gov)  
[www.newtown-ct.gov](http://www.newtown-ct.gov)  
[www.newtown.org](http://www.newtown.org)  
[www.FairfieldHills.org](http://www.FairfieldHills.org)

**Town of Newtown  
Office of Economic and Community Development  
Grant Project History**

<b>Project Title</b>	<b>Funding Source</b>	<b>Amount of Grant Award</b>	<b>Award Year</b>	<b>Year Project Completed</b>
Historic Bridge Rehab Sandy Hook (Dayton St & Glen Rd.)	ISTEA/ CT DOT	\$64,000	1993	1995
Private Housing Rehabilitation (\$315,000) & Nunnawauk Meadows (door handles, lock sets & windows \$85,000)	CDBG	\$400,000	1994	2000
Private Housing Rehabilitation (\$236,750) & Nunnawauk Meadows (upgrade public water service \$63,250)	CDBG	\$300,000	1996	2000
Nunawauk Meadows - Rehab 56 Units (Bldg. 11-20 Relocate front entrance doorways) & (Bldg. 20-24 window replacement)	CDBG	\$48,500	2000	2001
Meadowbrook Terrace Sewer Extension	CDBG	\$391,000	2002	2004
Edmond Town Hall - ADA Improvements	CDBG	\$500,000	2002	2005
Batchelder Property Cleanup and Redevelopment	HUD	\$134,123	2004	2010
Sandy Hook Streetscape - Pilot	STEAP	\$475,000	2004	2006
Newtown Technology Park	STEAP	\$500,000	2004	in process
Fairfield Hills Utilities Infrastructure	STEAP	\$275,000	2005	2008
Fairfield Hills Tunnel Work	STEAP	\$125,000	2007	2009
Nunnawauk Meadows Rehab	CDBG	\$600,000	2007	2010
Fairfield Hills - Streetscape	STEAP	\$300,000	2008	2009
Fairfield Hills - Asbestos Clean Up	EPA	\$200,000	2008	in process
Kevin's Community Center	DSS	\$500,000	2008	in process
Animal Control Facility (Dog Pound)	STEAP	\$100,000	2009	in process
Fairfield Hills - Asbestos Clean Up	Regional Brownfields Partnership	\$75,000	2010	in process
<b>Total Amount</b>		<b>\$4,987,623</b>		

**RESOLUTION**

**FAIR HOUSING POLICY STATEMENT**

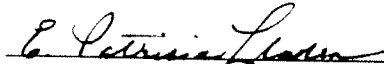
WHEREAS, All American citizens are afforded a right to full and equal housing opportunities in the neighborhood of their choice; and

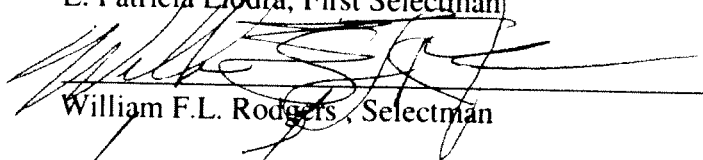
WHEREAS, State and Federal Fair Housing law require that all individuals, regardless of race, color, religion, sex, national origin, ancestry, marital status, age, mental or physical disability, lawful source of income, sexual orientation or familial status be given equal access to rental and home ownership opportunities and be allowed to make free choices regarding housing location; and


WHEREAS, The Town of Newtown is committed to upholding these laws and realizes that these laws must be supplemented by an Affirmative Action Statement publicly endorsing the right of all people to full and equal housing opportunities in the neighborhood of their choice.

NOW THEREFORE, BE IT RESOLVED that the Board of Selectmen of the Town of Newtown hereby endorses a Fair Housing Policy to ensure equal opportunity for all persons to rent, purchase and obtain financing for adequate housing of their choice on a non-discriminatory basis; and BE IT FURTHER RESOLVED that E. Patricia Llodra, First Selectman of the Town of Newtown, or her designated representative, is responsible for responding to and assisting any person who alleges to be the victim of illegal discriminatory housing practices in the Town of Newtown.

Adopted by the Town of Newtown on March 15, 2010

  
\_\_\_\_\_  
E. Patricia Llodra, First Selectman

  
\_\_\_\_\_  
William F.L. Rodgers, Selectman

  
\_\_\_\_\_  
William F. Furrier, Selectman

**BOARD OF SELECTMAN MEETING – January 19, 2010**

**DRIVEWAY BOND EXTENSION**

Rooster Ridge Assoc., LLC, Rooster Ridge Rd., Lot #5 M7, B3, L2a  
HRT Construction, LLC, 79 Castle Meadow Rd., Lot #1, M33, B5, L19  
Pediment Construction, Inc. 9 Taunton Lake Rd., M17, B1, L41  
(six month extension requested, will pave in the Spring)

posted: 8/21/08  
posted: 9/19/08  
posted: 9/25/08

**DRIVEWAY BOND RELEASE**

Housatonic Valley Walford Assoc., 40 Dodgingtonw Rd/Taunton Hill Rd, M8,B6,L1  
Shawn S. McLoughlin, 37 Great Hill Rd., M37, B8, L95  
posted: 4/28/09 (w/in initial 18 mos.)  
posted: 3/12/08 (extended to 3/31/10)

Draft #2

## Fairfield Hills Master Plan Review Committee

A committee will be appointed by and is responsible to the Board of Selectmen. The primary purpose of the committee is to review the master plan for the Fairfield Hills Campus (adopted March 17, 2005) and make such recommendations as the committee deems appropriate for revisions or modifications in that Plan.

Overarching concepts:

- The Master Plan is a strategic plan for the use of Fairfield Hills to the benefit of the Newtown Community.
- The Master Plan should be consistent with the Plan of Conservation and Development for the Town of Newtown.

The Committee shall:

- Solicit input and active participation from members of the public, from community boards and commissions, and from such Town of Newtown departments as determined appropriate by the Committee.
- Provide forum(s) for local discussion of key issues pertaining to the future use and development of the campus.

The Committee shall use the existing Master Plan (March 2005 as amended) as the starting point for its review, understanding that the Town Meeting in June 2001 identified five themes for campus development. The Committee will be called upon to provide input, advice, and direction to the Board related to these core themes. Further, the Committee is encouraged to provide recommendations related to any additional themes or concepts.

*Major themes from the Town Meeting in June 2001.*

- *The Campus should contain a substantial open space component inclusive of both active playing fields and passive open space.*
- *One or more of the existing structures should be renovated and adapted for use as Town offices and possibly educational uses.*
- *Selected structures within the entry plaza portion of the Campus should be renovated for economic development activity, such as small professional offices.*
- *A core area of the campus could be reserved for revenue generating economic development activities compatible with other uses and the surrounding area.*
- *All components should be provided within the context of a master plan that preserves the campus environment, with the Town maintaining overall control of the Campus.*

**TOWN OF NEWTOWN**  
**EXPLANATION OF 3% MILL RATE INCREASE VERSES 1.5% BUDGET INCREASE**  
**BOF RECOMMENDED BUDGET 2010 -2011**

**Budgeted Revenues:**

	2009-2010 Amended <u>Budget</u>	2010-2011 BOF Recommended <u>Budget</u>	Amount <u>Change</u>	Percent <u>Change</u>
■ <b>Current Year Taxes</b>	89,231,927	92,137,032	2,905,105	3.26%
<b>All Other Revenues</b>	11,678,788	11,316,583	(362,205)	
<b>Use of Fund Balance</b>	2,000,000	1,000,000	(1,000,000)	
	<u>102,910,715</u>	<u>104,453,615</u>	<u>1,542,900</u>	

**Budgeted Expenditures:**

	2009-2010 Amended <u>Budget</u>	2010-2011 BOF Recommended <u>Budget</u>	Amount <u>Change</u>	Percent <u>Change</u>
<b>Board of Selectmen</b>	36,595,787	37,458,881	863,094	2.36%
<b>Board of Education</b>	66,314,928	66,994,734	679,806	1.03%
	<u>102,910,715</u>	<u>104,453,615</u>	<u>1,542,900</u>	<b>1.50%</b>

**OVERALL BUDGET INCREASE**

■ **Current Year Taxes Increased Because:**

● Increase in budgeted expenditures	1,542,900	
● Reducing the use of fund balance to fund operations	1,000,000	
● Reduced other revenues (mainly state grants)	362,205	
	<u>2,905,105</u>	■

**Who Pays for the Increase in Current Taxes:**

	Change in Current <u>Year Taxes</u>	% increase
● New assessments (increase in grand list)	227,894	0.26%
● Existing assessments (current tax payers)	2,677,211	3.00%
	<u>2,905,105</u>	

**HENCE 3% INCREASE IN MILL RATE**

(if there were no new assessments the mill rate increase would be 3.26%)