

**TOWN OF NEWTOWN**

**CAPITAL PROJECT STATUS REPORT**

**DECEMBER 31, 2010**

## **LEGEND**

- 1. PROJECT STATUS SUMMARY REPORT**
- 2. PROJECT – STATUS REPORT**
- 3. CAPITAL PROJECT FINANCIAL SUMMARY REPORT**

**PROJECT STATUS SUMMARY REPORT**

**TOWN OF NEWTOWN  
PROJECT STATUS SUMMARY REPORT**

DATE OF REPORT

17-Mar-11

<u>Dept.</u> <u>(owner)</u>	<u>Project</u>	<u>Proj.</u> <u>#</u>	<u>Bonded</u> <u>Y/N</u>	<u>CIP</u> <u>Year</u>	<u>Start Date</u> <i>— (in italics if anticipated)</i>	<u>Completion</u> <u>Date</u>	<u>CIP</u> <u>Amount</u>	<u>Amount</u> <u>Appropriated</u>	<u>Total</u> <u>Expenditures</u> <u>To Date</u>	<u>Notes</u>
Econ Dev	Sandy Hook Streetscape	1032	Y	10/11	Various	Various	1,000,000	1,000,000	-	b
Education	High School Addition	1007	Y	08/09	May-09	Aug-11	41,576,000	41,576,000	35,805,716	
Education	Middle School Roof Replacement	1034	Y	10/11	Feb-11	Aug-11	4,803,000	4,257,690	15,170	a
P & R	P & R Community Center (design/demo)	1006	Y	08/09	Jul-10	Mar-11	1,000,000	1,425,000	1,056,088	
P & R	Treadwell Pool Building Renovation	1025	Y	09/10	Dec-10	Jun-11	405,000	405,000	94,890	
P & R	Dickinson Park Renovations	1027	Y	09/10	Oct-10	Jul-11	620,000	620,000	556,644	
P & R	P & R Maint Facility Roof	1002	Y	08/09	Jul-10	Nov-10	825,000	825,000	825,000	*
P & R	P & R Maint Facility Improvement I	1026	Y	09/10	Jul-10	Apr-11	350,000	350,000	205,584	
P & R	P & R Maint Facility Improvement II	1030	Y	10/11	Aug-10	May-12	350,000	350,000	-	
P.W.	New Animal Control Building	1004	Y	08/09	May-10	Oct-11	750,000	750,000	6,824	
P.W.	Bridge Replacement - Old Mill Dam	1031	Y	10/11	Nov-10	May-11	450,000	270,000	146,212	
P.W.	Sandy Hook Water Main Extension	1033	Y	10/11	Jun-11	Oct-11	450,000	450,000	5,900	c
Police	Police Radio Enhancements	1024	Y	09/10	Mar-10	Jul-11	494,000	494,000	334,553	

**Notes:**  
a Architect has been selected thru an RFP process.  
b CIP amount covers five CIP years. Requesting \$1,000,000 to be bonded over five years  
c To be bid soon  
\* Project completed

**PROJECT – STATUS REPORTS**

(IN ORDER AS THEY APPEAR ON THE SUMMARY REPORT)

**Town of Newtown**  
**Capital Project Status Report**

Date of Report December 31, 2010

Project # 1032

Page 1 of 2

**Project Name** SANDY HOOK STREETScape

**Project Owner** ECONOMIC DEVELOPMENT

**Project Start Date (Anticipated)**                      see comments

**Project Completion Date (Anticipated)**                     

**Project Description:**

Final construction design and installation of sidewalks, curbs, decorative streetlighting and landscaping along Glen Road, Washington Avenue and Riverside Road in Sandy Hook Center.

**CIP Year** 2010/2011

**Has Special Appropriation been Authorized** YES

**Date appropriation authorized (or planned date to be authorized)** November-10

**Amount authorized (or CIP amount if not authorized yet)** \$ 1,000,000

<b><u>Financing:</u></b>	<b>Bonding</b>	<u>\$ 1,000,000</u>
	<b>Grants</b>	<u>                    </u>
	<b>Other</b>	<u>\$ 1,000,000</u>

<b><u>Project Referred to:</u></b>	<b>√ = Referred</b>	<b><u>Comments</u></b>
Public Building & Site Committee	<u>          </u>	<u>          </u>
Town Planning & Zoning	<u>          </u>	<u>          </u>
Bureau of School Facilities	<u>          </u>	<u>          </u>
Building Official	<u>          </u>	<u>          </u>
Fire Marshal	<u>          </u>	<u>          </u>
Health District	<u>          </u>	<u>          </u>

Department Head Sign Off: \_\_\_\_\_

**Town of Newtown**  
**Capital Project Status Report**

Date of Report December 31, 2010

Project # 1032

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<u>PROJECT STATUS:</u>	<u>% Complete</u>	<u>Date 100% Complete</u>
• Planning (departmental)	<input type="text" value="40%"/>	<input type="text" value="July-11"/>
• Design - Preliminary/Schematic	<input type="text" value="90%"/>	<input type="text" value="September-11"/>
• Design - Final	<input type="text" value="0%"/>	<input type="text" value="November-11"/>
• Bid Process	<input type="text" value="0%"/>	<input type="text"/>
• Construction	<input type="text" value="0%"/>	<input type="text"/>
• Contract Amount (Bid Amount)	<input type="text"/>	
• Capital Item Purchased	<input type="checkbox"/>	<i>If you checked here - do not fill in bulleted items above</i>

Architect/Engineer \_\_\_\_\_ Construction Manager \_\_\_\_\_

**Comments:**

One million dollars was appropriated to be used and bonded over five years.

A \$100,000 STEAP grant was award in the Fall of 2010. Final agreements between Town & State are in process.

Program guidelines were created in May 2010 and provided to SHOP in the fall 2010. First development program for the center will be the NSB & Villa Restaurant project. Funds may pay for engineering plans, and materials. Agreements with property owners must be accomplished.

Project start date will be after the Sandy Hook water main project.

Department Head Sign Off: \_\_\_\_\_

Town of Newtown  
Capital Project Status Report

Date of Report December 31, 2010

Project # 1007

Page 1 of 2

Project Name HIGH SCHOOL ADDITION

Project Owner EDUCATION

Project Start Date (Anticipated) 5/1/2009

Project Completion Date (Anticipated) 8/1/2011

Project Description:

Planning and construction of additions and renovations at Newtown High School . See comments below for a more detailed description.

CIP Year 2008/2009

Has Special Appropriation been Authorized YES

Date appropriation authorized (or planned date to be authorized) May-09

Amount authorized (or CIP amount if not authorized yet) \$ 41,576,000

<u>Financing:</u>	<u>Bonding</u>	<u>\$ 28,500,000</u>
	<u>Grants</u>	<u>\$ 13,076,000</u>
	<u>Other</u>	<u>\$ 41,576,000</u>

Project Referred to:      √ = Referred      Comments

<u>Public Building &amp; Site Committee</u>	√	
<u>Town Planning &amp; Zoning</u>	√	
<u>Bureau of School Facilities</u>	√	
<u>Building Official</u>	√	
<u>Fire Marshal</u>	√	
<u>Health District</u>	√	

Department Head Sign Off: \_\_\_\_\_



**Town of Newtown**  
**Capital Project Status Report**

Date of Report December 31, 2010

Project # 1007

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**PROJECT STATUS:**

**% Complete**

**Date 100% Complete**

- |                                  |                                   |  |
|----------------------------------|-----------------------------------|--|
| • Planning (departmental)        | <input type="text" value="100%"/> | <input type="text"/>   |
| • Design - Preliminary/Schematic | <input type="text" value="100%"/> | <input type="text"/>   |
| • Design - Final                 | <input type="text" value="100%"/> | <input type="text"/>   |
| • Bid Process                    | <input type="text" value="100%"/> | <input type="text" value="April-09"/>                            |
| • Construction                   | <input type="text" value="95%"/>  | <input type="text"/>   |
| • Contract Amount (Bid Amount)   | <input type="text"/>              |  |
| • Capital Item Purchased         | <input type="text"/>              | <i>If you checked here - do not fill in bulleted items above</i> |

Architect/Engineer \_\_\_\_\_

Construction Manager \_\_\_\_\_

**Comments:**

Project consisting of renovations and additions to provide additional space for twenty general use classrooms, five science classrooms/laboratories, two culinary arts classrooms, two child development classrooms and a new multi-purpose cafeteria and kitchen; new teacher offices for the new classrooms and school assistant principal offices & conference areas; expanded and improved nurses suite, accessible toilet and work stations, faculty workroom, dance studio, exercise room, computer lab; renovations to the film studio, expansion of a circulation stair, conversion of existing spaces to an art studio, ensemble music rooms, and renovations to the electronic music rooms; installation of a new synthetic athletic field and all weather track, modifications to the existing concrete bleachers to provide accessibility to disabled spectators; expansion and renovations to the existing gymnasium, including new retractable bleachers with handicap accessible seating; new service space area; new handicap parking spaces and improvements to existing handicap parking spaces to meet new code requirements; construction of a small children's play area to accommodate the child development area needs; HVAC improvements; site work, roadwork, lighting, landscaping, miscellaneous renovations and improvements, furniture, fixtures and equipment related thereto, and for feasibility, surveys, testing, inspections, environmental, construction management and other professional fees, administrative, financing, printing and legal costs related to the foregoing, all to be approved by the Public Building & Site Commission.

Department Head Sign Off: \_\_\_\_\_

**Town of Newtown**  
**Capital Project Status Report**

Date of Report December 31, 2010

Project # 1034

Page 1 of 2

**Project Name** MIDDLE SCHOOL ROOF REPLACEMENT

**Project Owner** EDUCATION

**Project Start Date (Anticipated)** 2/1/2011

**Project Completion Date (Anticipated)** 8/1/2011

**Project Description:**

To replace the middle school roof. Type of roof to be determined.

**CIP Year** 2010/2011

**Has Special Appropriation been Authorized** YES

**Date appropriation authorized (or planned date to be authorized)** June-10

**Amount authorized (or CIP amount if not authorized yet)** \$ 4,257,690

<b><u>Financing:</u></b>	<b>Bonding</b>	<u>\$ 2,980,690</u>
	<b>Grants</b>	<u>\$ 1,277,000</u>
	<b>Other</b>	<u>\$ 4,257,690</u>

**Project Referred to:**

√ = Referred

**Comments**

- Public Building & Site Committee
- Town Planning & Zoning
- Bureau of School Facilities
- Building Official
- Fire Marshal
- Health District

√


Department Head Sign Off: \_\_\_\_\_

Town of Newtown  
Capital Project Status Report

Date of Report December 31, 2010

Project # 1034

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PROJECT STATUS:

% Complete

Date 100% Complete

- Planning (departmental)
- Design - Preliminary/Schematic
- Design - Final
- Bid Process
- Construction
- Contract Amount (Bid Amount)
- Capital Item Purchased  *If you checked here - do not fill in bulleted items above*

Architect/Engineer KAESTLE BOOS Construction Manager \_\_\_\_\_

**Comments:**

Per 12 /21 /2010 Public Building & Site Commission minutes:

**Middle School Roof.** Mr. Edwards reported that the interviewing committee interviewed the short list of five architects. Kaestle Boos was almost the unanimous decision. The Sustainable Energy Commission will interface with Kaestle Boos and provide input on how penetrations for the roof would be laid out if this course of action is pursued. Mr. Edwards noted that the project is planned to begin in June and end before school is in session. Mr. Mitchell noted that our charge is to put a water tight roof on the school. Mr. Mitchell moved that the Public Building and Site Commission recommend to the Board of Selectmen that Kaestle Boos be hired as the architect for the Middle School Roof Project and that the Town Attorney review the three options. Second by Mr. Catalina and unanimously carried.

Department Head Sign Off: \_\_\_\_\_

**Town of Newtown**  
**Capital Project Status Report**

Date of Report December 31, 2010

Project # 1006

Page 1 of 2

**Project Name** PARKS & REC COMMUNITY CTR & DEMO

**Project Owner** PARKS & RECREATION

**Project Start Date (Anticipated)** 7/1/2010

**Project Completion Date (Anticipated)** 3/1/2011

**Project Description:**

This is a two part project: Schematic design for the community center with Ames & Whitaker; and the demolition of Litchfield and Yale buildings. The schematic design of the Community Center is finished.

The demolition work has begun . An additional amount was authorized in January 2011 for additional remediation work.

**CIP Year** 2008/2009

**Has Special Appropriation been Authorized** YES

**Date appropriation authorized (or planned date to be authorized)** March-08

**Amount authorized (or CIP amount if not authorized yet)** \$ 1,425,000

<b>Financing:</b>	<b>Bonding</b>	<u>\$ 1,425,000</u>
	<b>Grants</b>	_____
	<b>Other</b>	<u>\$ 1,425,000</u>

<b>Project Referred to:</b>	<b>√ = Referred</b>	<b>Comments</b>
Public Building & Site Committee	<input checked="" type="checkbox"/>	<u>To be referred</u>
Town Planning & Zoning	<input type="checkbox"/>	
Bureau of School Facilities	<input type="checkbox"/>	
Building Official	<input type="checkbox"/>	
Fire Marshal	<input type="checkbox"/>	
Health District	<input type="checkbox"/>	

Department Head Sign Off: \_\_\_\_\_

Town of Newtown  
Capital Project Status Report

Date of Report December 31, 2010

Project # 1006

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PROJECT STATUS:

% Complete

Date 100% Complete

- Planning (departmental)
- Design - Preliminary/Schematic
- Design - Final
- Bid Process
- Construction
- Contract Amount (Bid Amount)
- Capital Item Purchased  *If you checked here - do not fill in bulleted items above*

Architect/Engineer Ames & Whitaker Construction Manager O & G Industries

**Comments:**

Demolition is not complete on Litchfield Hall.

Schematic design has been finished but public building and site have not approved the process/plans.

Department Head Sign Off: \_\_\_\_\_

**Town of Newtown**  
**Capital Project Status Report**

Date of Report December 31, 2010

Project # 1025

Page 1 of 2

**Project Name** PARKS & REC TREADWELL POOL BUILDING

**Project Owner** PARKS & RECREATION

**Project Start Date (Anticipated)** 12/1/2010

**Project Completion Date (Anticipated)** 6/1/2011

**Project Description:**

Pool filter replacement; update old fixtures, plumbing, electric, ventilation for more efficient operation; reconfigure to meet current code and ADA requirements, make the bathrooms more accessible to the outside usage of the building.

**CIP Year** 2009/2010

**Has Special Appropriation been Authorized** YES

**Date appropriation authorized (or planned date to be authorized)** August-09

**Amount authorized (or CIP amount if not authorized yet)** \$ 405,000

<b>Financing:</b>	<b>Bonding</b>	<u>\$ 405,000</u>
	<b>Grants</b>	<u>.....</u>
	<b>Other</b>	<u>\$ 405,000</u>

**Project Referred to:**

√ = Referred

**Comments**

- Public Building & Site Committee
- Town Planning & Zoning
- Bureau of School Facilities
- Building Official
- Fire Marshal
- Health District



Department Head Sign Off: \_\_\_\_\_

Town of Newtown  
Capital Project Status Report

Date of Report December 31, 2010

Project # 1025

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**PROJECT STATUS:**

**% Complete**

**Date 100% Complete**

- Planning (departmental)
- Design - Preliminary/Schematic
- Design - Final
- Bid Process
- Construction
- Contract Amount (Bid Amount)
- Capital Item Purchased  *If you checked here - do not fill in bulleted items above*

Architect/Engineer \_\_\_\_\_

Construction Manager

Carl Samuelson

**Comments:**

The pool filter replacement has already been completed.  
This will be a RFP for design and build.

Department Head Sign Off: \_\_\_\_\_

**Town of Newtown**  
**Capital Project Status Report**

Date of Report December 31, 2010

Project # 1027

Page 1 of 2

**Project Name** PARKS & REC DICKINSON PARK RENOV

**Project Owner** PARKS & RECREATION

**Project Start Date (Anticipated)** 10/1/2010

**Project Completion Date (Anticipated)** 7/1/2011

**Project Description:**

Tennis courts and basketball courts renovation. Improvements to pavilion. Water line installation and parking improvements. This is part of the Dickinson Park master plan.

**CIP Year** 2009/2010

**Has Special Appropriation been Authorized** YES

**Date appropriation authorized (or planned date to be authorized)** August-09

**Amount authorized (or CIP amount if not authorized yet)** \$ 620,000

**Financing:** **Bonding** \$ 620,000

**Grants** \_\_\_\_\_

**Other** \_\_\_\_\_

\$ 620,000

**Project Referred to:**

√ = Referred

**Comments**

- Public Building & Site Committee
- Town Planning & Zoning
- Bureau of School Facilities
- Building Official
- Fire Marshal
- Health District

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Department Head Sign Off: \_\_\_\_\_



**Town of Newtown**  
**Capital Project Status Report**

Date of Report December 31, 2010

Project # 1027

Page 2 of 2

**PROJECT STATUS:**

**% Complete**

**Date 100% Complete**

- Planning (departmental) 100% September-09
- Design - Preliminary/Schematic 100% September-09
- Design - Final 100% March-10
- Bid Process 100% April-10
- Construction 95%
- Contract Amount (Bid Amount) \$ 450,000.00
- Capital Item Purchased [ ] *If you checked here - do not fill in bulleted items above*

Architect/Engineer Stantec Construction Manager Carl Samuelson/Amy Mangold

**Comments:**

The \$450,000 bid amount above is for the tennis & basketball courts only. The basketball court and the Tennis courts are completed. The additional work of parking improvements, water installation and the pavilion will have to wait until better weather.

Department Head Sign Off: \_\_\_\_\_

**Town of Newtown**  
**Capital Project Status Report**

Date of Report December 31, 2010

Project # 1002

Page 1 of 2

**Project Name** PARKS & REC MAINT FACILITY IMPR - ROOF

**Project Owner** PARKS & RECREATION

**Project Start Date (Anticipated)** 7/1/2010

**Project Completion Date (Anticipated)** 11/1/2010

**Project Description:**

Abatement and demolition of existing roof, abatement and repair of interior portions of building associated with the roof. Removal and repair of the existing roof leaders, entire roof replacement, repair of cupola, replacement of windows and garage doors, restoration of cupola and front entrance.

**CIP Year** 2008/2009

**Has Special Appropriation been Authorized** YES

**Date appropriation authorized (or planned date to be authorized)** May-08

**Amount authorized (or CIP amount if not authorized yet)** \$ 825,000

<b>Financing:</b>	<b>Bonding</b>	<span style="border: 1px dashed black; padding: 2px;">\$ 825,000</span>
	<b>Grants</b>	<span style="border: 1px dashed black; padding: 2px;"> </span>
	<b>Other</b>	<span style="border: 1px solid black; padding: 2px;">\$ 825,000</span>

**Project Referred to:**

√ = Referred

**Comments**

- Public Building & Site Committee
- Town Planning & Zoning
- Bureau of School Facilities
- Building Official
- Fire Marshal
- Health District

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√
√


Department Head Sign Off: \_\_\_\_\_

Town of Newtown  
Capital Project Status Report

Date of Report December 31, 2010

Project # 1002

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<u>PROJECT STATUS:</u>	<u>% Complete</u>	<u>Date 100% Complete</u>
• Planning (departmental)	<input type="text" value="100%"/>	<input type="text" value="April-10"/>
• Design - Preliminary/Schematic	<input type="text" value="100%"/>	<input type="text" value="February-10"/>
• Design - Final	<input type="text" value="100%"/>	<input type="text" value="March-10"/>
• Bid Process	<input type="text" value="100%"/>	<input type="text" value="May-10"/>
• Construction	<input type="text" value="100%"/>	<input type="text" value="November-10"/>
• Contract Amount (Bid Amount)	<input type="text" value="\$ 616,140.00"/>	
• Capital Item Purchased	<input type="text"/>	<i>If you checked here - do not fill in bulleted items above</i>

Architect/Engineer Ames and Whitaker

Construction Manager O & G Industries

**Comments:**

This project is complete.

Department Head Sign Off: \_\_\_\_\_

**Town of Newtown**  
**Capital Project Status Report**

Date of Report December 31, 2010

Project # 1026

Page 1 of 2

**Project Name** PARKS & REC MAINT FACILITY RENOV PHASE I

**Project Owner** PARKS & RECREATION

**Project Start Date (Anticipated)** 7/1/2010

**Project Completion Date (Anticipated)** 4/1/2011

**Project Description:**

This phase will prioritize on the main infrastructure components of renovating the building. This includes but is not limited to: Heating, ventilation, and air conditioning components; electrical system (most of the building needs rewiring); bathroom construction and renovations; locker room construction; code compliance; break room framing and parts room framing. Fire alarm system , as required; technology infrastructure for internet, radio and teledata communications. Repair building drainage and lot grading issues.

**CIP Year** 2009/2010

**Has Special Appropriation been Authorized** YES

**Date appropriation authorized (or planned date to be authorized)** August-09

**Amount authorized (or CIP amount if not authorized yet)** \$ 350,000

<b>Financing:</b>	<b>Bonding</b>	<u>\$ 350,000</u>
	<b>Grants</b>	.....
	<b>Other</b>	<u>\$ 350,000</u>

<b>Project Referred to:</b>	<b>√ = Referred</b>	<b>Comments</b>
Public Building & Site Committee	<input checked="" type="checkbox"/>	
Town Planning & Zoning	<input checked="" type="checkbox"/>	
Bureau of School Facilities	<input checked="" type="checkbox"/>	
Building Official	<input checked="" type="checkbox"/>	
Fire Marshal	<input checked="" type="checkbox"/>	
Health District	<input checked="" type="checkbox"/>	

Department Head Sign Off: \_\_\_\_\_

Town of Newtown  
Capital Project Status Report

Date of Report December 31, 2010

Project # 1026

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PROJECT STATUS:

% Complete

Date 100% Complete

- Planning (departmental) 100% July-10
- Design - Preliminary/Schematic 100% July-10
- Design - Final 85%
- Bid Process 85%
- Construction 5%
- Contract Amount (Bid Amount)
- Capital Item Purchased ..... *If you checked here - do not fill in bulleted items above*

Architect/Engineer \_\_\_\_\_

Construction Manager \_\_\_\_\_

**Comments:**

TRC has already done the remediation report and AAIS has already done the abatement. Heating will be goint out to bid mid February. Bids for interior construction, interior walls, in conjuction with IT and electrican plus supplier, attic insulation , interioir painting have all been planned or in the planning process for bidding.

Department Head Sign Off: \_\_\_\_\_

Town of Newtown  
Capital Project Status Report

Date of Report December 31, 2010

Project # 1030

Page 1 of 2

Project Name **PARKS & REC MAINT FACILITY RENOV PHASE II**

Project Owner **PARKS & RECREATION**

Project Start Date (Anticipated) 8/1/2010

Project Completion Date (Anticipated) 5/1/2012

**Project Description:**

The second phase will complete the facility as far as fitting out office space for the Assistant Director, Park & Field Operation Supervisors, as well as the mechanic. The items included in this phase, but not limited to are as follows: installation of the telephone system, building security and fire alarm systems, graded parking and exterior work areas and a yard fence with gates. Also, install exhaust ventilation systems per code for shop area, replace all facility lighting with energy efficient applicable fixtures (including exterior). Install video training equipment to comply with OSHA, furnish offices and rooms as needed and install required data lines and computer terminal stations.

CIP Year 2010/2011

Has Special Appropriation been Authorized YES

Date appropriation authorized (or planned date to be authorized) November-10

Amount authorized (or CIP amount if not authorized yet) \$ 350,000

<b><u>Financing:</u></b>	<b>Bonding</b>	\$ 350,000
	<b>Grants</b>	
	<b>Other</b>	\$ 350,000

**Project Referred to:**      √ = Referred      **Comments**

Public Building & Site Committee		
Town Planning & Zoning	√	
Bureau of School Facilities	√	
Building Official	√	
Fire Marshal	√	
Health District	√	

Department Head Sign Off: \_\_\_\_\_

**Town of Newtown**  
**Capital Project Status Report**

Date of Report December 31, 2010

Project # 1030

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**PROJECT STATUS:**

**% Complete**

**Date 100% Complete**

- **Planning (departmental)** 100% [ ]
- **Design - Preliminary/Schematic** 100% [ ]
- **Design - Final** 85% [ ]
- **Bid Process** 85% [ ]
- **Construction** [ ] [ ]
- **Contract Amount (Bid Amount)** [ ] [ ]
- **Capital Item Purchased** [ ] *If you checked here - do not fill in bulleted items above*

Architect/Engineer \_\_\_\_\_ Construction Manager Carl Samuelson/Amy Mangold

**Comments:**

Some of this work will be done using the town technology department and the parks and recreation crew. Some work will be bid out, some items will require quotes and some will be on State contract.

Department Head Sign Off: \_\_\_\_\_

**Town of Newtown**  
**Capital Project Status Report**

Date of Report December 31, 2010

Project # 1004

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**Project Name** NEW ANIMAL CONTROL BUILDING

**Project Owner** PUBLIC WORKS

**Project Start Date (Anticipated)** 5/1/2011

**Project Completion Date (Anticipated)** 10/1/2011

**Project Description:**

New animal control facility to be located on Fairfield Hills on Old Farm Road on the site of the old sewer plant.

**CIP Year** 2008/2009

**Has Special Appropriation been Authorized** YES

**Date appropriation authorized (or planned date to be authorized)** June-08

**Amount authorized (or CIP amount if not authorized yet)** \$ 750,000

<b><u>Financing:</u></b>	<b>Bonding</b>	<u>\$ 750,000</u>
	<b>Grants</b>	<u>                  </u>
	<b>Other</b>	<u>\$ 250,000</u>
		<u>\$ 1,000,000</u>

**Project Referred to:**

√ = Referred

**Comments**

- Public Building & Site Committee
- Town Planning & Zoning
- Bureau of School Facilities
- Building Official
- Fire Marshal
- Health District

√


Department Head Sign Off: \_\_\_\_\_



Town of Newtown  
Capital Project Status Report

Date of Report December 31, 2010

Project # 1004

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PROJECT STATUS:

% Complete

Date 100% Complete

- Planning (departmental) 100% November-10
- Design - Preliminary/Schematic 75%
- Design - Final
- Bid Process
- Construction
- Contract Amount (Bid Amount)
- Capital Item Purchased  *If you checked here - do not fill in bulleted items above*

Architect/Engineer Jacunksi-Humes Construction Manager Baybutt Construction

**Comments:**

Site design continues with the project manager, civil engineer and Town. The building footprint is complete but layouts for roadway, parking and building access acceptable to the Fire Marshall is still being developed.

The building outline is complete. The specifics of interior layout, operational needs, materials and equipment continues between the architect, volunteer interest groups and Town personnel.

The original hiring RFP for the Contractor/Project Manager is being converted to a standard AIA contract meeting the requirements of the Building and Site Commission.



Department Head Sign Off: \_\_\_\_\_

**Town of Newtown**  
**Capital Project Status Report**

Date of Report March 21, 2011

Project # 1031

Page 1 of 2

**Project Name** BRIDGE REPLACEMENT - OLD MILL DAM

**Project Owner** PUBLIC WORKS

**Project Start Date (Anticipated)** 11/1/2010

**Project Completion Date (Anticipated)** 5/1/2011

**Project Description:**

Replace existing drainage structure under Old Mill Road serving Warner Pond. DEP approved spillway.

**CIP Year** 2010/2011

**Has Special Appropriation been Authorized** YES

**Date appropriation authorized (or planned date to be authorized)** November-10

**Amount authorized (or CIP amount if not authorized yet)** \$ 270,000

<b>Financing:</b>	<b>Bonding</b>	<u>\$ 270,000</u>
	<b>Grants</b>	.....
	<b>Other</b>	<u>\$ 270,000</u>

<b>Project Referred to:</b>	<b>√ = Referred</b>	<b>Comments</b>
Public Building & Site Committee	<input type="checkbox"/>	<input type="text"/>
Town Planning & Zoning	<input type="checkbox"/>	<input type="text"/>
Bureau of School Facilities	<input type="checkbox"/>	<input type="text"/>
Building Official	<input type="checkbox"/>	<input type="text"/>
Fire Marshal	<input type="checkbox"/>	<input type="text"/>
Health District	<input type="checkbox"/>	<input type="text"/>

Department Head Sign Off: \_\_\_\_\_

**Town of Newtown**  
**Capital Project Status Report**

Date of Report March 21, 2011

Project # 1031

Page 2 of 2

**PROJECT STATUS:**

**% Complete**

**Date 100% Complete**

- Planning (departmental) 100% [ ]
- Design - Preliminary/Schematic 100% [ ]
- Design - Final 100% [ ]
- Bid Process 100% [ ]
- Construction 75% [ ]
- Contract Amount (Bid Amount) \$ 257,400.00 [ ]
- Capital Item Purchased [ ] *If you checked here - do not fill in bulleted items above*

Architect/Engineer Weston & Sampson Construction Manager Public Works Department

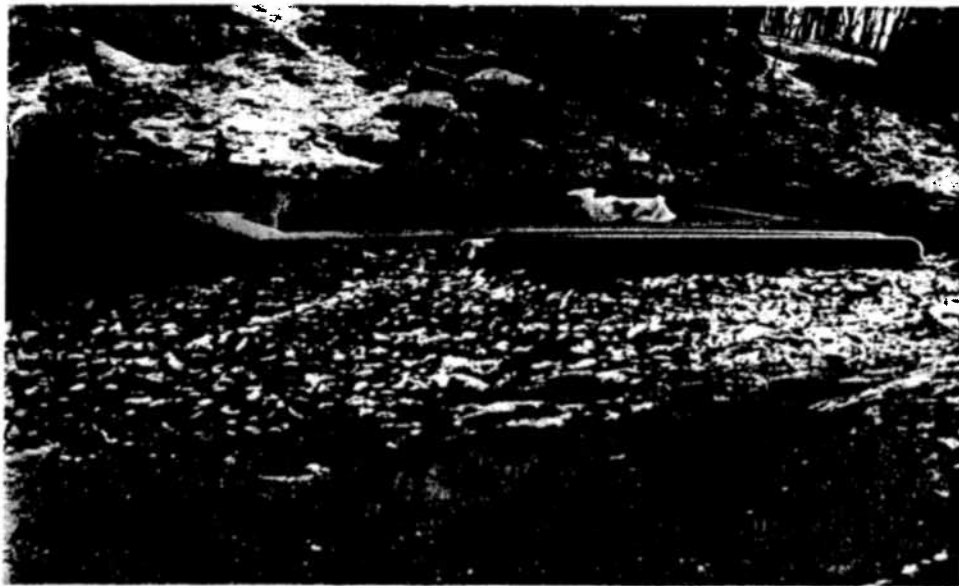
**Comments:**

The primary superstructure and spillway is completed.

The roadway and all of the site finish work and general cleanup remains for the spring.

Overall project costs are running at or below projections.

Due to winter's severity, project completion is more likely to be May 1st than April 1st.



Department Head Sign Off: \_\_\_\_\_

**Town of Newtown**  
**Capital Project Status Report**

Date of Report December 31, 2010

Project # 1033

Page 1 of 2

**Project Name** SANDY HOOK WATER MAIN EXTENSION

**Project Owner** PUBLIC WORKS

**Project Start Date (Anticipated)** 6/1/2011

**Project Completion Date (Anticipated)** 10/1/2011

**Project Description:**

This project extends public water through out Sandy Hook Center on Riverside, Washington and Glen Roads. It closes the loop of the existing line that currently crosses Washington, down Crestwood and terminates at Sandy Hook Fire House.

**CIP Year** 2010/2011

**Has Special Appropriation been Authorized** YES

**Date appropriation authorized (or planned date to be authorized)** November-10

**Amount authorized (or CIP amount if not authorized yet)** \$ 450,000

<b><u>Financing:</u></b>	<b>Bonding</b>	<u>\$ 450,000</u>
	<b>Grants</b>	.....
	<b>Other</b>	<u>\$ 450,000</u>

<b><u>Project Referred to:</u></b>	<b>√ = Referred</b>	<b><u>Comments</u></b>
Public Building & Site Committee	<input type="checkbox"/>	<input type="text"/>
Town Planning & Zoning	<input type="checkbox"/>	<input type="text"/>
Bureau of School Facilities	<input type="checkbox"/>	<input type="text"/>
Building Official	<input type="checkbox"/>	<input type="text"/>
Fire Marshal	<input type="checkbox"/>	<input type="text"/>
Health District	<input type="checkbox"/>	<input type="text"/>

Department Head Sign Off: \_\_\_\_\_

**Town of Newtown**  
**Capital Project Status Report**

Date of Report December 31, 2010

Project # 1033

Page 2 of 2

**PROJECT STATUS:**

**% Complete**

**Date 100% Complete**

- Planning (departmental) 100% June-10
- Design - Preliminary/Schematic 100% March-11
- Design - Final 30%
- Bid Process
- Construction
- Contract Amount (Bid Amount)
- Capital Item Purchased  *If you checked here - do not fill in bulleted items above*

Architect/Engineer GHD Engineers Construction Manager Public Works Department

**Comments:**

The project is on schedule for late spring bid and late summer completion prior to start of school.

Preliminary utility cost estimates have encouraged further review of an intersection realignment that would remove the utility island on Riverside Road .



Department Head Sign Off: \_\_\_\_\_

Town of Newtown  
Capital Project Status Report

Date of Report December 31, 2010

Project # 1024

Page 1 of 2

Project Name POLICE RADIO ENHANCEMENTS

Project Owner POLICE

Project Start Date (Anticipated) 3/1/2010

Project Completion Date (Anticipated) 7/1/2011

Project Description:

This project will enhance our radio communications by upgrading our current frequency to digital capable and selective encryption. All used equipment will be stockpiled and used as spares and back up equipment.

CIP Year 2009/2010

Has Special Appropriation been Authorized YES

Date appropriation authorized (or planned date to be authorized) August-09

Amount authorized (or CIP amount if not authorized yet) \$ 494,000

<u>Financing:</u>	Bonding	\$ 494,000
	Grants	
	Other	\$ 494,000

<u>Project Referred to:</u>	√ = Referred	<u>Comments</u>
Public Building & Site Committee		
Town Planning & Zoning		
Bureau of School Facilities		
Building Official		
Fire Marshal		
Health District		

Department Head Sign Off: \_\_\_\_\_

**Town of Newtown**  
**Capital Project Status Report**

Date of Report December 31, 2010

Project # 1024

Page 2 of 2

**PROJECT STATUS:**

**% Complete**

**Date 100% Complete**

- **Planning (departmental)**
- **Design - Preliminary/Schematic**
- **Design - Final**
- **Bid Process**
- **Construction**
- **Contract Amount (Bid Amount)**
- **Capital Item Purchased**  *If you checked here - do not fill in bulleted items above*

Architect/Engineer Northeastern Communications Construction Manager Northeastern Communications

**Comments:**

The project has moved forward and was partially completed. The digital/encryption feature with new hardware/software has been implemented and is currently operational. Enhancements to radio tower sites have not been completed and will be completed by July 2011.

Department Head Sign Off: \_\_\_\_\_

**CAPITAL PROJECT FINANCIAL SUMMARY REPORT**

**FROM MUNIS ACCOUNTING SYSTEM**

(IN ORDER OF PROJECT NUMBER)



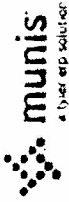
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Town of Newtown  
YTD BUDGET REPORT

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FOR 2011 09

	ORIGINAL APPROP	TRANSFRS/ADJUSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<b>1002 PARK &amp; REC MAINT FAC IMPROVE</b>							
1002 441 BOND PROCEEDS-P&R MAINT FA	-825,000	0	-825,000	-825,000.00	.00	.00	100.0%
1002 551 CAPITAL EXP-P&R MAINT FACI	825,000	0	825,000	825,000.00	.00	.00	100.0%*
TOTAL PARK & REC MAINT FAC IMPROVE	0	0	0	.00	.00	.00	.0%
<b>1004 NEW ANIMAL SHELTER</b>							
TOTAL REVENUES	-825,000	0	-825,000	-825,000.00	.00	.00	
TOTAL EXPENSES	825,000	0	825,000	825,000.00	.00	.00	
1004 441 BOND PROCEEDS - ANIMAL SHE	-750,000	0	-750,000	-750,000.00	.00	.00	100.0%
1004 560 ARCH/ENGINEER-ANIMAL SHEL	0	0	0	6,824.62	.00	-6,824.62	100.0%*
1004 563 CONSTRUCTION	750,000	0	750,000	.00	.00	750,000.00	.0%
TOTAL NEW ANIMAL SHELTER	0	0	0	-743,175.38	.00	743,175.38	100.0%
TOTAL REVENUES	-750,000	0	-750,000	-750,000.00	.00	.00	
TOTAL EXPENSES	750,000	0	750,000	6,824.62	.00	743,175.38	
<b>1006 PARK &amp; REC COM CTR/SR CTR</b>							
1006 441 BOND PROCEED-P&R COMM CENT	-1,000,000	-425,000	-1,425,000	-1,425,000.00	.00	.00	100.0%
1006 560 ARCH/ENG-P&R COMM CENTER	1,000,000	425,000	1,425,000	1,056,088.37	.00	368,911.63	74.1%
TOTAL PARK & REC COM CTR/SR CTR	0	0	0	-368,911.63	.00	368,911.63	100.0%
TOTAL REVENUES	-1,000,000	-425,000	-1,425,000	-1,425,000.00	.00	.00	
TOTAL EXPENSES	1,000,000	425,000	1,425,000	1,056,088.37	.00	368,911.63	
<b>1007 NEWTOWN H.S. ADDITIONS &amp; RENO</b>							
1007 441 BOND PROCEEDS - HS ADDITIO	-41,576,000	10,339,180	-31,236,820	-18,750,000.00	.00	-12,486,820.00	60.0%*
1007 442 STATE GRANTS - HS ADDITION	0	-10,339,180	-10,339,180	-10,339,180.00	.00	.00	100.0%
1007 5500 BUILDING DESIGN	2,750,000	0	2,750,000	2,750,000.00	.00	.00	100.0%*
1007 5501 DEMOLITION/RIGGING-HS ADD	980,000	0	980,000	916,978.00	.00	63,022.00	93.6%*
1007 5502 SITE WORK & SITE CONCRETE	3,830,000	0	3,830,000	3,476,659.85	.00	353,340.15	90.8%*
1007 5503 BUILDING CONCRETE - HS	1,219,551	0	1,219,551	1,144,323.45	.00	75,227.55	93.8%*



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Town of Newtown  
YTD BUDGET REPORT

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FOR 2011 09

1007	NEWTOWN H.S. ADDITIONS & RENO	ORIGINAL APPROP	TRANSFRS/ADJUSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1007 5504	MASONRY - HS ADDITION	2,469,000	0	2,469,000	2,259,844.79	.00	209,155.21	91.5%
1007 5505	STRUCTURAL & MISC METALS-	2,457,000	0	2,457,000	2,333,238.00	.00	123,762.00	95.0%
1007 5505	ARCHITECTURAL MILLWORK-HS	288,800	0	288,800	242,743.54	.00	46,056.46	84.1%
1007 5508	ROOFING & WALL PANELS - H	1,564,520	0	1,564,520	1,373,869.11	.00	190,650.89	87.8%
1007 5509	ALUMINUM WINDOWS - HS	1,328,000	0	1,328,000	1,258,013.75	.00	69,986.25	94.7%
1007 5509	GENERAL TRADES-HS ADDITIO	3,139,023	0	3,139,023	2,842,754.35	.00	296,268.65	90.6%
1007 5510	FLOORING TILE-HS ADDITION	219,848	0	219,848	218,157.05	.00	1,690.95	99.2%
1007 5511	FLOORING - CARPET - HS	290,054	0	290,054	194,369.43	.00	95,684.57	67.0%
1007 5512	FLOORING - WOOD - HS	201,308	0	201,308	191,242.60	.00	10,065.40	95.0%
1007 5513	PAINTING - HS ADDITION	124,900	0	124,900	104,880.00	.00	20,020.00	84.0%
1007 5514	FOOD SERVICE EQUIPMENT - H	648,000	0	648,000	615,600.00	.00	32,400.00	95.0%
1007 5515	ELEVATOR - HS ADDITION	79,000	0	79,000	75,050.00	.00	3,950.00	95.0%
1007 5516	APPLIED FIREPROOFING- HS	138,000	0	138,000	131,100.00	.00	6,900.00	95.0%
1007 5517	TOILET PARTITIONS - HS	31,255	0	31,255	29,692.25	.00	1,562.75	95.0%
1007 5518	OPERABLE PARTITIONS - HS	10,965	0	10,965	9,895.91	.00	1,069.09	90.2%
1007 5519	METAL LOCKERS-HS ADDITION	55,371	0	55,371	52,603.40	.00	2,767.60	95.0%
1007 5520	GYM EQUIP/BLEACHERS - HS	197,720	0	197,720	186,789.00	.00	10,931.00	94.5%
1007 5521	LAB & MUSICAL CASEWORK -	356,870	0	356,870	328,305.80	.00	28,564.20	92.0%
1007 5522	FIRE PROTECTION - HS ADDI	334,500	0	334,500	308,502.33	.00	25,997.67	92.2%
1007 5523	PLUMBING & HVAC - HS	6,355,000	0	6,355,000	5,838,504.56	.00	516,495.44	91.9%
1007 5524	ELECTRICAL - HS ADDITION	2,523,152	0	2,523,152	2,296,373.03	.00	226,778.97	91.0%
1007 5526	MATERIALS TESTING ALLOW -	100,000	0	100,000	97,297.00	.00	2,703.00	97.3%
1007 5530	CMAR GENERAL CONDITIONS -	1,312,046	0	1,312,046	1,259,564.16	.00	52,481.84	96.0%
1007 5531	CM CONST CONTINGENCY - HS	1,447,092	92,931	1,540,023	.00	.00	1,540,023.25	.0%
1007 5532	BIDDER BOND ALLOWANCE - H	723,566	0	723,566	.00	.00	723,566.00	.0%
1007 5533	CMAR GL INSURANCE - HS	310,289	0	310,289	310,289.00	.00	.00	100.0%
1007 5534	CMAR P & P BONDS - HS	219,374	0	219,374	219,374.00	.00	.00	100.0%
1007 5535	CMAR CONSTRUCTION FEE - H	774,867	0	774,867	743,872.23	.00	30,994.77	96.0%
1007 5539	ARCHITECT/ENGINEERING SVS	311,518	0	311,518	397,238.40	.00	-85,780.40	127.5%
1007 5540	ABATEMENT & DEMOLITION -	336,010	0	336,010	262,199.50	.00	73,800.50	78.0%
1007 5541	ABATEMENT MONITORING - HS	75,000	0	75,000	36,980.00	.00	38,020.00	49.3%
1007 5542	FF & E - HS ADDITION	903,000	0	903,000	818,467.87	.00	84,532.13	90.6%
1007 5543	TECH EQUIPMENT - HS ADDIT	329,907	0	329,907	286,500.04	.00	43,406.96	86.8%
1007 5544	PHONE SYSTEM - HS ADDITIO	50,000	0	50,000	169,497.52	.00	-119,497.52	339.0%
1007 5545	SECURITY SYSTEM - HS ADDI	50,000	0	50,000	78,952.89	.00	-28,952.89	157.9%
1007 5546	A/E REIMBURSEMENT - HS	40,000	0	40,000	8,964.41	.00	31,035.59	22.4%
1007 5547	MOVING & STORAGE - HS	75,000	0	75,000	.00	.00	75,000.00	.0%
1007 5548	PORTABLE CLASSROOMS - HS	25,000	0	25,000	27,631.06	.00	-2,631.06	110.5%
1007 5549	OWNERS CONTINGENCY - HS	1,447,092	-1,004,838	442,254	28,446.62	.00	413,807.63	6.4%
1007 5550	CLERK OF THE WORKS - HS	134,010	0	134,010	102,247.05	.00	31,762.95	76.3%
1007 5551	NATURAL GAS LINE - HS	69,947	0	69,947	69,947.00	.00	.00	100.0%
1007 5552	BORROWING EXPENSES - HS	150,000	0	150,000	347,384.70	.00	-197,384.70	231.6%
1007 5553	CONTINGENCY - HS ADDITION	1,100,455	0	1,100,455	24,922.57	.00	1,075,532.43	2.3%
1007 5600	CHANGE ORDERS	0	911,907	911,907	1,336,390.35	.00	-424,483.85	146.5%

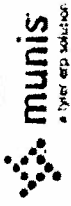
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Town of Newtown  
YTD BUDGET REPORT

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FOR 2011 09

1007	NEWTOWN H.S. ADDITIONS & RENO	ORIGINAL APPROP	TRANFRS/ADJUSTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
	TOTAL NEWTOWN H.S. ADDITIONS & RENO	0	0	0	6,716,536.57	.00	-6,716,536.57	100.0%
	TOTAL REVENUES	-41,576,000	0	-41,576,000	-29,089,180.00	.00	-12,486,820.00	
	TOTAL EXPENSES	41,576,000	0	41,576,000	35,805,716.57	.00	5,770,283.43	
1024	POLICE RADIO ENHANCEMENTS							
1024	441 BOND PROCEEDS-POLICE RADIO	-494,000	0	-494,000	-494,000.00	.00	.00	100.0%
1024	551 CAPITAL EXPENSE-POLICE RAD	494,000	0	494,000	334,553.01	.00	159,446.99	67.7%
	TOTAL POLICE RADIO ENHANCEMENTS	0	0	0	-159,446.99	.00	159,446.99	100.0%
1025	RENOVATE TREADWELL POOL BLDG							
	TOTAL REVENUES	-494,000	0	-494,000	-494,000.00	.00	.00	
	TOTAL EXPENSES	494,000	0	494,000	334,553.01	.00	159,446.99	
1025	441 BOND PROCEEDS	-405,000	0	-405,000	-405,000.00	.00	.00	100.0%
1025	551 CAPITAL EXPENSE-TREADWELL	405,000	0	405,000	94,890.86	.00	310,109.14	23.4%
	TOTAL RENOVATE TREADWELL POOL BLDG	0	0	0	-310,109.14	.00	310,109.14	100.0%
	TOTAL REVENUES	-405,000	0	-405,000	-405,000.00	.00	.00	
	TOTAL EXPENSES	405,000	0	405,000	94,890.86	.00	310,109.14	
1026	P & R MAINT FAC RENOVATIONS							
	TOTAL REVENUES	-350,000	0	-350,000	-350,000.00	.00	.00	100.0%
	TOTAL EXPENSES	350,000	0	350,000	205,584.32	.00	144,415.68	58.7%
	TOTAL P & R MAINT FAC RENOVATIONS	0	0	0	-144,415.68	.00	144,415.68	100.0%
1027	DICKINSON PARK RENOVATIONS							
	TOTAL REVENUES	-350,000	0	-350,000	-350,000.00	.00	.00	100.0%
	TOTAL EXPENSES	350,000	0	350,000	205,584.32	.00	144,415.68	
1027	441 BOND PROCEEDS	-620,000	0	-620,000	-620,000.00	.00	.00	100.0%
1027	551 CAPITAL EXPENSE-DICKINSON	620,000	0	620,000	556,643.96	.00	63,356.04	89.8%



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Financials, Revenue & Citizen Services and Human Capital Management

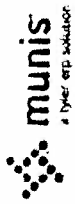


Town of Newtown  
YTD BUDGET REPORT

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FOR 2011 09

1027	DICKINSON PARK RENOVATIONS	ORIGINAL APPROP	TRANSFRS/ADJUSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
	TOTAL DICKINSON PARK RENOVATIONS	0	0	0	-63,356.04	.00	63,356.04	100.0%
	TOTAL REVENUES	-620,000	0	-620,000	-620,000.00	.00	.00	
	TOTAL EXPENSES	620,000	0	620,000	556,643.96	.00	63,356.04	
1028	PUMPER TRUCK 221 REPLACEMENT							
	TOTAL REVENUES	-550,000	0	-550,000	-550,000.00	.00	.00	100.0%
	TOTAL EXPENSES	550,000	0	550,000	527,645.81	.00	22,354.19	95.9%*
1028	441 BOND PROCEEDS-PUMPER TRUCK							
	TOTAL REVENUES	0	0	0	-22,354.19	.00	22,354.19	100.0%
	TOTAL EXPENSES	-550,000	0	-550,000	-550,000.00	.00	.00	
	TOTAL EXPENSES	550,000	0	550,000	527,645.81	.00	22,354.19	
1030	PER MAINTENANCE FACILITY II							
	TOTAL REVENUES	-350,000	0	-350,000	-350,000.00	.00	.00	100.0%
	TOTAL EXPENSES	350,000	0	350,000	.00	.00	350,000.00	.0%
1030	441 BOND PROCEEDS-P&R MAINT FA							
	TOTAL REVENUES	0	0	0	-350,000.00	.00	350,000.00	100.0%
	TOTAL EXPENSES	-350,000	0	-350,000	-350,000.00	.00	.00	
	TOTAL EXPENSES	350,000	0	350,000	.00	.00	350,000.00	.0%
1031	BRIDGE REPLACE - OLD MILL DAM							
	TOTAL REVENUES	-270,000	0	-270,000	-270,000.00	.00	.00	100.0%
	TOTAL EXPENSES	270,000	0	270,000	146,212.33	.00	123,787.67	54.2%
1031	441 BOND PROCEEDS-OLD MILL DAM							
	TOTAL REVENUES	0	0	0	-123,787.67	.00	123,787.67	100.0%
	TOTAL EXPENSES	-270,000	0	-270,000	-270,000.00	.00	.00	
	TOTAL EXPENSES	270,000	0	270,000	146,212.33	.00	123,787.67	
1032	SH STREETSCAPE							
	TOTAL REVENUES	-1,000,000	0	-1,000,000	-200,000.00	.00	-800,000.00	20.0%*
	TOTAL EXPENSES	1,000,000	0	1,000,000	.00	.00	1,000,000.00	.0%



FOR 2011 09

1032 SH STREETScape	ORIGINAL APPROP	TRANSFERS/ADJUSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL SH STREETScape	0	0	0	-200,000.00	.00	200,000.00	100.0%
TOTAL REVENUES	-1,000,000	0	-1,000,000	-200,000.00	.00	-800,000.00	
TOTAL EXPENSES	1,000,000	0	1,000,000	.00	.00	1,000,000.00	
1033 SH WATER MAIN EXT							
TOTAL SH WATER MAIN EXT	0	0	0	-444,099.71	.00	444,099.71	100.0%
TOTAL REVENUES	-450,000	0	-450,000	-450,000.00	.00	.00	100.0%
TOTAL EXPENSES	450,000	0	450,000	5,900.29	.00	444,099.71	1.3%
1034 MIDDLE SCHOOL ROOF							
TOTAL MIDDLE SCHOOL ROOF	0	0	0	-1,489,830.00	.00	1,489,830.00	100.0%
TOTAL REVENUES	-4,803,000	545,310	-4,257,690	-1,505,000.00	.00	-2,752,690.00	35.3%*
TOTAL EXPENSES	4,803,000	-545,310	4,257,690	15,170.00	.00	4,242,520.00	.4%
GRAND TOTAL	0	0	0	2,297,050.14	.00	-2,297,050.14	100.0%

\*\* END OF REPORT - Generated by Robert Tait \*\*

## FIFTH AMENDMENT TO LEASE

AGREEMENT made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2011, by and between **TOWN OF NEWTOWN**, a municipal corporation located in the County of Fairfield, State of Connecticut, hereinafter referred to as "LANDLORD", and **NEWTOWN YOUTH ACADEMY, INC.**, a Connecticut non-stock corporation, located in the County of Fairfield, State of Connecticut, hereinafter referred to as "TENANT".

### WITNESSETH:

**WHEREAS**, the parties entered into an Agreement of Lease, dated September 28, 2007, as amended by Amendment to Lease dated June 26, 2008, as further amended by a Second Amendment to Lease dated December 5, 2008, as further amended by a Third Amendment to Lease dated November 23, 2009, and by a Fourth Amendment to Lease made as of February 22, 2010, for the lease of a certain piece or parcel of land (described in Exhibit A of the Lease) on the Fairfield Hills Campus situate in the Town of Newtown, County of Fairfield, State of Connecticut.

**WHEREAS**, the parties have negotiated certain modifications to the Lease to provide for mutual accommodations as to use and clarity as to the basis of NYA's discharge of its lease fee obligations.

**NOW, THEREFORE**, in consideration of the agreements contained herein, and for one dollar (\$1.00) and other valuable consideration, it is hereby agreed that the Lease is amended as follows:

1. By deleting ARTICLE 3, in its entirety, and substituting the following therefore:

### ARTICLE 3 LEASE FEE

Section 3.1 In consideration of the possession, continued use and occupancy of the Leased Premises, Tenant shall provide to the Town a lease fee ("Lease Fee") of \$1,200,000, payable as follows: \$600,000 in the form of a credit to Tenant for Tenant's demolition of Bridgewater Hall and the removal of all demolition materials, including but not limited to asbestos and lead paint, and the balance of which shall be paid in the form of reduced use fees having a present value, over the life of the Lease of \$600,000, payable at the rate of \$40,000 per year, provided as follows:

(a) The Town shall receive a discount of \$25 per court hour off of NYA's Standard Advertised Rates for 1,400 hours and will receive a total of 200 hours of complimentary court hours, which at the rates currently in effect, have a minimum value of \$12,000 based on the single basketball court rate (as discounted), provided that the complimentary hours must be used during the months of May, June, September and October. In no event, will the credit to Tenant exceed \$40,000 per year

(b) The "Standard Advertised Rates" are the rates set by NYA for all users and may vary as of September 1 of each Lease Year. Any change in the rates will be disclosed at or before the April meeting provided for in ARTICLE 6.1(b).

(c) The current Standard Advertised Rates are as follows:

1. Single basketball court - \$85 per hour.
2. Full use of the turf field - \$225 per hour.
3. Use of half the turf field - \$150 per hour.
4. Use of the track - \$150 per hour. This price will be negotiable if the program has a small amount of participants and no other area other than the track is needed.

(d) The Town's discounts for usage vary with the portion of the facility used. For a basketball court, the discount shall be \$25 per hour. For full turf usage, the discount shall be \$50 per hour, for half turf usage, \$25 per hour and for the track, \$50 per hour.

(e) The Town shall be obligated to use 1,400 hours at the discounted rates set forth above.

2. ARTICLE 6.1(b) is deleted in its entirety and the following is substituted therefore:

Tenant shall provide priority to Town of Newtown Park and Recreation programs consistent with the needs of both Parks and Recreation and NYA and agree as follows:

1. NYA and the Town, through its Parks and Recreation Department ("Parks and Rec") shall meet on or about April 1, of each year, to schedule the following year's usage (defined as the period from November 1 through October 31) by the Town. Town requests can be submitted at any time but no later than 30 days prior to April 1, so that issues and conflicts may be resolved at the April meeting. When both parties want to use the same time or times, the parties will work out a sharing arrangement.
2. The Town agrees to pay NYA for all programs and usage that have been scheduled and confirmed. NYA agrees to accommodate new or potential Parks and Rec requests for programs that may not have sufficient future enrollment to establish a firm date. These requests, once agreed to, will be placed on the NYA schedule and held for Parks and Rec until such time as either the Parks and Rec program is confirmed, cancelled, or NYA has another potential client for the same time. In the event that NYA has a potential

client for a time slot reserved but not confirmed for Parks and Rec, it will advise Parks and Rec of the conflict. Parks and Rec will have 48 hours to either confirm its program or cancel. If confirmed, the Town will be obligated to pay for the time.

3. ARTICLE 32 is deleted in its entirety and the following is substituted therefore:

ARTICLE 32  
PRIORITY USE RECREATION CENTER

Section 32.1 The parties have provided a mechanism in ARTICLE 6 to manage the use of the facility consistent with the needs of both the Town and NYA. The parties will endeavor to identify a single individual, in each organization, to be the contact person to minimize conflicts. In the event of a dispute that cannot be resolved between the parties, the parties agree to mediation first, with the First Selectman and, if that does not succeed, the parties are free to pursue litigation in the Danbury Superior Court.

The parties further agree that the Lease, as herein modified, shall continue in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

TOWN OF NEWTOWN

By: \_\_\_\_\_  
E. Patricia Llodra  
Its First Selectman  
Duly Authorized

\_\_\_\_\_  
\_\_\_\_\_

NEWTOWN YOUTH ACADEMY

By: \_\_\_\_\_  
Salvatore D'Amico  
It's President  
Duly Authorized

\_\_\_\_\_



**ACKNOWLEDGEMENT**

STATE OF CONNECTICUT)  
  ) ss: Newtown  
COUNTY OF FAIRFIELD )

The foregoing instrument was acknowledged, before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2011, by E. Patricia Llodra, the First Selectman of the Town of Newtown, Connecticut, as her free act and deed, and the free act and deed of said Town of Newtown.

\_\_\_\_\_  
David L. Grogins  
Commissioner of the Superior Court

STATE OF CONNECTICUT)  
  ) ss: Newtown  
COUNTY OF FAIRFIELD )

The foregoing instrument was acknowledged, before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2011, by Salvatore D'Amico, the President of Newtown Youth Academy, as his free act and deed, and the free act and deed of said corporation

\_\_\_\_\_  
Francis G. Pennarola  
Commissioner of the Superior Court

375 Main Street  
Danbury, CT 06810

Parking is in the rear of the building on the upper level. Enter through the Main Entrance and the Community Room will be on your left.

There are 12 members of our team, two from each municipality (5) and two from Northwest Public Safety. Our initial meeting will be a meet and greet, a time to set ground rule and objectives, set a meeting schedule, and have an opportunity to tour the Communication Center. Please feel free to invite your CEO to this meeting, they are more that welcome to attend. Mayor Boughton will be on hand to meet everyone and give a personal tour of the Center.

If you are unable to attend due to a scheduling conflict, you are welcome to send an alternate. I will be requesting names and contact information of everyone's alternate at our first meeting. Please come prepared to share this information. With such a large group of individuals, it is difficult to schedule a date and time that is convenient for everyone. I will do my best to meet the needs of the entire team.

Please feel free to contact me with and questions. I look forward to meeting you on the 30<sup>th</sup>!

Regards,

Sue

Susan M. Webster, Executive Director

**Northwest CT Public Safety  
Communication Center, Inc.**  
29 Cheshire Rd.  
Prospect, CT 06712

Phone (203) 758-0056 ext. 202  
Fax (203) 758-0060  
Email [SWebster@nowestps.org](mailto:SWebster@nowestps.org)

*Newton representatives*  
*Manreena Will*  
*Ken Herman*

March 16, 2011

Northwest Regional Communications  
Chairman-----  
(address)

Draft

\* non-binding

\* states goals & timeline

Re: Cooperative Regional Dispatch/Regional Emergency Telecommunications Center  
Danbury, Brookfield, Newtown, Bethel, Ridgefield (Public Safety Agencies)

Dear Chairman and District:

This Letter of Intent ("LOI") wishes to express and outline the proposed member municipalities' intentions regarding the establishment and operation of a regional emergency dispatching center to be sited at the new Danbury Police station facility on Main Street in Danbury.

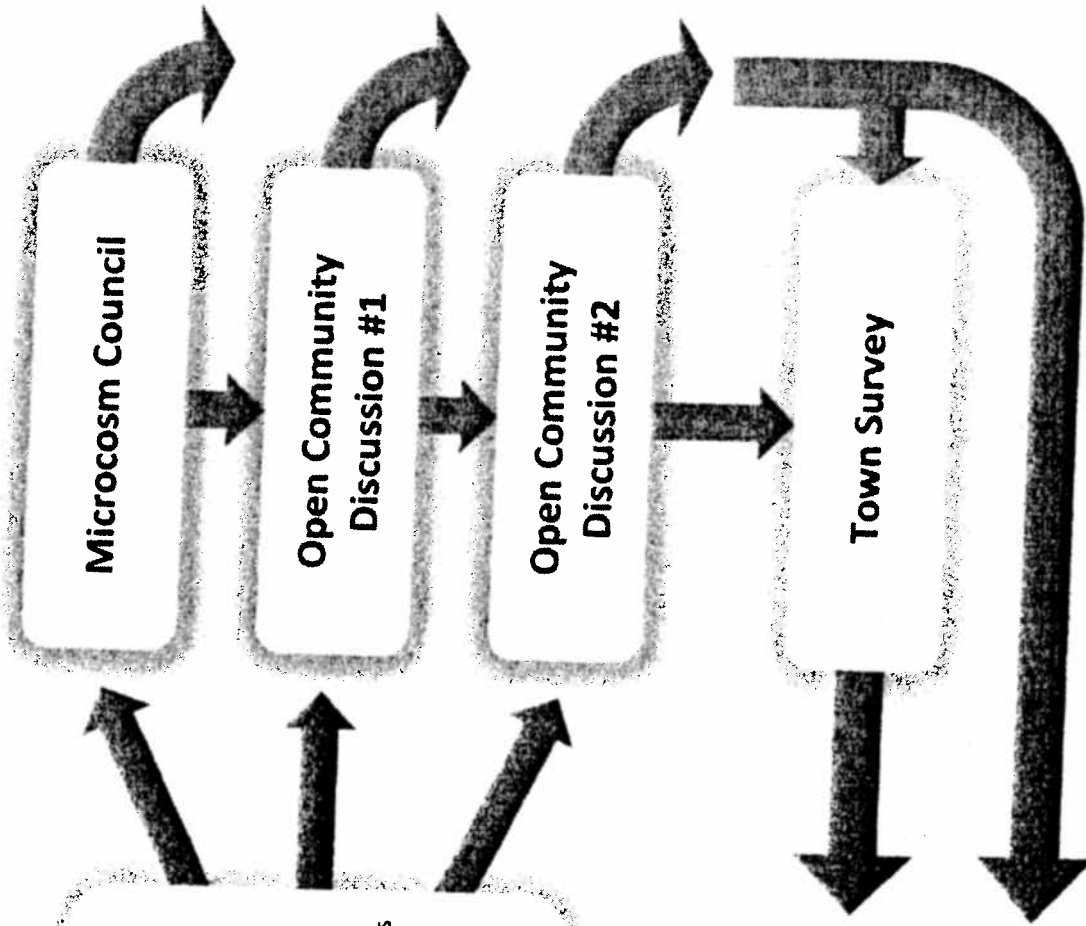
1. Establishment: We intend to utilize the provisions of CGS Section 7-339a et seq., allowing the creation of an interlocal agreement whereby the participants will be able to assume and invoke all of the capabilities of this unified dispatch effort. That process will take between 60 and 120 days, given the requirements of meeting and public hearing in each community, together with the cooperative session(s) toward establishment of an interlocal agreement.
2. Goals: We intend to have operational, on or before January 1, 2012, an operational emergency dispatch center, with two offices, dispatch area and other facilities in the Police facility where trained and certified civilian personnel are to receive, transmit and operate emergency calls for fire, ambulance and police 911 services. These services will, among many other benefits to the communities and the State at large enable cost savings with economies of scale, enhanced local and regional operations in conformity and cooperation and strong benefits to the citizenry and area residents.
3. State Involvement: The Department and Commissioner of Public Safety, together with the State agencies coordinating \$250,000.00 in regional dispatch transition funding will be assisting the venture by helping to allocate the funds in a way that conforms to the planning that the interlocal group has and will be developing.
4. State Regulations: The participating Agencies intend to proceed pursuant to the applicable provisions of the Regulations of the Department of public Safety, established pursuant to Sections 28-24.1 thereof, et seq., establishing definitions and procedures for financial aspects, operational requirements and maintenance standards.
5. Timeline: \*Steering committee review – commencing now.  
\*Interlocal agreement process formation (in general) – submission of proposed agreement on or before May 1, 2011 to each participant agency; submission to each legislative body with a public hearing in each municipality within 30 days thereafter; review and adoption with 30 – 60 days thereafter; establishment of an Interlocal Advisory Board must occur after adoption of the Agreement and remain operational during the

existence of the interlocal agreement; submission to the State and filing. Ratification of the agreement by at least two participants is necessary.

It is anticipated that, subject to the above procedures and approvals, the interlocal agreement, Advisory Board and final ratification by all participating municipalities ("Agencies") shall occur by October 1, 2011 and not beyond January 1, 2012.

(SIGNATORIES)

Llp/interlocal



***Input from Microcosm Council,  
Community Discussions and Town-wide  
Survey will help shape FFHMPRC final  
recommendations to the Board of  
Selectmen***

***Will also be shared with town residents***

Note: For illustration purposes only; not a complete list of town boards, commissions, departments or community groups providing input

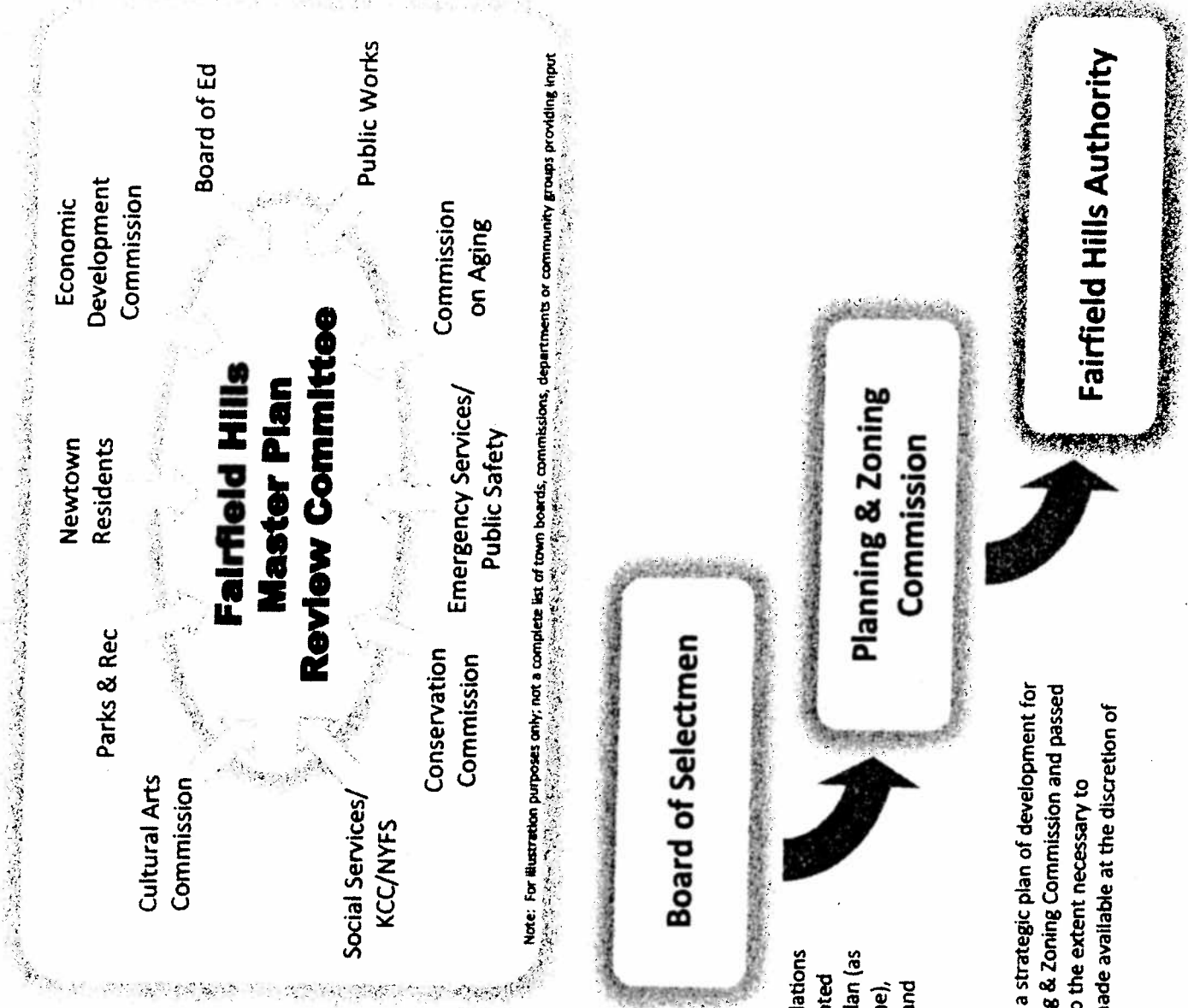
The Fairfield Hills Master Plan Review Committee (FFHMPRC) is charged with reviewing the master plan for the Fairfield Hills Campus (adopted March 17, 2005), and will provide input, advice and direction to the Board of Selectmen relating to the established core themes of development per the current master plan, as well as recommend any additional themes, concepts or issues outside of the current master plan relating to the future development of the Campus.

As part of this process, the FFHMPRC is soliciting input and active participation from members of the public, community organizations, Town boards, commissions, and departments as deemed appropriate by the Review Committee.

When completed, the FFHMPRC will present their recommendations to the Board of Selectmen for consideration.

If the Board of Selectmen chooses to accept recommendations from the FFHMPRC that are not within the currently accepted uses or plans for development under the 2005 master plan (as defined by the existing Fairfield Hills Adaptive Reuse zone), then changes to zoning regulations must be considered and accepted by P&Z.

Ultimately, a revised/updated master plan, representing a strategic plan of development for the Fairfield Hills campus, will be adopted by the Planning & Zoning Commission and passed on to the Fairfield Hills Authority for implementation. To the extent necessary to implement the master plan, the FHA will expend funds made available at the discretion of the Board of Selectmen and the Board of Finance.



**Fairfield Hills Community Input Council:  
Initial Outcomes**

**Points of agreement and points of divergence**

- 1) We need to take a new, fresh look at the Master Plan, given that we are now in a different context and a different time, in part due to the economic crisis.
- 2) We want to encourage the town to take down the buildings that need dismantling as soon as possible, since the cost of doing so is likely to go up significantly the more we wait. Taking more buildings down can make the site more attractive to developers, should we choose to go that route. It can also serve as a sign of progress and provide a ray of hope that things are starting to happen. This could help counter the "Fairfield Hills fatigue" that has been setting in.
- 3) At the same time, we acknowledge that seeing the old buildings come down will also be a sad day for many people. We may need to mourn our losses, including the 10+ years of neglect of the buildings that has contributed to the need to bring them down.
- 4) We do not want to get bogged down in the past. At the same time, we feel that it is important to make the history clear, including an accounting of moneys spent thus far, in order to help us all move forward.
- 5) We also want to learn useful lessons from the past. This includes acknowledging that at times there has not been enough due diligence. Also, that many negative surprises were encountered in the remediation and demolition processes that have occurred to date.
- 6) As a council, we agreed on the main priorities for the future of Fairfield Hills, of having a "core" that serves as a cultural destination and/or a sports recreational destination, with other additional uses as well. We greatly appreciate the work that the Fairfield Hills Master Plan Review Committee has done thus far, and we want to encourage them to look at the Master Plan, with these two principal areas in mind.
- 7) One area of divergence is the SCALE of the "destination" Fairfield Hills should be. While we agree on culture and recreation as the two main themes, some of us would like for these to be primarily municipal destinations (a community cultural center and an indoor recreational facility) with residents of other areas welcome as well. In contrast, others of us favor a larger, regional-scale theatre or sports arena at Fairfield Hills, which would generate even greater revenue for the town as a whole. Please see the various scenarios that were generated, for greater detail on the various options that we envisioned.
- 8) We agree that we do NOT want certain kinds of large-scale commercial development at Fairfield Hills: no box stores, industrial, or manufacturing uses. We also welcome the possibility of small-scale niche businesses that fit in with the larger vision; for example, restaurants to serve the clientele of a community cultural center or a community sports center; a horse boarding stable; leasing agricultural land to a Community-Supported Agriculture venture; a "farm team" for the baseball field; and other such small-scale commercial ventures that would fit in with the larger vision of Fairfield Hills as a community center.

9) We did not reach any agreements as to whether there should be housing at Fairfield Hills, and if so, what kind of housing. However, we did all agree that the town needs to engage in a town-wide evaluation of housing needs and housing development opportunities, as well as a town-wide evaluation of commercial needs and commercial development opportunities, so that we are not looking at Fairfield Hills in isolation from the rest of the town, but instead engage in a more holistic and comprehensive approach.

10) While we agree on the need to take down the buildings, we do not necessarily agree on strategies for doing so. We identified at least five potential strategies, as well as some benefits and burdens of each:

a) Have the town finance all of the necessary demolition. Concerns include that this could be a hard sell to voters for economic reasons, given its effect on the debt load to the town, and the fact that there are other areas that we need to be investing in as well.

b) Continue to seek developers who will fund part of the demolition. Concerns include that we would still be paying for this, as we would need to offer a developer a reduced price; also, a development project could have hidden costs in terms of increased town services. There was also a concern that if a developer is not found, we will have to do it ourselves anyway, at a higher future cost.

c) Selling a small portion of the land outright, in order to fund the demolition and the community vision for the larger remaining portion. Challenges include that this could severely limit any control over the portion of land that is sold, although it would still be subject to zoning regulations.

d) Re-allocating funds that are currently earmarked for other projects. Challenges include the political difficulties of striking a balance between different needs.

e) Explore innovative options, such as public-private partnerships and obtaining grant funds. Challenges include that even with public-private partnerships, or public-non-profit partnerships, the town could still end up paying a considerable sum for the demolition.

11) We did not reach agreement on whether outside developers should be brought in or not. On one side of the coin, concerns were expressed about the town having the needed expertise to manage a project of this size. On the other side of the coin, concerns were expressed about all the "hidden costs" that are often involved when a developer is brought in. It was also pointed out that expertise is needed to work effectively with developers, in order to prevent waste and "give-aways". We agreed that in the best of all worlds, the benefits to the developer would coincide with the benefits to the town.

12) Even if we are not able to create what we want at Fairfield Hills right away, having a clear focal point can be of value. It can help us be on the lookout for opportunities that appear, to draw them in to a coherent vision. For example, if someone is looking to build an indoor sports center in town, we could encourage them to do so at Fairfield Hills. Having a strong, compelling vision could help the town come together and make progress on the improvement of the property.



**Various scenarios generated by the participants in the Community Input Council:**

**Scenario #1**

- 1) Sports Arena, similar to Harbor Yard at Bridgeport, as central feature.  
Multi-use facility where concerts can also be held.
- 2) Cinema complex, similar to the Loews Theatre at Danbury, though perhaps with fewer screens.
- 3) These two key projects would serve as "anchors" or a "core magnet" get things moving.
- 4) Around that "core", the other uses would also be included: community sports and community arts, agricultural open space, social services, additional municipal services.

**Scenario #2**

- 1) 60 acres land-banked for future educational needs
- 2) Municipal Arts Center as "destination" for town
- 3) EMS facility
- 4) Multi-purpose field with parking
- 5) Adding to Youth Academy if necessary
- 6) Remaining land left open for park-like pursuits (Open Space).
- 7) Very small-scale commercial in alignment with community uses (CSA, horse boarding, etc.)

**Scenario #3** (similar to #2, but w/o land-banking)

- 1) Municipal Arts Center, with playhouse space, art and dance classes.
  - a) community focus w/some regional draw, similar to NYA.
  - b) built either by renovating Plymouth Hall, or building anew, depending on cost.
- 2) Recreational Complex on Wasserman Way  
w/ climbing wall, squash courts, indoor pool, etc.
- 3) Agricultural component developed into both community gardens (with plots available for individual community members), and public gardens for aesthetic enjoyment.
- 4) Small-scale commercial where it is a logical fit: i.e. coffee shops near art center, etc.
- 5) Taking down all of the buildings (except those slated for renovation) as soon as possible.
- 6) In this scenario, the reasons for not including land banking include a) concern about available space and b) keeping emphasis on arts/sport recreation theme.

**Scenario #4** (similar to #3, but with addition of a banquet hall)

- 1) Municipal Arts Center
- 2) Recreational Complex
- 3) Banquet Hall, similar to Fireside, that community can rent for weddings, parties, etc.
  - a) Could be done as private venture, as municipal venture, or as partnership.

**Scenario #5**

- 1) Combo Multi-Purpose Arts Center/Theatre, in partnership with commercial backer.
- 2) Sports Complex, with small shops next to it (such as ice cream store.)
- 3) Small shops in Duplexes, including boutiques, Ye Olde Confectionery shop, etc.

**Fairfield Hills Community Input Council:  
Conversations on Saturday, Day One**

**Initial Hopes and Concerns**

**Hopes – regarding this weekend**

- 1) That we not just have complete chaos.
- 2) That it be a learning experience.
- 3) That we have something productive happen.
- 4) That we come up as a group with what we want for the future of FFH.
- 5) That we figure out how to pay for what we want.
- 6) To be able to share some ideas regarding how to pay for keeping FFH open space.
- 7) That we end up with a clarification of objectives for FFH, and a prioritized list of projects that are consistent with the objectives,

**Concerns – regarding this weekend**

- 1) That our work may not be heard by town officials.
- 2) How do we effectively influence the decision-makers?

**Hopes – regarding FFH and Newtown**

- 1) That we have multiple town agencies using the FFH property.
- 2) To have it be a special place, rather than succumbing to special interests.
- 3) That FFH be preserved for town use, and that we figure out how to pay for that.
- 4) That FFH be used for open space, and that we figure out how to pay for that.
- 5) That FFH remain at least partially for use by residents.
- 6) That we have something productive happen at FFH.
- 7) That we include a space for emergency services at FFH.
- 8) That we find a way to keep FFH as a desirable place for all residents, and at the same time, be fiscally responsible.
- 9) That we have FFH as an Open Space that we can be really proud of.
- 10) That we prioritize projects, focus on having a few things done well, to help contain costs.
- 11) That projects be done efficiently, without a lot of waste.
- 12) That as a town, we come up with a sound plan for Economic Development (ED), so that our children and aging population do not keep leaving.
- 13) That FFH be used in a way that increases the quality of life of residents of Newtown.

**Concerns – regarding FFH**

- 1) That it may continue taking a long time to get anything done at FFH
- 2) Do not want to see all of the architecture lost.
- 3) That sometimes development can cost more \$ than it brings in, as a result of the need to widen roads, increase parking, increase police, etc. etc. etc.
- 4) If housing gets built, it can lead to unanticipated consequences.
- 5) If a 30 year lease is signed and prices go up, we could end up giving the property away.

**General comments:**

- 1) This town has changed a great deal over the years...we used to have seven dairy farms.
- 2) It's great to have people so involved and caring!

## **What do we want at FFH? – Saturday, Day One**

(Exploring issues, w/ no agreement implied. For outcomes, please see Outcomes Statement.)

### **One possibility: Turn “core” into destination**

- 1) Have “core area” of FFH that is turned into a “destination”: a gathering point with modern theater, art galleries, a place where community organizations can meet, adjoining restaurants with outdoor dining where one can have a good time. Well-lit at night, with central parking. Also include schools for art and dance, a bandshell for the summer, public gardens, professional offices.
- 2) Have the outlying areas be open space, w/ possibly some housing around edges.
- 3) Include some provision for fairgrounds, to hold fairs that people can come to.

### **How do we do this?**

- 1) Have developers pay for this. Have built-in escalators for long leases. Get good legal advice on this.
- 2) Need to find someone who is willing to “go in first”. How do we get over the “hump”?
- 3) We need to focus on “core of the core”: come up with “main attractor” to pull rest of it in.
- 4) One possibility could be Lowe’s theatre, built colonial style. Would bring in restaurants.
- 5) We may need to provide some incentives to get an initial ‘attractor’ in, be more flexible.
- 6) Having developers have to pay an up-front lease payment is a disincentive. This is possibly being changed.
- 7) If we build a strong vision, then the \$ will follow.

### **Concerns:**

- 1) Some people may just want a quiet town. Don’t want traffic, don’t want people coming through town.
- 2) How do you keep the center “dynamic” over time? What is an attractor at one point, may not remain so further down the line.
- 3) If FFH becomes a “destination”, it could detract from the center of town, create two “town centers.”
- 4) Sometimes partnerships with developers turn out to be expensive. Currently town is paying for Youth Center.

### **Context:**

- 1) We currently have one building ready to go, two in process.
- 2) Proximity to 84 is a resource for “focal point” – allows traffic to get in and out.

### **Another possibility: “Park” Option**

- 1) Tear down all the buildings (except for the ones designated for re-use in Master Plan: Stratford, duplexes, white houses.) Create a park, including ballfields and a bandshell. Build a town pool. Bank some land to eventually create an Arts Building.
- 2) No apartments at Cochran. Possibly affordable senior housing along edge of property.

### **Concerns:**

- 3) While we have playing fields, we may not have the right fields for what the town plays.

### **Context:**

- 4) We already have the beginnings of a recreational core: hiking trails, open space. People from other towns come to the Youth Academy.

### **Community "destination": Indoor sports facility / Sports complex**

- 1) Include ice rink, indoor pool, driving range, miniature golf, climbing walls, squash courts, badminton.
- 2) This would allow for indoor use year-round. Could also serve as a venue for shows.
- 3) Something like this would make town more desirable for people wanting to relocate. It's an attraction, just as the schools are.
- 4) There has been a developer who has been looking for land for this.
- 5) This could be done with a public/private partnership, like the NYA.

#### **Concern:**

- 6) There may already be enough of these in the area.

#### **Context:**

- 7) Current town plan includes proposal for Park and Rec Town Pool, within next 5 years.

### **Thinking big: Destination Stadium**

- 1) Build stadium like Foxboro in Bridgeport, for minor league baseball team. Build it where Kent House is. This could serve as a magnet to get ball rolling, help fund other uses of FFH. If you build it, they will come...
- 2) It would be a very family focused activity, and it would better to have one here, than going to Bridgeport. It could be an independent baseball team, or an affiliated one.
- 3) The stadium could be used for other things as well, used as a fairgrounds on weekends.
- 4) Benefits – when people come into town, they bring their wallet with them.

#### **Concern:**

- 5) How to deal with traffic?.

#### **Context:**

- 6) State is considering re-doing exit.

### **Destination: Regional Cultural/Performing Arts Center**

- 1) An equivalent to the Ridgefield Arts Center, could bring in a lot of money.
- 2) Concern: Are there too many in region already?
- 3) Requires extensive sponsorship to be successful.

### **Destination: Casino**

- 1) Small casino, even just slots, could pay for everything else that people want at FFH.

## **Some possible uses for agricultural land:**

### **Community Garden**

- 1) Create a community garden for the residents of Newtown. Build an electric fence to keep out the deer. Rent out plots to people for their own use. This could be an opportunity for people to socialize. It is a low-cost, short-term plan.

### **Community-Supported Agriculture (CSA)**

- 2) Lease out some of the agricultural land to a farm that wants to do a Community-Supported Agriculture project.

### **Horse Park**

- 3) In addition to trails, could include a horse boarding facility, riding lessons.
- 4) Some land is already zoned agricultural. Back when the hospital was there, it used to have a dairy farm and a vegetable farm.
- 5) Horse Guard area may be given to Newtown in future. This could be appended to FFH.

## **Ways to increase utilization of current site**

- 1) More exhibits and festivals, could be brought in, even as the land is now.
- 2) We currently have a Farmer's Market. The Arts Commission has initial plans for an annual Arts Festival, the first one to be in 2012

### **Farm team –**

- 1) We could create a farm team, (minor league baseball) as a way to use existing field, create an attractor for FFH.

## **“Big Picture” conversations**

### **Why commercial development?**

- 1) Why do we need to make FFH revenue generating? We own the property.
- 2) Commercial development will benefit the town, regardless of where it is located.
- 3) Historical background: FFH was “sold” to voters as revenue-neutral.
- 4) The original bond was for 20 years and we are currently half-way through it.

### **Timeline of FHH**

- 1) We may be doing work for future generations. We will not see all the benefits of it, but our children will.

### **Choosing a project for a ‘destination’**

- 1) One approach, is to do a marketing study to determine what is missing in the region, finding the niche or the cultural need.
- 2) Another approach is to “build a better mousetrap”. Create your own niche, by being one step ahead of the competition.
- 3) We need to learn from the example of Westmore Park, in West Hartford. How did they do it? [From day 2: Upon further research, this model may not be fully applicable.]
- 4) Whatever project is, will need to market it, create an image for it.

## **Conversations about demolition**

- 1) Even if we have a developer do the demolition, there are still costs associated with this (will get lower price for the lease of the land.)
- 2) Even if we decide we want a developer to bear the cost for demolishing some of the buildings, we may not find someone willing to do it. Then ultimately the city will still be responsible for the demolition, and the costs may have gone UP.
- 3) If the city takes responsibility for full demolition, it still leaves open the possibility of development. It may even make it easier for development to happen.
- 4) We may want to check and verify whether there is more value in land with the buildings still on it, or more value in land without buildings. Given the conditions of the buildings, it's likely to be the latter.
- 5) From a financial point of view, the sooner we demolish the buildings, the better.
- 6) Getting budgets through voters, can often be at odds, with what makes most sense. It can be a hard sell, to allocate money for taking things down.
- 7) The current plan includes floating a proposal of a 6 million \$ bond in year 4, to demolish two of the buildings.
- 8) There is currently a debt cap of 10%, along with the intention to reduce it to 9% over the next 4 years. Given the debt cap, and all the existing debt, it is extremely unlikely that the town could pass a bond to finance full demolition within the next five years.
- 9) At the same time, the council can still recommend that the town government find a way to take down the buildings as soon as possible, to avoid rising costs.
- 10) "Town is allocating 20 million to buy Youth Academy." (*note: this statement needs to be verified.*) What would it take to use that \$ to fund demolition?
- 11) Metaphor from Extreme Makeovers: the buildings ARE the bus. What would it take, to bring them down?

## **Conversations about relative merits of leasing vs selling**

- 1) There are different ways of controlling what happens on property: one is to own it and then lease, another is to place strict zoning regulations on it, then sell.
- 2) Concern re 30 year lease paid up front, is that person leasing the property, could start neglecting upkeep during last ten years. No incentive to maintain it, since they will be returning property to town. Then town gets stuck with neglected property.
- 3) Value of selling a portion of the property, is that it would bring in tax money.
- 4) To attract a developer, need to look at it from their perspective. Owning more attractive to them than leasing.
- 5) One possibility would be to sell a small portion of the land to a developer, who would be creating an art gallery, theatre, shops, restaurants.
- 6) One possibility would be to sell a part of the property, in order to finance the rest for community use.
- 7) Another possibility would be to sell some other property owned by the city, in order to finance development at FFH.

## **Conversations re housing**

### **Community needs re housing**

- 1) Some of us would like to stay in Newtown, want elder housing that is nicer than Nunnawauk.
- 2) We currently fall way below requirements for affordable housing (housing that is priced for people who make 60-80% of median income; schoolteachers, police officers, etc.)
- 3) We would benefit from having a more economically diverse community;
- 4) We need a housing plan for the larger community.

### **Concerns re proposed Cochran project**

- 1) Parking;
- 2) traffic near Reed School;
- 3) air pollution near trails;
- 4) likelihood that apt dwellers would complain re playing fields, even though these are pre-existing;
- 5) potential run-off from parking lot into aquifer
- 6) costs for infrastructure
- 7) questions whether increased income, would offset increased costs.

### **Possibilities for rehabbing duplexes**

- 1) There is money in the budget to provide infrastructure for duplexes.
- 2) However, each duplex will cost \$500,000 to rehab
- 3) Builders in community could volunteer time, to do rehab.

### **Concern:**

- 4) Town is obligated to pay prevailing wages on town-owned land.

**Fairfield Hills Community Input Council:  
Conversations on Sunday, Day Two**

(Exploring issues, w/ no agreement implied. For outcomes, please see Outcomes Statement.)

**Tracking investments in FFH thus far**

- 1) Importance of letting people know "where the money has gone", to garner support for further work at FFH.
- 2) At this point, principal visible results are Town Hall and Youth Academy. It's important for people to know what else has been done, that may not be so visible.
- 3) Recommendation that the following information be shared with participants at the upcoming community meetings:

A rough estimate of the amounts that have been invested into FFH includes:

- 20 million initial bond
  - 1.5 million from sale of the houses
  - 1.9 million obtained through various grants
- 23.6 million (drawn from the Fairfield Hills Authority report.)

That sum was roughly allocated as follows:

- 4.5 million for purchase of property
  - 3.6 million for soil remediation
  - 11.6 million for new Municipal Building
  - 1.4 million for new baseball field (including demolition of building on site)
  - .9 million for tunnel demolition, electrical and utility infrastructure
  - .4 million for planning, legal, and environmental consulting fees
  - .3 million for parking
  - .6 million for abatement and mothballing
  - .24 million for Newtown Youth Academy
  - .05 million for trails
  - .05 million for other
- 23.6 million (drawn from the FFHA report)

In addition, there has been an additional:

- 3.5 million bond for Greenwich Hall demolition and parking construction
  - .3 million bond for lights for baseball field
  - 1.4 million bond for demolition of Litchfield Hall, design of new P & R center
- 5.2 million

which brings the sum to 28.8 million.

**Questions going forward**

- 1) Will the amount spent on the Municipal Center, give us adequate projections of what other rehabs are likely to cost, per square footage?
- 2) What are the details, on the Cochran proposal? What does town get for 28 M?
- 3) How did Bridgeport manage to get their baseball stadium built?
- 4) Could Plymouth be rehabbed for an Arts Building?



5) How might we invite proposals that are well-suited for us, and elicit brilliant ideas?

**Possible syntheses of various alternatives explored on Saturday:**

- 1) It may be possible to have something that is both a recreational destination, as well as a cultural destination.
- 2) Regarding regional vs community – You can call something a “community destination” and, if you do it right, it will become a regional destination anyway. For example, current Youth Center.

**Conversation about money and future funding**

- 1) The “gorilla in the room”: town not likely to want to spend more money on FFH. At the same time, many people are concerned about potential consequences of bringing in a developer.
- 2) There is a concern that if we were not able to attract developers in a more positive economic environment, how will we be able to do it in a tougher economic environment? (Unless we bring in a Donald Trump, and some people would not like that... ☺ )
- 3) Context: There is a lot of money out there, even in middle of recession. We just need to give the people who have money, a good reason to invest it. Although housing not recovered yet, we are at beginning of new opportunity re commercial investments.
- 4) From a developer’s perspective, they would clearly prefer to buy rather than to lease. At the same time, it’s possible to create a better leasing structure that might not require all of the money up front, that would give us the right to inspect, etc. The city is currently working on exploring options in this regard.

**Current cost-savings and fundraising efforts**

- 1) We are currently engaging in some degree of cost-savings, by having FFH integrated with the rest of the town properties (policed by town police instead of private security, served by Park and Rec instead of having private landscaping services, etc.)
- 2) There is also an initiative underway that will invite community members to sponsor a bench for the trails, for a \$1,000 donation.

**Miscellaneous questions to explore:**

- 1) On the one hand, there can be value in having a centralized location for amenities. On the other hand, people want things located close to where they live. How to balance those different needs?

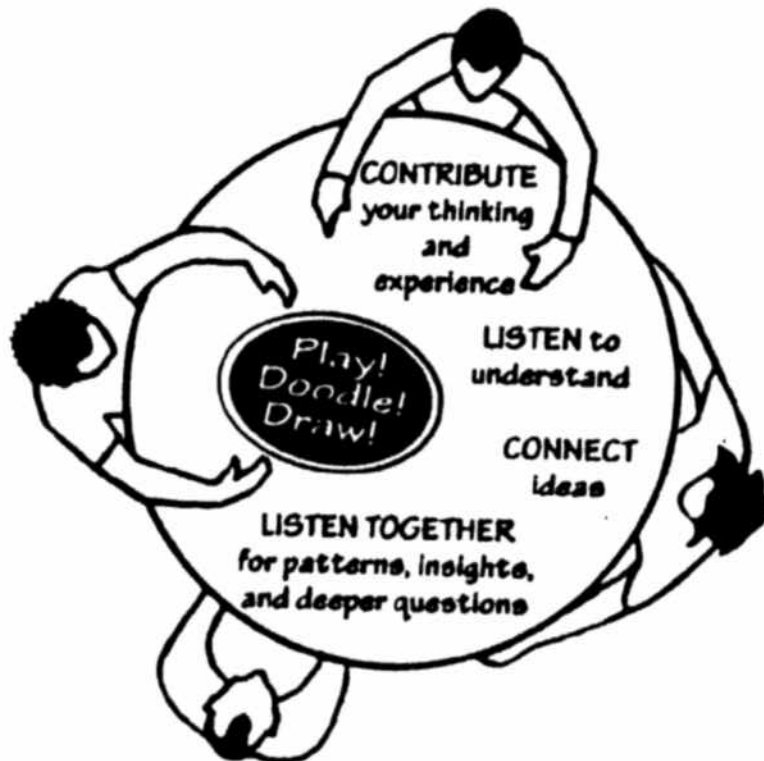
## Individual Closing Comments

- 1) Enjoyed the two days. Lots of good ideas. We need to move forward with Fairfield Hills. Hoping that powers-that-be will implement some of these ideas.
- 2) Lots of good ideas. Buildings need to come down and need to make sure valuable materials are reclaimed. In past, some of us have seen dumpsters filled with copper.
- 3) We need to find a way to demolish the buildings. May need to compromise to reach a solution, depending on what moneys are available and what is feasible. Hoping that whatever we decide to do, is something that will make our community a better place.
- 4) Fairfield Hills can't be everything to everybody. We will need to create a more narrow vision and be more focused, in order to move forward.
- 5) Would be helpful if someone were in charge of running projects at Fairfield Hills, as in a business model, instead of piece-meal through various governmental bodies.
- 6) Whatever plan we create needs to be flexible, and have flexibility built into it. As the information changes, we need to be able to modify it.
- 7) There is some misinformation in community, would be good to see that corrected. It seems that demolition is key to moving forward with Fairfield Hills.
- 8) We need Review Committee and decision-makers to focus on what we have outlined here, and develop plan to go from there. We need to get voters on board, by having dream, having focus, and integrating many interests, for it to be viable.
- 9) Enjoyed being here and learning about this complex issue. I feel we need to demolish the buildings that are no longer viable as soon as we can afford to. Also, I am not in favor of high-density housing at the Cochran House.
- 10) Learned a lot, changed some opinions. Impressed with work of committee. We are in good hands. Hope we keep FFH for community, not make rash decisions that might foreclose future options.
- 11) Looking forward to committee developing futher what we generated here, and presenting their recommendations for future options.
- 12) Thank you to committee and facilitators. At some point selectpeople and P&Z will need to make difficult decisions re which strategic options to move forward on.
- 13) This has been a great educational experience. Have never been in focus group where we could offer so much input. Hope town does the responsible thing re FFH.
- 14) This has been good learning experience. We need to take the buildings down, and then move slowly with the rest of it.
- 15) We have succeeded in avoiding chaos this weekend. We have come up with some viable alternatives. Hope that some combination of them will be implemented.

Welcome to tonight's World Café:

An Open Community Conversation  
on the Future of Fairfield Hills

**CAFÉ ETIQUETTE**  
**FOCUS**  
*on what matters!*



March 16, 2011

hosted by the Fairfield Hills Master Plan Review Committee

Thank you for joining us!

We are beginning this evening's gathering, with a presentation of the outcomes from the recent Community Input Council. The purpose of that council was to launch and catalyze the Fairfield Hills Master Plan Review Committee's (FFHMPRC's) larger public engagement process.

Over the weekend of March 5<sup>th</sup> and 5<sup>th</sup>, we brought together a "microcosm" of randomly-selected community members with diverse perspectives, for an in-depth exploration of the following question:

**"How might we best realize the potential of the Fairfield Hills Campus  
to benefit our community?"**

The council was invited to:

- share their hopes and visions
- listen to one another
- digest some background information gathered by the FFHMPRC
- explore areas of convergence and areas of divergence

This evening, it will be YOUR turn, to:

- consider and respond to the work of the Community Input Council
- share your own hopes and visions
- listen to one another
- explore areas of convergence and divergence

After the presentation of the Outcomes of the Community Input Council, you will have the opportunity to do this work in a series of small groups, before coming together for the large-group portion of our meeting.

Note: Given time constraints, we may not have the opportunity tonight to engage in a detailed study of the various reports produced by the FFHMPRC (or the work of other committees and boards). However, we welcome any questions about and/or input to these reports. We will be getting back to you individually with any answers that we may not be able to provide tonight, as well as responding publicly via our Facebook page.

Welcome and Overview Materials for the

**Fairfield Hills Microcosm Council**

March 5<sup>th</sup> and 6<sup>th</sup>, 2011

Newtown, Connecticut

hosted by the Fairfield Hills Master Plan Review Committee  
as Stage One of Community Input into the Review Process

## Fairfield Hills Microcosm Council

hosted by the Fairfield Hills Master Plan Review Committee  
as stage one of community input into the Review Process

How might we best realize the potential of the Fairfield Hills Campus  
to benefit our community?

### Challenges and Opportunities

The Fairfield Hills Master Plan Review Committee recognizes that there have been numerous difficulties and challenges since the town voted to purchase the Fairfield Hills Campus. These have included:

- the recent economic downturn
- potential leases that fell through
- higher than expected costs for demolition of existing buildings
- polarization around the relative priority of educational, commercial and municipal uses
- desire for greater accountability and transparency of local government

At the same time, the charge of the Committee's work is not to re-hash the past, but to help us move forward. The Committee has convened this Community Microcosm

As part of addressing the key question, we expect that the Microcosm Council may wish to address various related questions, such as,

- How might we finance the demolition that remains to be done at the Fairfield Hills Campus? Some possibilities include town bonds, rebates to developers in return for their taking on the job, selling off a portion of the land, and various mixtures of some or all of the above.
- How might we benefit as a town, if at all, from converting some of the buildings into more diversified housing stock? What are the benefits and burdens of this possibility?
- What kinds of development do we want to see taking place on the Fairfield Hills campus? (Small businesses, light industry, educational uses, recreational uses, open space uses, arts, social services, additional municipal uses....) What creative possibilities exist to come up with combinations that will be of benefit to a wide variety of constituencies, and to the town as a whole?

These are only some suggested questions....

We do not wish to limit the conversation, but only to point out a few possibilities.

A timeline of Fairfield Hills, highlighting the work of previous task forces and committees

Notes:	1979	1931-1960	1990
TIME	1979	1931-1960	1990
State decision to expand capacity for treatment of mental illness. Newtown did not seek this setting of the hospital. Campus designed by Walker Crabbree a respected Hartford architect.	Peak Inpatient population 3500	Majority of building constructed between 1931 - 1940. A few buildings notably Cochran House constructed in the 1950's.	State of CT, Office of Policy Management, Department Mental Health, Department Public Works contracted on White and Associates, Architecture, Urban Design, Planning of Cambridge, A
Committee Names			
Committee Roster			
Committee Roster			
Committee Roster			
Recommendations			
Publications			October 1990 published "A Range Planning Study For 1 Facilities of the Department Mental Health Fairfield Hills Hospital Task 11 Report: Car Master Plan
Reuse themes			<p>Recommendations:</p> <ul style="list-style-type: none"> <li>13 % Consolidate DMH us</li> <li>8% acres Core Campus use to DMH State agencies</li> <li>58% Open Space &amp; recreation</li> <li>8% Senior housing (includes acres existing at Nunawana</li> <li>12% for non age restrictive housing and community ser</li> </ul>

Committees

Less than 200 patients	Reduced from 825 to 185 acres	185 acres
1992 - 1994	1998	1998-2000
Task Force to Study the Use of The Fairfield Hills State Property	State solicits redevelopment proposals for 185 acre parcel & Deeds 400+ acres as Agricultural Land in perpetuity. State maintains ownership of 200+ acres to support Garner Correctional Facility	3 developers submit proposals
20 members	Fairfield Hills Ad Hoc Advisory Committee	
12 Newtown Residents - including State Rep and Superintendent of Fairfield Hills Hospital	10 Newtown Residents	
8 State Residents -including State Senator, 2 State Reps, Superintendent of Norwich Hospital		
June 1994 published "A Re-use Plan for Fairfield Hills"	Unanimous recommendation: Town should NOT purchase property	
Recommendations:		
DMH		
Administrative Office Space for State, regional, municipal and civic organizations		
Open Space, Recreation & Greenway		
Housing		
Economic Development		
Regional Educational Entity		
Proposals:		
Spectrum Skanska - Re-use 5 building, construct 425 homes (75% age restricted), shops, restaurant, community buildings		
Wildier Barter - Re-use 3 buildings, construct golf course community, 550 housing units (50% age restricted) small retail and golf		
Becker and Becker - Re-use all building, mixed use housing, commercial, municipal		

	185 acres	185 acres	185 acres	185 acres	185 acres
1999	1999-2000	2001	2002-2003	2003-2005	2007
ion signed by 500+ residents Evaluate recommendation of 1998 committee		June 2001 Town Meeting vote approved bonding for the purchase of 185 acres		2004 Town and State close on purchase transaction	
Fairfield Hills for Newtown	Fairfield Hills Ad Hoc Advisory Committee II		Fairfield Hills Master Plan Ad Committee	Fairfield Hills Master Plan Ad Hoc Committee & Legislative Council & Board of Selectman	Fairfield Hills Master Plan Ad Hoc Committee & Planning & Zoning
	16 members - all 10 members of the 1998 committee plus 6 new members		10 members		
	16 Newtown Residents - ended with 14 Newtown Residents		10 Newtown Residents		
	1 member moved out of town and 1 member resigned during deliberations		26 Meetings, 45 Commun Groups, 2 Community works video tour.		
	Unanimous recommendation: Town should purchase property				
	Report submitted March 2000 and proposed use themes used during Town Meeting authorizing purchase		Master Plan - Submitted to t of Selectman March 3, 20	Revisions concluding in the amended Master Plan published March 17, 2005	Published Modifications to Master Plan, April 2007
Recommendations:	Recommendations:		Recommendations:	Recommendations:	Recommendations:
Principal Offices and community buildings	5% Municipal Offices and community buildings		Municipal Offices and comm buildings	Municipal Offices and community buildings	Municipal Offices and community buildings
Open Space & Recreation	63% Open Space & recreation		78% Open Space & recreat	75 % Open Space & recreation	75 % Open Space & recreation
Economic Development Education	21% Economic Development 11% Education		Economic Development Education	Economic Development Education	Economic Development Education



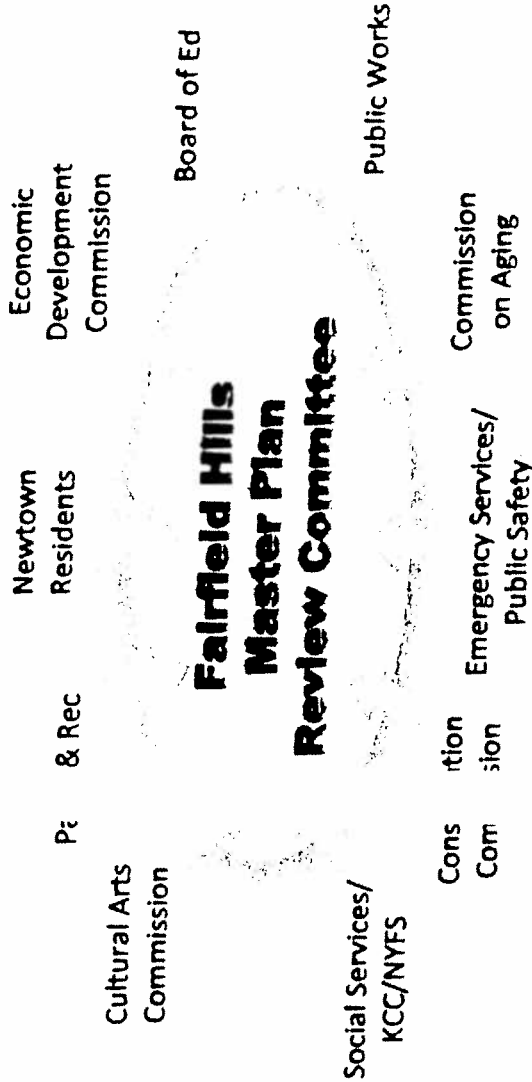
The Fairfield Hills Master Plan Review Committee (FFHMPRC) is charged with reviewing the master plan for the Fairfield Hills Campus (adopted March 17, 2005), and will provide input, advice and direction to the Board of Selectmen relating to the established core themes of development per the current master plan, as well as recommend any additional themes, concepts or issues outside of the current master plan relating to the future development of the Campus.

As part of this process, the FFHMPRC is soliciting input and active participation from members of the public, community organizations, Town boards, commissions, and departments as deemed appropriate by the Review Committee.

When completed, the FFHMPRC will present their recommendations to the Board of Selectmen for consideration.

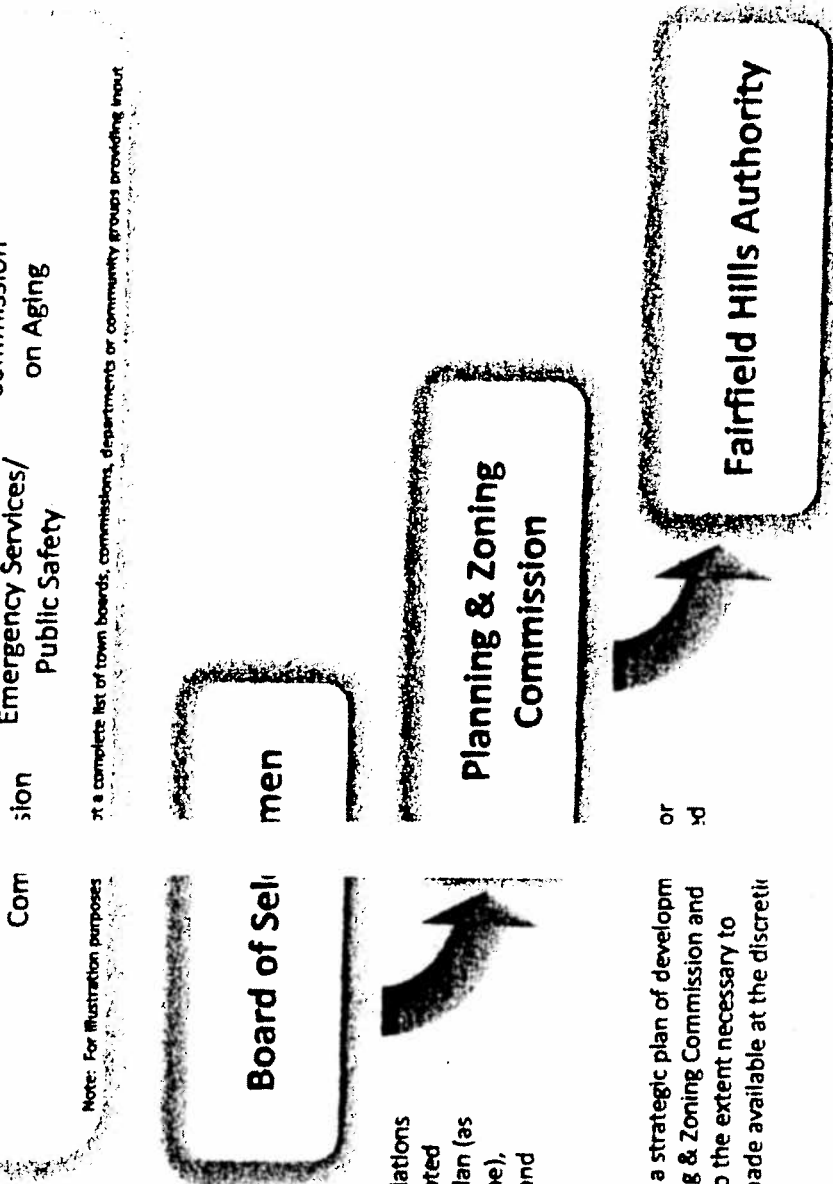
If the Board of Selectmen chooses to accept recommendations from the FFHMPRC that are not within the currently accepted uses or plans for development under the 2005 master plan (as defined by the existing Fairfield Hills Adaptive Reuse zone), then changes to zoning regulations must be considered and accepted by P&Z.

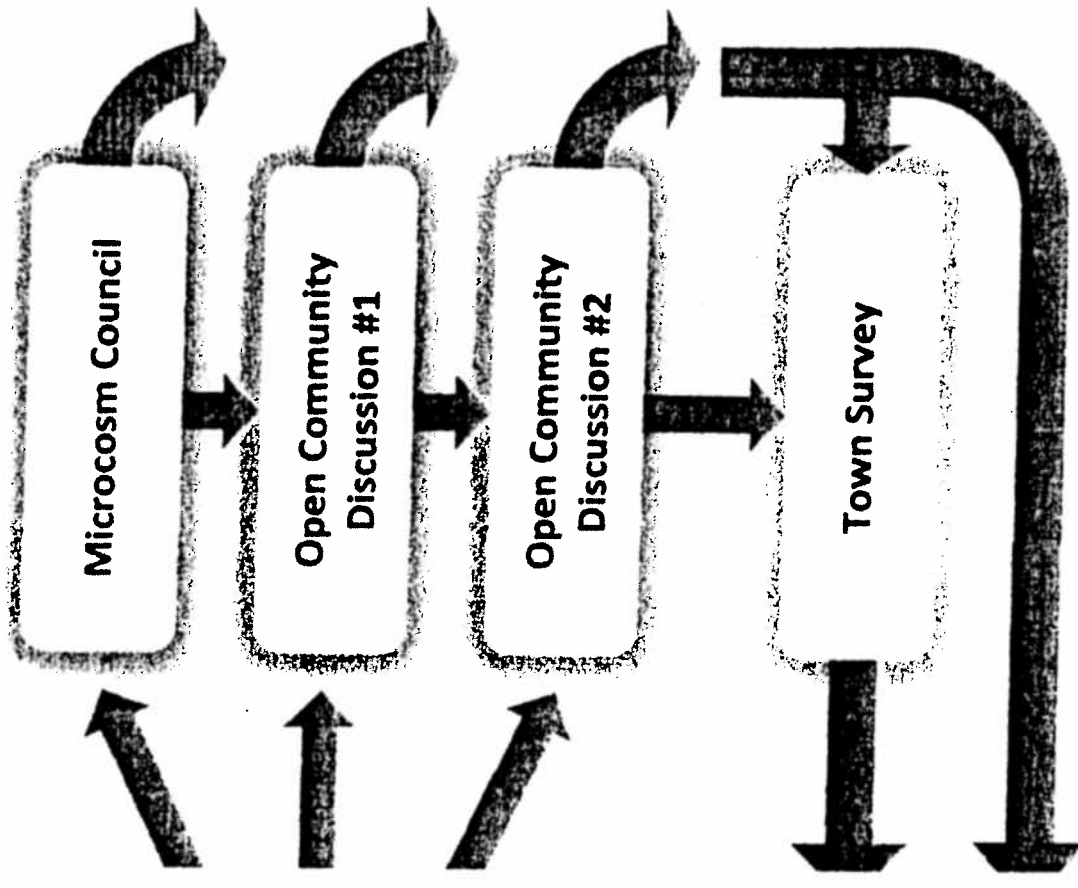
Ultimately, a revised/updated master plan, representing a strategic plan of development for the Fairfield Hills campus, will be adopted by the Planning & Zoning Commission and presented to the Fairfield Hills Authority for implementation. To the extent necessary to implement the master plan, the FHA will expend funds made available at the discretion of the Board of Selectmen and the Board of Finance.



Note: For illustration purposes

at a complete list of town boards, commissions, departments or community groups providing input





Cultural Arts Commission  
 Parks & Rec  
 Newtown Residents  
 Economic Development Commission

**Fairfield Hills Master Plan Review Committee**

Social Services/ KCC/NYFS  
 Conservation Commission  
 Emergency Services/ Public Safety  
 Commission on Aging  
 Public Work

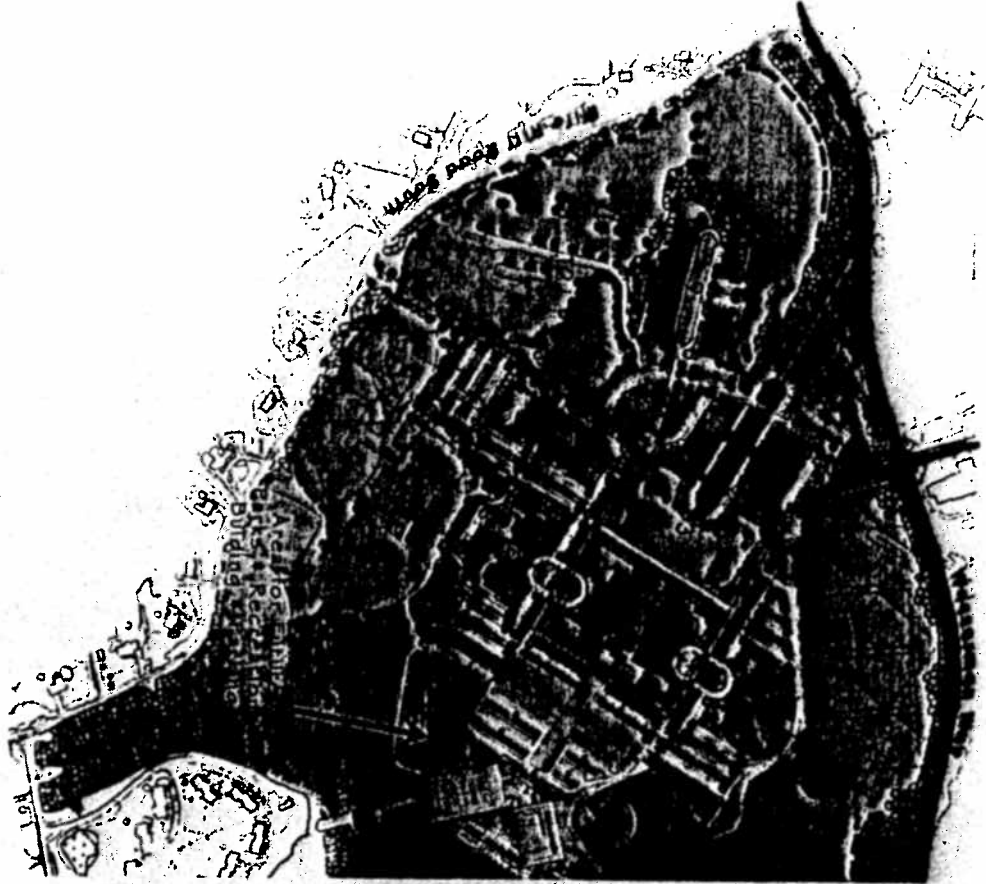
Note: For illustration purposes only, not a complete list of town boards, commissions, departments or community groups providing input

**Input from Microcosm Council, Community Discussions and Town-wide Survey will help shape FFHMPRC final recommendations to the Board of Selectmen**

**Will also be shared with town residents**

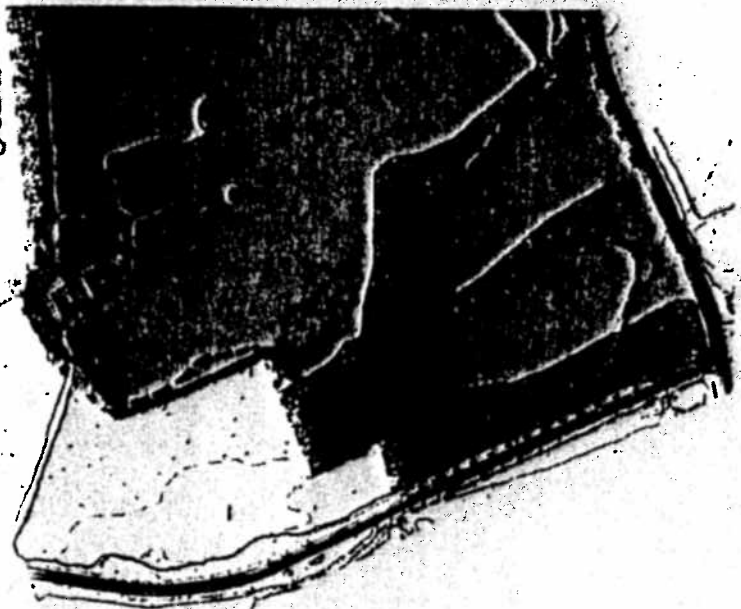
# Fairfield Hills - Master Plan

Newtown, Connecticut



Fairfield Hills Hospital  
Newtown, Connecticut

Southdown III, LLC  
Newtown, CT



### Footnotes

1. Woodbury: 30,000 sq ft
2. Newtown: 16,000 sq ft
3. ~~Shelton: Demolished~~
4. Kent Lehigh: 50,000 sq ft
5. Cannon Lehigh: 50,000 sq ft
6. Shofield: 5,000 sq ft
7. Plymouth: 600 seed outbreak - 24,000 sq ft
8. ~~Bridgeport: 46,929 sq ft - 47,000 sq ft - Town Offices~~
9. ~~Durham: 10,000 sq ft~~
10. Environmental Education Center: 3,000 sq ft
11. Museum
12. ~~English-Congregational Church~~ (Removed by Final Approval)
- 13, 12 Recreation Fields

Map prepared by



Fairfield Hills Hospital  
Newtown, Connecticut



Sept 14, 2007  
Fairfield Hills Hospital  
Newtown, Connecticut

**Preface**

The 2005 Master Plan[1,2] is the embodiment of a set of ideas that evolved during the late 1990's and early 2000's. While this report will not review the earlier activities during the years that led to the need for a master plan, it does try to show how those ideas helped to frame the current Master Plan. In addition, the core aspects of the existing plan are summarized here and some of the underlying assumptions behind the plan are called out as part of the focus of our review.

**Crafting the plan**

The current Master Plan was framed by three sets of ideas: 1) a set of themes, as developed by the 14 member 1999 -2000 Fairfield Hills Advisory Ad Hoc committee and approved in the 2001 Town Meeting authorizing the purchase of the campus, 2) public contributions gathered during a set of activities by the Fairfield Hills Master Plan Ad Hoc Committee, a group charged with preparing the plan, and 3) a set of objectives that was used to guide the synthesis and presentation of the ideas above.

**Thematic direction**

The themes, as documented in the Master Plan on page ES1 are:

*The Town Meeting vote authorized a variety of activities to be undertaken by the Town including preparation of a Master Plan for the 186-acre area. The material distributed at the Town Meeting established five themes for this Master Plan.*

*These themes were:*

- *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*  
*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. [1]*

**Understanding community needs and wants**

*"As shown in Figure 3 [see Appendix A], the committee has held 26 meetings, invited 45 community groups to present needs for the Campus, held two community workshops of two sessions each, hosted a tour of the Campus and produced a video tour of the Campus for broadcast on local access TV. The entire process was covered extensively by the Newtown Bee including the publishing of a two-page insert describing alternative plans for discussion at community workshops." [1]*

The Master Plan includes an appendix, called Exhibit C, that summarizes all of the needs and wants that were uncovered during the meetings of the Fairfield Hills Ad Hoc Committee, as well as the groups expressing them. This information has been included, in toto, as Appendix B of this report.

### Three guiding objectives

Though not explicitly noted in the plan or the work related to crafting the plan, in looking back the plan was, in effect, guided by three objectives. The main objective, held by the members of the Ad Hoc committee, was for preserving the maximum amount of flexibility for long-term decisions while addressing immediate needs of the community, stated as follows in the Master Plan:

*"The central philosophy of the Committee has been one of flexibility. The Master Plan proposed by the Committee addresses immediate needs as expressed by the community while retaining future opportunities which come with purchase of the Campus from the State. Decisions as to these opportunities will be made over several decades by Newtown residents."* [1]

Again, the Master Plan focuses on the near term in a way that maximizes future flexibility. To this end, the committee reviewed the needs and wants that were raised during their meetings and public participation sessions, and identified the core near term needs of the town. They banked over 72% of the land, noting the *"specific use of these areas will be decided over several decades."* To support the long-term, a process for reviewing the Master Plan every five years was instantiated<sup>1</sup>.

A second objective held by the committee was that the feel of the campus should be retained. The committee, with the support of Planning and Zoning, supported maintaining the overall esthetics by creating a design district to maintain the architectural identity of the campus and by selecting a group of buildings for renovation and repurposing that showcased key architectural elements of the campus.

The third objective was to shield the Newtown taxpayers as much as possible from financial burdens resulting from the redevelopment of the property<sup>2</sup>. By including some commercial

### Master Plan overview

Based on the three guiding objectives above, the current Master Plan was created that ensured the future flexibility of the use of the property by land banking the majority of the land and providing a review mechanism every five years. It also focused on a few, very near-term community needs and on trying to encourage enough commercial development to offset the costs associated with providing for those community needs, while preserving the architectural integrity of the property. The plan also calls for the demolition of all unused buildings, should the implementation of the plan not materialize within five years.

### Sallent features of the current master plan

Based on input from town leaders and the public, the committee identified the following as immediate or potential near-term needs, calling them out specifically in the Master Plan:

- Protecting the Aquifer
  - The amount of impermeable surfaces is restricted even in the campus area outside of the aquifer protection zone, to ensure that the aquifer is adequately "recharged." Therefore, emphasis is placed on getting the most out of every non-permeable surface. For example, parking lots are shared where possible.
- Town Hall & Educational Offices
  - Shelton (building or footprint), sponsored by the town

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<sup>1</sup> Our 2010-2011 Master Plan Review Committee was convened under the 5 year review process.

<sup>2</sup> The objective of reducing the impact of campus development on taxpayers was identified through informal conversation with multiple members of the Fairfield Hills Authority and the Ad Hoc Master Plan Committee.

- High School Academy
  - Kent (building or footprint), sponsored by the town. However, should the school determine that it no longer needed an academy, Kent would join the others listed for commercial development.
- Community Use, envisioned to *"to meet community needs including the Senior Center, cultural programs, recreation programs and special community events or assemblies of people such as the Friends of the Library Book Sale."* [1]
  - Plymouth Hall, sponsored by a non-profit
  - Bridgeport, sponsored by a private interest. Note that Bridgeport was also listed as a potential building for private development (see next bullet)
  - Administrator's House, sponsored by a non-profit or the town as a museum
- Commercialization for reducing the overall financial burden
  - Stratford, Newtown, Woodbury, Canaan, the duplexes, and potentially Bridgeport
  - Three "infill" buildings of 50,000 sq. ft. each
- The use of the single family houses for affordable housing.
- Adding seven fields to the three existing ones on the property and the two abutting ones, noting - *"The fields can be constructed in a sequence and within a schedule to meet the priorities of the Parks and Recreation Commission and users as well as coordination with other demolition and construction activities proposed in the Master Plan."* [1]
- Road changes / Parking / Utilities needed to support the above.

The bulk of the Master Plan discussion focuses on the aspects of the plan that are considered immediate, i.e., the municipal center and the push for commercialization to minimize the overall

upfront payments of the full lease amount). The plan also includes a great deal of financial detail, potential phasing, and a section on impacts resulting from the implementation of the Master Plan.

#### **Learning the realities of the property**

The process and associated discussion to buy the property took many years, during which the property was neglected. When the purchase was finally completed, the conditions of the buildings had deteriorated significantly. In addition, the State's estimates for clean-up costs vastly underrepresented the amount of money that would be needed to remediate the property. These two realities have caused much turmoil in the plans and execution of those plans for the property.

#### **Shifts during the ensuing years**

As the plan was being implemented, several unforeseen conditions became apparent. The following list calls out all changes to the Master Plan:

- It was learned that the property under Shelton had significant water issues that would make repurposing or reconstructing the building infeasible. Faced with this dilemma, the town leaders and plan implementers decided that Bridgeport Hall was the next most appropriate building for municipal use.
- The use of the single family houses for affordable housing was removed as requested by the selectmen based on feedback from community surveys.
- A high school addition was constructed, obviating the near-term need for an academy.
- A private interest requested permission to build a recreational facility at the campus.

- The Commission on Aging and other leaders of the senior population requested that the Senior Center use be removed from the community center noted in the Master Plan.
- With the latter two and the addition of the Newtown Youth Academy, the reuse of Plymouth was deemed impractical – given its level of deterioration, and so it is now slated for demolition.
- A Band Shell was added to the West Meadow to support the arts.

#### **Accomplishments**

- Newtown Youth Academy
- Municipal Center
- One full-sized baseball field. Lights were added to extend the playable hours enough to postpone the need for an additional full-sized field.
- Partial implementation of a trail system
- Some infrastructure improvements, like roadwork, electricity, broadband, telephone, gas, and storm water drainage upgrades.
- Parking
- The demolition of the dangerous tunnels and five buildings

#### **Areas that we are revisiting for the review**

As part of this five year review, we are revisiting several aspects of the Master Plan, in part because of changes in the plan and in the community at large. These aspects include:

**Housing:** Housing has been reintroduced for two reasons. First, the housing boom has subsided. Second, we are in the midst of discussions around the desire to increase the diversity of our housing stock to offer young couples and seniors places in town they can afford. This discussion is part of a broader, state-wide discussion about affordable housing.

property to include even more town services, including social services and safety, we've had folks questioning whether one small piece of Newtown should be used to carry so much of the load for town services. Instead, others are looking into taking a broader, town-wide approach including leveraging ongoing discussion surrounding the overall plan of conservation and development for the town.

**Town retention of land ownership:** Our attempts to increase the commercial base at the campus have not panned out. While some folks attribute the lack of success to political instability, others suggest that the problem lies with the use of leasing vs. outright sale. That is, long-term leases for commercial development are often used in urban centers, though are much less commonly used for towns the size of Newtown. Yet others are suggesting that the notion of leasing was appropriate, but the requirement for upfront payments of the full lease was the problem. Perhaps a more traditional approach would be more effective. One final, and very large component, is the recession that hit in December 2007. As the economy recovers, we should ensure that we are poised to realize our goals for the campus.

#### **Sources:**

- [1] The 2005 Master Plan, <http://www.fairfieldhills.org/PDF/MasterPlan2005.pdf>  
 [2] The 2007 Master Plan Amendment, [http://www.newtown-ct.gov/Public\\_Documents/NewtownCT\\_FFHills/ModToPlan.pdf](http://www.newtown-ct.gov/Public_Documents/NewtownCT_FFHills/ModToPlan.pdf)

**Appendix A**

**Figure ES 3  
Fairfield Hills Master Plan – Community Participation**

	2002												2003		Total
	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.			
Ad Hoc Committee Meeting	**	**	**	*	**	**	**	**	**	*	**	*			(26)
Community Workshops				6/19 6/20 **						11/16 *					(3)
Legislative Council									11/19 *						(1)
Open House								10/5							...



## Appendix B

This appendix includes the full text for representing the needs, as articulated by both public and private groups during the committee meetings, as provided in Exhibit C of the 2005 Master plan.

### Section V Summary of Space Needs Requests

During March, April and May, the Ad Hoc Fairfield Hills Master Plan Committee held 6 meetings to provide an opportunity for organizations in Town to express their needs and thoughts as to space needs on the Fairfield Hills Campus. The series of meetings was organized on a topical basis with invitations sent to organizations based upon their topic of interest. The topics were municipal needs, recreation needs, open space needs, service group needs, recreation/arts needs, education needs and economic development needs.

As a result of this process, some specific space needs as well as requests for the re-use of certain buildings emerged. In other instances, there were requests or recommendations related to specific programs with no quantified space needs. It is anticipated that as the planning process proceeds, the relationship between programmatic needs and space allocations will become more specific. In addition, an analysis of capital funding resources as well as operational funding will be completed.

The following presents a summary of requests received to date.

#### *Municipal Offices*

- Edmond Town Hall Study (KBA) - 19,500 sq. ft. Town Offices.
- Police Department - 18,850 sq. ft. stay at Town Hall South.
- Hook and Ladder Fire - 11,250 sq. ft. stay at site.

#### *Recreation*

- 987 youths enrolled 2001/1300 by 2010
- Lacrosse - 2 more fields; program grown from 45 to 230 kids.
- Pop Warner Football - No field need but would like lacrosse to move to Fairfield Hills.
- Basketball - 4 courts in Bridgeport.
- Soccer - Did not attend.
- Skateboard - Want park at 7,500 sq. ft. / \$40,000-\$50,000.
- Parks and Recreation - Responsible for all fields. Presented need for 40 acres with 600-800 parking spaces and 7 fields. Also, want indoor space as well as storage for equipment.

#### *Open Space*

- Open Space Committee - Should be substantial amount of passive open Space with trails, nature walks, etc. Open Space Committee has prepared a map for Fairfield Hills to Upper Paugussett State Forest Greenway. Shows Fairfield Hills with 100 acres open space.
- Newtown Bridle Lanes - Currently use trail to H2O tanks and around back of campus near Nunnawauk Meadows for trail rides. Would like to retain for this purpose.
- Governor's Horse Guard - Will be at Fairfield Hills for long term.

- Golf Course  
Newtown Forest Association
- Service Groups**  
Daytar
- VNA
- Rotary
- Youth Services
- Womans Club
- Lions Club
- Friends of Library
- St. Johns Food Pantry
- Senior Center
- Salvation Army Food Kitchen
- K-9 Advocates
- Currently use trails same as Newtown Bridle.
- Interest in this use but no organized support.
  - Supports open space.
  - Provides services for people with disabilities. Not looking for particular space but supports cultural and athletic uses that clients could participate in.
  - Use Edmond Town Hall once a month for a meeting and have a thrift shop. Current space is 900 square feet, could use more.
  - No particular space needs but need balance in plan to generate some tax revenue.
  - Currently occupies second floor of building previously owned by Congregational Church now bank owned. Outgrown space. Requested 20,000 square feet but could share recreation space.
  - Supports bike/walking trail, community garden. Restore beauty of Fairfield Hills with flower beds, etc.
  - Supports Town needs, athletic fields and walking trails. Should have some economic development but also consider land banking
- Newtown Heritage Center. Possibly antique shows in Bridgeport Hall.
- Annual Labor Day Weekend Book Sale is big fundraiser. Need 7/15-9/10 to set up and clean up. Need storage area year round. Bridgeport Hall is current and preferred location.
  - Located in St. Johns Church basement in 300 square feet. Do 2,000 – 3,000 meals a month.
  - Currently have 800 sq. ft. in multi-purpose building in Sandy Hook. Share space with Children's Adventure Center (daycare). Need at least 2,500 sq. ft. Have no adult daycare nor activities for men (woodworking, pool, etc.).
  - In Town hall South as part of Social Service Office in 400 sq. ft. area. Need larger area as well as storage.
  - Newtown Pound is located at Town Transfer Station. Not good environment and hours not good (closed on Sunday). Should be moved to Fairfield Hills. Not sure on size requirements.

***Recreation/Arts/Education***

Center For Classical Ballet

- Wants Plymouth Hall for performing and visual arts. General cultural center. Could be revenue producer.

Siochain Theatre Company

- Need theatre for 50-100 people. Suggest subsidy for artisans for 1 year for crafts, etc.

Two YMCA's are interested in developing facility (Plymouth Hall is possible site)...once established could be self-funding.

Children's Adventure Center

- Supports Senior Center/VNA move to Campus and they stay where they are with full use of center. Could use small space at Campus for outdoor activities.

Newtown Public Schools/Bd. Of Ed.

- Fully support shared town office concept; need 9,500 sq. ft. of space; need space of 28,000 sq. ft. for alt. Ed. Program...up to 200 students, can get 30 to 35% reimbursement; would like parking for events as well as school buses (2 acres); space for adult ed day classes; long term set aside 70 acres for another school.

Town Players/Little Theatre

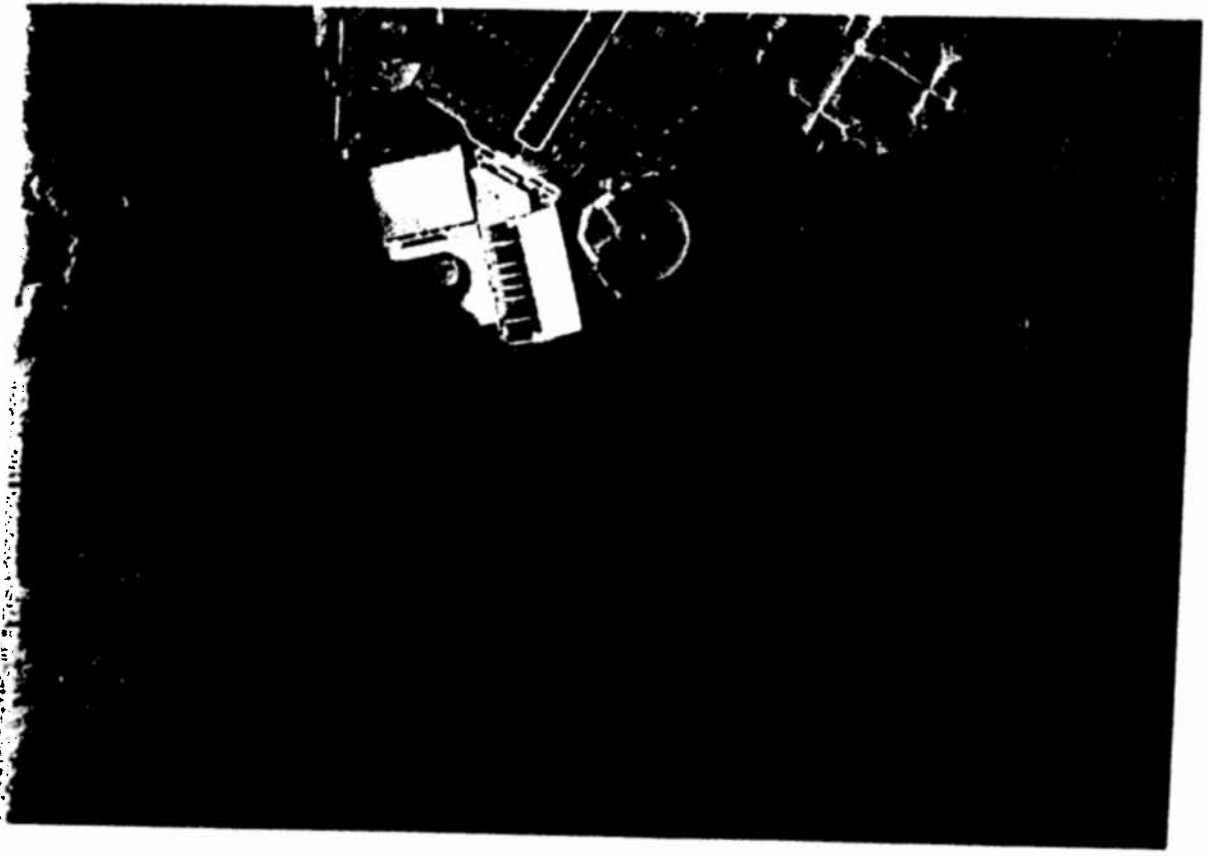
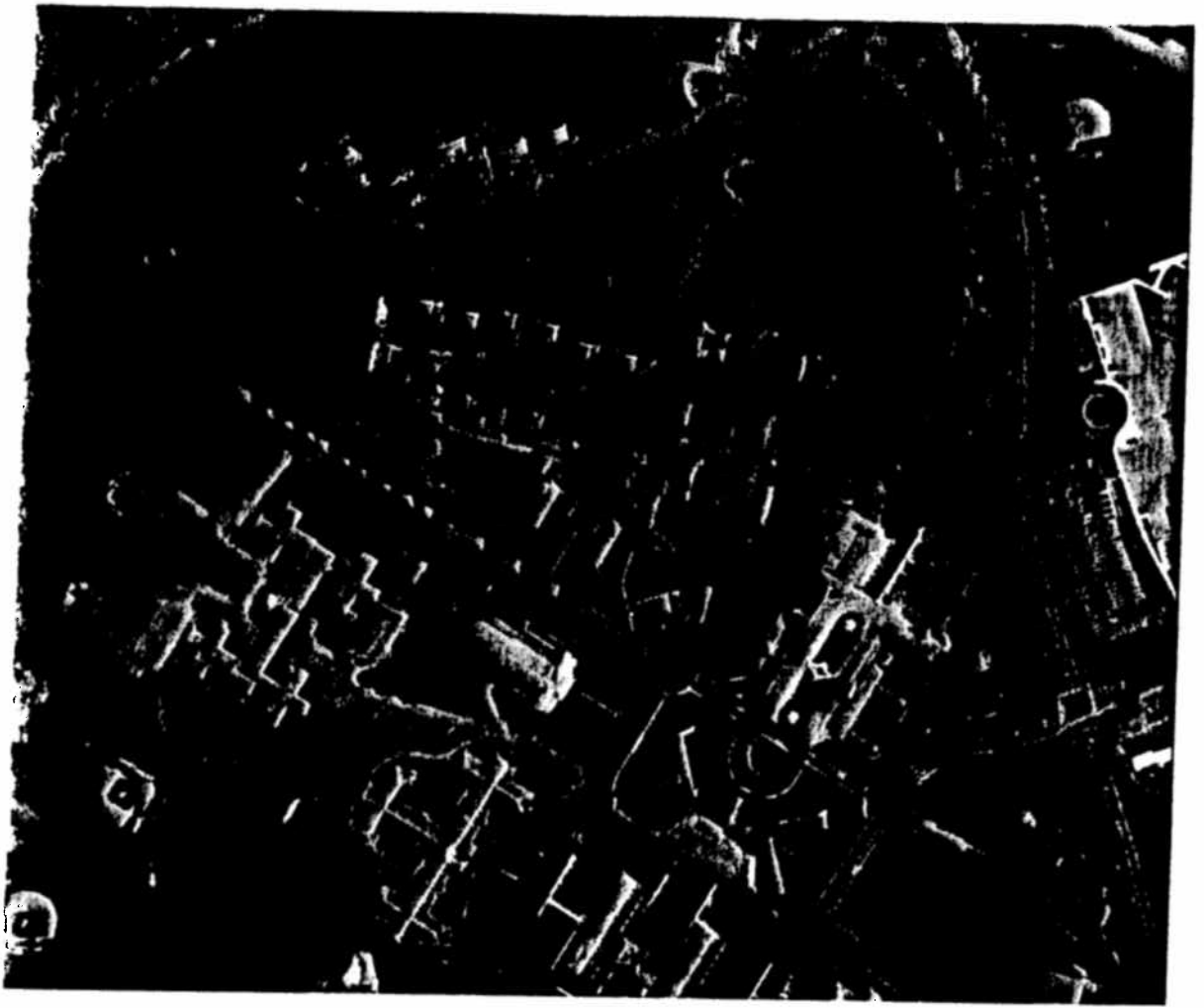
- Town Players do not want to move but suggest space for combined arts council...music, SCAN, artisans, etc.

Joe Borst

- Suggest medical care facility (Cochran House)

Economic Development Commission

- Limited sites in Newtown zoned for commercial/industrial use and available for development. Fairfield Hills Campus is important tax base resource.



E. Patricia Llodra  
First Selectman

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**TOWN OF NEWTOWN**  
**OFFICE OF THE FIRST SELECTMAN**

**FAIR HOUSING RESOLUTION**  
**TOWN OF NEWTOWN**

- Whereas, All persons are afforded a right to full and equal housing opportunities in the neighborhood of their choice; and
- Whereas, Federal fair housing laws require that all individuals, regardless of race, color, religion, sex, handicap, familial status or national origin, be given equal access to all housing-related opportunities, including rental and homeownership opportunities, and be allowed to make free choices regarding housing location, and
- Whereas, Connecticut fair housing laws require that all individual, regardless of race, creed, color, national origin, ancestry, sex, marital status, age, lawful sources of income, familial status, learning disability, physical or mental disability, sexual orientation, be given equal access to all housing-related opportunities, including 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 realized that these laws must be supplemented by an Affirmative Statement publicly endorsing the right of all people to full and equal housing opportunities in the neighborhood of their choice.

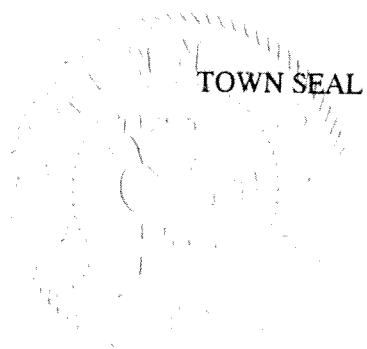
**NOW THEREFORE, BE IT RESOLVED**, That the Town of Newtown hereby endorses a Fair Housing Policy to ensure equal opportunity for all persons to rent, purchase, obtain financing and enjoy all other housing-related services of their choice on a non-discriminatory basis as provided by state and federal law; and

**BE IT FURTHERED RESOLVED**, That the chief executive office of the Town of Newtown or his/her designated representative is responsible for responding to and assisting any person who alleges to be the victim of illegal discriminatory housing practice in the Town of Newtown and for advising such person of the right to file a complaint with the State of Connecticut Commission on Human Rights and Opportunities (CHRO) or the U.S. Department of Housing and Urban Development (HUD) or to seek assistance from the CT Fair Housing Center, legal services or other fair housing organizations to protect his or her right to equal housing opportunities.

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

*[Signature]*  
\_\_\_\_\_  
William Rodgers, Selectman

*[Signature]*  
\_\_\_\_\_  
William Furrier, Selectman



Adopted by the Town of Newtown on March 21, 2011.

3/21/11

**VACANT POSITIONS**

HATTERTOWN HIST. DIST.	1	R, U
POLICE COMMISSION	1	I
FAIRFIELD HILLS AUTHORITY	1	R, U

**OPEN POSITIONS AS OF 3/21/11**

HATTERTOWN HIST. DIST. (alt.)	1	R, D, I or U
LAKE LILLINONAH AUTH.	1	R, D, I or U
COMMISSION ON AGING, (alt.)	1	R, D, I or U
COMMISSION ON AGING, (alt.)	1	D, I, U
SUSTAINABLE ENERGY	1	R, I, U

**Fairfield Hills was advertised in the Bee on 2/25  
Last date for interested parties to apply is 3/25  
Appointment can be made on 4/4**

**Police Commission - announce tonight, 3/21  
Position will be vacant effective 4/5  
Last date for interested parties to apply is 4/18  
Appointment can be made on 5/2**