

THESE MINUTES ARE SUBJECT TO APPROVAL BY BOARD OF SELECTMEN

The Board of Selectmen held a regular meeting Monday, March 17, 2014 in the Council Chamber of the Municipal Center, Newtown. First Selectman Llodra called the meeting to order at 7:33 pm.

**PRESENT:** First Selectman Llodra, Selectman James O. Gaston, Sr.

**ABSENT:** Selectman William F.L. Rodgers.

**ALSO PRESENT:** Finance Director Robert Tait, Director of Economic and Community Development, one member of the public and three members of the press.

**VOTER PARTICIPATION:** none.

**ACCEPTANCE OF THE MINUTES:** no action taken; item to be carried.

**FINANCE DIRECTOR REPORT:** Mr. Tait reported nine companies bid for the \$6.5 million in Town of Newtown bonds (Att. A). The interest rate was 2.71% representing a savings of approximately \$35,000 a year in interest saved. First Selectman Llodra noted that the low rate is due to the fact that the town has received an AAA rating from the bonding companies. Mr. Tait shared the motions that were made at the Board of Finance meeting of 3/17/14 (Att. B). The mill rate today is 33.32; next year's budget, as it stands now, will have a mill rate of 33.31. Mr. Tait presented an update on the Sandy Hook Special Revenue Fund (Att. C). First Selectman Llodra noted the Memorial Commission needs to know there are funds designated for a memorial.

**COMMUNICATIONS:** Elizabeth Stocker was present to update the board on Danbury Hall and the white house's. The Danbury Hall project was bid in December. A licensed environmental professional determined the plaster to be non-hazardous but the low bidder is saying he needs to pay for hazardous materials. The option is to go with the next low bidder at this point. Demolition of the white house's was not budgeted; the town will remove them. First Selectman Llodra would like to receive continued updates on the timeline of demolition.

**UNFINISHED BUSINESS:**

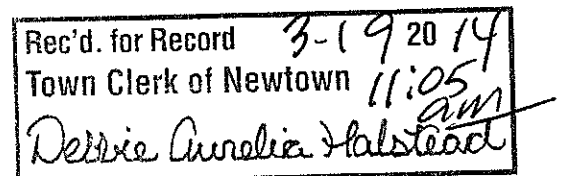
**Discussion and possible action:**

1. **Newtown Parent Connection:** Ms. Stocker has been successful in working with the Department of Social Services on paperwork and continues to work with the Newtown Parent Connection. The Town Attorney is working with the Parent Connection attorney to work out the sub recipient agreement. This item to be carried.

**NEW BUSINESS:**

**Discussion and possible action:**

1. **Business Incentive Program Application – The Summit Properties Group, LLC:** Ms. Stocker and Mr. John Reyes were present to speak about the project at 146 South Main Street (Att. D). The space is marketed for medical offices, retail and professional offices. Mr. Reyes would like to pass the savings on to the tenants. Selectman Gaston moved the Summit Properties Group, LLC Business Incentive Program consistent with the tax incentive program schedule. First Selectman Llodra seconded. All in favor.



2. **Final action budget for school security purposes:** The purpose of the agenda item is to inform the Board of Selectman their budget has been modified by the Board of Finance by the addition of a category under the Police Department budget titled School Security Officers with an amount of \$279,380 and adding the same amount into the revenue line item. There is now a new category of responsibility in the Board of Selectman budget in the upcoming years. No action required.
3. **Resolutions:**
  - Mr. Tait explained many donations that were made to benefit the town in any way the town saw fit went into an undesignated account. The resolutions are used to appropriate funds for the benefit of the community as a whole. First Selectman Llodra said a commitment was made to the library to cover the amount of the deductible; that is what this appropriation will do. Selectman Gaston moved the Resolution: A RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$25,000 TO BE FUNDED FROM THE SANDY HOOK SPECIAL REVENUE FUND "UNDESIGNATED" DONATION ACCOUNT 2-133-05-000-4550-4014 FOR THE PURPOSE OF PAYING THE INSURANCE DEDUCTIBLE RELATING TO THE FLOOD AT THE CYRENIUS H. BOOTH LIBRARY. First Selectman Llodra seconded. All in favor.
  - This resolution is for a play space at a church in Long Island that has a connection with the Hsu Family. First Selectman Llodra moved the resolution: A RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$774 TO BE FUNDED FROM THE SANDY HOOK SPECIAL REVENUE FUND "UNDESIGNATED" DONATION ACCOUNT 2-133-05-000-4550-4014 FOR THE PURPOSE OF CREATING A MEMORIAL SIGN (\$274) FOR A MEMORIAL PLAYGROUND SITUATED IN LONG ISLAND, NEW YORK AND A \$500 CONTRIBUTION TOWARDS THE PLAYGROUND EQUIPMENT. RELATIVES ARE ORGANIZING THIS EFFORT (MADELEINE HSU – SANDY HOOK DEC 14, 2012). Selectman Gaston seconded. All in favor.
  - The look book is a compilation of the civic groups, funds groups, mission and purpose all in one document. Selectman Gaston moved the resolution: A RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$5,000 TO BE FUNDED FROM THE SANDY HOOK SPECIAL REVENUE FUND "UNDESIGNATED" DONATION ACCOUNT 2-133-05-000-4550-4014 FOR THE PURPOSE OF CREATING AND PRODUCING A NEWTOWN LOOK BOOK. A CONSULTANT WILL BE USED TO PROFESSIONALLY CREAT A DIRECTORY OF FUNDS AND PROVIDERS THAT WILL BE USED IN THE COMMUNITY TO COMMUNICATE WHAT IS AVAILABLE RESOURCES IN THE TOWN. First Selectman Llodra seconded. All in favor.
  - Selectman Gaston said this has been a topic for a long time and something that needs to be done. The nexus goes to the community, trails, parks, open space. This will help to educate and make people feel comfortable. First Selectman Llodra said there is a public safety aspect and part of the most vulnerable area of the community is children. There is a general benefit to serve the common good. First Selectman Llodra moved the resolution : A RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$15,000 TO BE FUNDED FROM THE SANDY HOOK SPECIAL REVENUE FUND "UNDESIGNATED" DONATION ACCOUNT 2-133-05-000-4550-4014 FOR THE PURPOSE OF PROFESSIONAL CONSULTING SERVICES TO PREPARE A MARKETING/MESSAGING PLAN FOR TICK BORNE DISEASE AWARENESS AND MITIGATION. A FORMAL REQUEST FOR PROPOSAL HAS BEEN COMPLETED. Selectman Gaston seconded. All in favor.

4. **Homeland Security Grant Program Region 5 Memorandum of Agreement:** Selectman Gaston resolved that the First Selectman be authorized to enter into and deliver any and all documents on behalf of the Board of Selectmen and to do and perform all acts and things which she deems to be necessary or appropriate to carry out the terms of such documents, including, but not limited to, executing and delivering all agreements and documents contemplated by such documents. First Selectman Llodra seconded. All in favor.
5. **Appointments/Reappointments:** First Selectman Llodra moved the re-appointment of Dan McAloon to the Employee Medical Benefits Board for a term to expire 1/6/17. Selectman Gaston seconded. All in favor. Selectman Gaston moved the appointment of David Stout to the Sustainable Energy Commission for a term to expire 1/6/17. First Selectman Llodra seconded. All in favor.
6. **Driveway Bonds Release/Extension:** Selectman Gaston moved to extend the driveway bond for 67 Marlin Road an additional six months for a new expiration date of 9/30/14 as per the recommendation of the Town Engineer. First Selectman Llodra seconded. All in favor.
7. **Tax Refunds:** Selectman Gaston moved the March 2014 tax refunds No. 15, 2013-2014 in the amount of \$6,361.99. First Selectman Llodra seconded. All in favor.

VOTER COMMENTS: none.

ANNOUNCEMENTS: none.

**ADJOURNMENT:** Having no further business the Board of Selectmen adjourned their regular meeting at 8:24 pm.

Respectfully submitted,

*Susan Marcinek*  
Susan Marcinek, Clerk

- Att. A: Bid results
- Att. B: BOF motions, 3/13/14
- Att. C: TON Sandy Hook Special Revenue Fund Detail
- Att. D: Business Incentive Program application (10 pages)

2:25:14 p.m. EDST    Upcoming Calendar    Overview    Compare    Summary

**Bid Results**

**Newtown (Town)  
\$6,500,000 General Obligation Bonds, Issue of 2014**

The following bids were submitted using **PARITY**<sup>®</sup> and displayed ranked by lowest TIC.  
Click on the name of each bidder to see the respective bids.

Bid Award*	Bidder Name	TIC
<input checked="" type="checkbox"/> Reoffering	<a href="#">BOSC, Inc.</a>	2.713651
<input type="checkbox"/>	<a href="#">BMO Capital Markets</a>	2.736910
<input type="checkbox"/>	<a href="#">Roosevelt &amp; Cross, Inc.</a>	2.764452
<input type="checkbox"/>	<a href="#">FTN Financial Capital Markets</a>	2.778788
<input type="checkbox"/>	<a href="#">Janney Montgomery Scott LLC</a>	2.783787
<input type="checkbox"/>	<a href="#">Piper Jaffray</a>	2.787860
<input type="checkbox"/>	<a href="#">Raymond James &amp; Associates, Inc.</a>	2.798086
<input type="checkbox"/>	<a href="#">Robert W. Baird &amp; Co., Inc.</a>	2.802980
<input type="checkbox"/>	<a href="#">Stifel, Nicolaus &amp; Co., Inc.</a>	2.824004

\*Awarding the Bonds to a specific bidder will provide you with the Reoffering Prices and Yields.

© 1981-2002 i-Deal LLC, All rights reserved, [Trademarks](#)

**BOF - POSSIBLE MOTIONS - 3/13/2014**

1	SSO'S ADDED TO BOS BUDGET	PROPOSED ADJUSTMENT	BOS/BOE		BOF
			PROPOSED	RECOMMENDED	
	<u>POLICE</u>				
	1-101-12-310-5140-0000	243,262	-	243,262	
	SALARY & WAGES - SSO				
	1-101-12-310-5220-0000	18,610	289,870	308,480	
	SOCIAL SECURITY				
	1-101-12-310-5290-0000	1,508	59,250	60,758	
	OTHER EMPLOYEE BENEFITS				
	1-101-12-310-5746-0000	16,000	20,000	36,000	
	POLICE EQUIPMENT	279,380			
	<u>INTERGOVERNMENTAL REVENUES</u>				
	2-101-02-200-4290-0000	279,380	-	279,380	
	OTHER FEDERAL GRANTS				

2	INCREASE ROAD IMPROVEMENTS				
	<u>HIGHWAY</u>				
	1-101-13-500-5735-0000	200,000	1,000,000	1,200,000	
	ROAD IMPROVEMENTS - PUBLIC				

3	INCREASE CONTRIBUTION TO MEDICAL SELF INSURANCE FUND				
	<u>MEDICAL SELF INSURANCE:</u>				
	1-101-11-270-5210-0000	100,000	57,405	157,405	
	GROUP INSURANCE				
	Will distribute amount to the various departments				
	1-101-17-900-5890-0000	300,000	71,045,304	71,345,304	
	BOARD OF EDUCATION BUDGET				

TOTAL BUDGET	879,380	110,186,824	111,066,204	0.91%
--------------	---------	-------------	-------------	-------

4 INCREASE ELDERLY CREDIT AMOUNT OF \$1,500,000 BY \$150,000 TO \$1,650,000 ON THE TAX LEVY (MILL RATE) CALCULATION SHEET (IN THE BUDGET DOCUMENT).

**TOWN OF NEWTOWN  
SANDY HOOK SPECIAL REVENUE FUND DETAIL  
3/4/2014**

**ACCOUNT DESIGNATION:**

**UNDESIGNATED**

<u>RECEIPTS</u>	<u>#</u>	<u>APPROPRIATED</u>	<u>DESCRIPTION</u>	<u>EXPENDED</u>	<u>UNAPPROPRIATED</u>
	1	50,000	SCHOOL POLICE SECURITY OVERTIME *	-	↓
	1a	(50,000)			
	2	8,400	ADD'L TRAINING & STAFF (2) - SUMMER DAY CAMP	5,011	
	3	36,677	SECURITY - SUMMER DAY CAMP	16,031	
	4	50,000	EDUCATION IT CONTRACTED SERVICES	50,000	
	5	5,000	NYA FOUNDATION CONTRIBUTION	5,000	
	6	34,217	BOE ADDITIONAL VIDEO SURVEILLANCE EQUIPMENT	34,217	
<u>186,914</u>		<u>134,294</u>		<u>110,259</u>	<u>52,620</u>

**SCHOOL PROJECT FACILITATOR / CONSULTANT**

<u>RECEIPTS</u>	<u>#</u>	<u>APPROPRIATED</u>	<u>DESCRIPTION</u>	<u>EXPENDED</u>	<u>UNAPPROPRIATED</u>
20,000	1	20,000	NEW SANDY HOOK SCHOOL FACILITATOR	10,082	-

**SANDY HOOK SCHOOL**

<u>RECEIPTS</u>	<u>#</u>	<u>APPROPRIATED</u>	<u>DESCRIPTION</u>	<u>EXPENDED</u>	<u>UNAPPROPRIATED</u>
	1	60,000	NEW SANDY HOOK SCHOOL FACILITATOR	60,000	↓
	2	65,000	PRECONSTRUCTION SERVICES FOR NEW SCHOOL **	51,691	
<u>175,385</u>		<u>125,000</u>		<u>111,691</u>	<u>50,385</u>

**MENTAL HEALTH ADVISOR**

<u>RECEIPTS</u>	<u>#</u>	<u>APPROPRIATED</u>	<u>DESCRIPTION</u>	<u>EXPENDED</u>	<u>UNAPPROPRIATED</u>
50,000	1	50,000	MENTAL HEALTH ADVISOR	50,000	-

**VICTORY GARDEN FENCE**

<u>RECEIPTS</u>	<u>#</u>	<u>APPROPRIATED</u>	<u>DESCRIPTION</u>	<u>EXPENDED</u>	<u>UNAPPROPRIATED</u>
9,400	1	9,400	VICTORY GARDEN FENCE	9,400	-

**SCHOOLS**

<u>RECEIPTS</u>	<u>#</u>	<u>APPROPRIATED</u>	<u>DESCRIPTION</u>	<u>EXPENDED</u>	<u>UNAPPROPRIATED</u>
4,465		-		-	4,465

**CHILDREN**

<u>RECEIPTS</u>	<u>#</u>	<u>APPROPRIATED</u>	<u>DESCRIPTION</u>	<u>EXPENDED</u>	<u>UNAPPROPRIATED</u>
2,995		-		-	2,995

**PARKS**

<u>RECEIPTS</u>	<u>#</u>	<u>APPROPRIATED</u>	<u>DESCRIPTION</u>	<u>EXPENDED</u>	<u>UNAPPROPRIATED</u>

\* REIMBURSED BY GRANT

\*\* TO BE REIMBURSED BY SCHOOL PROJECT

**ACCOUNT DESIGNATION:**

<u>RECEIPTS</u>	<u>#</u>	<u>APPROPRIATED</u>	<u>DESCRIPTION</u>	<u>EXPENDED</u>	<u>UNAPPROPRIATED</u>
2,500	1	2,500		-	-
<b>PLAYGROUND</b>					
<u>RECEIPTS</u>	<u>#</u>	<u>APPROPRIATED</u>	<u>DESCRIPTION</u>	<u>EXPENDED</u>	<u>UNAPPROPRIATED</u>
23,315	1	23,315	DICKINSON PLAYGROUND PROJECT	-	-
<b>MEMORIAL</b>					
<u>RECEIPTS</u>	<u>#</u>	<u>APPROPRIATED</u>	<u>DESCRIPTION</u>	<u>EXPENDED</u>	<u>UNAPPROPRIATED</u>
64,340		-		-	64,340
<b>POLICE</b>					
<u>RECEIPTS</u>	<u>#</u>	<u>APPROPRIATED</u>	<u>DESCRIPTION</u>	<u>EXPENDED</u>	<u>UNAPPROPRIATED</u>
20,401	1	20,371	POLICE PROTECTIVE VESTS	20,371	30
<b>FIRE</b>					
<u>RECEIPTS</u>	<u>#</u>	<u>APPROPRIATED</u>	<u>DESCRIPTION</u>	<u>EXPENDED</u>	<u>UNAPPROPRIATED</u>
235		-		-	235
<b>FIRST RESPONDERS</b>					
<u>RECEIPTS</u>	<u>#</u>	<u>APPROPRIATED</u>	<u>DESCRIPTION</u>	<u>EXPENDED</u>	<u>UNAPPROPRIATED</u>
47,968	1	3,629	POLICE PROTECTIVE VESTS	3,629	↓
	2	11,914	POLICE OPERATIONS	-	
	3	15,543	FIRE OPERATIONS	-	
	4	15,542	AMBULANCE OPERATIONS	15,543	
		<u>46,628</u>		<u>19,172</u>	<u>1,340</u>
<b>SANDY HOOK MEMORIAL SIDEWALK</b>					
<u>RECEIPTS</u>	<u>#</u>	<u>APPROPRIATED</u>	<u>DESCRIPTION</u>	<u>EXPENDED</u>	<u>UNAPPROPRIATED</u>
48,605		-		-	48,605
<b>OTHER</b>					
<u>RECEIPTS</u>	<u>#</u>	<u>APPROPRIATED</u>	<u>DESCRIPTION</u>	<u>EXPENDED</u>	<u>UNAPPROPRIATED</u>
131,843	1	22,749	OTHER ITEMS (ITEMIZED IN LOG BOOK)	20,216	↓
	2	100,000	DICKINSON PLAYGROUND PROJECT	-	
		<u>122,749</u>		<u>20,216</u>	<u>9,094</u>
<b>GRAND TOTALS</b>					
<u>RECEIPTS</u>	<u>#</u>	<u>APPROPRIATED</u>	<u>DESCRIPTION</u>	<u>EXPENDED</u>	<u>UNAPPROPRIATED</u>
<u>788,366</u>		<u>554,257</u>		<u>351,191</u>	<u>234,109</u>

\* REIMBURSED BY GRANT

\*\* TO BE REIMBURSED BY SCHOOL PROJECT

**ACCOUNT DESIGNATION:**

UNAPPROPRIATED = RECEIPTS - APPROPRIATED



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



ELIZABETH STOCKER, AICP  
DIRECTOR

## TOWN OF NEWTOWN

OFFICE OF ECONOMIC AND COMMUNITY DEVELOPMENT

### MEMORANDUM

DATE: March 14, 2014

TO: E. Patricia Llodra, First Selectman

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

RE: Business Incentive Program Application – Summit Properties Group LLC – Commercial Complex - 146 South Main Street

---

John Reyes and David Monaco represent the application for the planned commercial complex to be located at 146 South Main Street (across from Newtown Self Storage).

The 2.5 acre property has had approvals for a commercial project for several years but it has not been built. Summit Properties plan to build a 19,000 square foot, two story commercial building. They are marketing it for medical offices, retail and professional offices. The estimated cost for the proposed improvements is \$1,769,042 which includes all construction and site work.

The applicants estimate that approximately 10 jobs will be retained in Newtown and 50 jobs will be created as a result of the development. The development will add value to the existing real property which is currently assessed at \$280,980 with a \$9,362 tax bill. Should the value increase to \$1,800,000 after improvements are completed, the annual real property tax has the potential to increase to \$59,976. The tenant businesses will also increase the value of personal property on site.

The EDC determined that the project is eligible under the Business Incentive Program (BIP) as the project is located in the Business District and is for office and retail use. On March 11, 2014 the EDC voted to recommend approval for a business incentive consistent with the Town program schedule.

Using the program schedule, 35% of the increase in assessment may be forgiven for a period of three years. Should the assessment increase to \$1.8 million, the tax abatement would be approximately \$17,715 per year for three years. Supporting documents are attached for your review.

Cc: Jean Leonard, Chairman, EDC  
es

**Summit Property Group - 146 South Main Street  
Draft Analysis of Business Incentive  
For Discussion Purposes Only**

Address	2013 Real Property Assessment	Existing Real Property Tax Bill (33.32 mills)	Estimated Investment	Assumed Real Property Assessment (After all Improvements are Completed)	Increase in RP Assessment (Existing vs. Post Improvements)	Assumed Real Property Tax Bill on New Assessment (33.32 mills)
146 South Main Street	\$280,980	\$9,362	\$1,769,042	Scenario 1 \$1,000,000 Scenario 2 \$1,800,000	\$719,020 \$1,519,020	\$33,320 \$59,976
<b>Scenarios for Fixing the Assessment</b>						
					Scenario 1 Annual Real Property Tax Due if 30% of the Increase in Assessment is fixed	Scenario 2 Annual Real Property Tax Due if 35% of the Increase in Assessment is fixed
					\$26,133	\$42,261
					\$7,187 (Max. 3 years)	\$17,715 (Max. 3 years)
					\$21,562	\$53,144
<b>TAX PAYMENT IF ASSESSMENT IS FIXED</b>						
<b>ANNUAL TAX ABATEMENT</b>						
<b>Total Abatement for 3 years:</b>						
Approvals for the Business Incentives must be given by the Board of Selectmen, Board of Finance and the Legislative Council						
<b>Assumptions:</b> No increase in Mill Rate over 3 year period						

**FOR LEASE - AVAILABLE MID 2014**



**Medical Offices - Retail - Professional Offices**

- Coming Soon: 19,000 s.f. will be available July of 2014 - We are now Pre Leasing
- Beautifully “elevated” location for Medical, Retail, or other Professional Offices
- Elevator building. Building and the Site are ADA accessible
- Plenty of windows, full HVAC, sprinklers, 4 / 1000 paved parking ratio
- High exposure located directly on Route 25 - Will be easy for clients to find
- Convenient access to Brookfield, Monroe, Newtown, Bethel, Easton, Southbury
- Lease terms from 5-7 years. Leases at starting \$19.75 s.f. Gross + utilities
- Call J. Michael Struna at 203-798-9345 to discuss additional details

**146 South Main Street, Newtown CT**

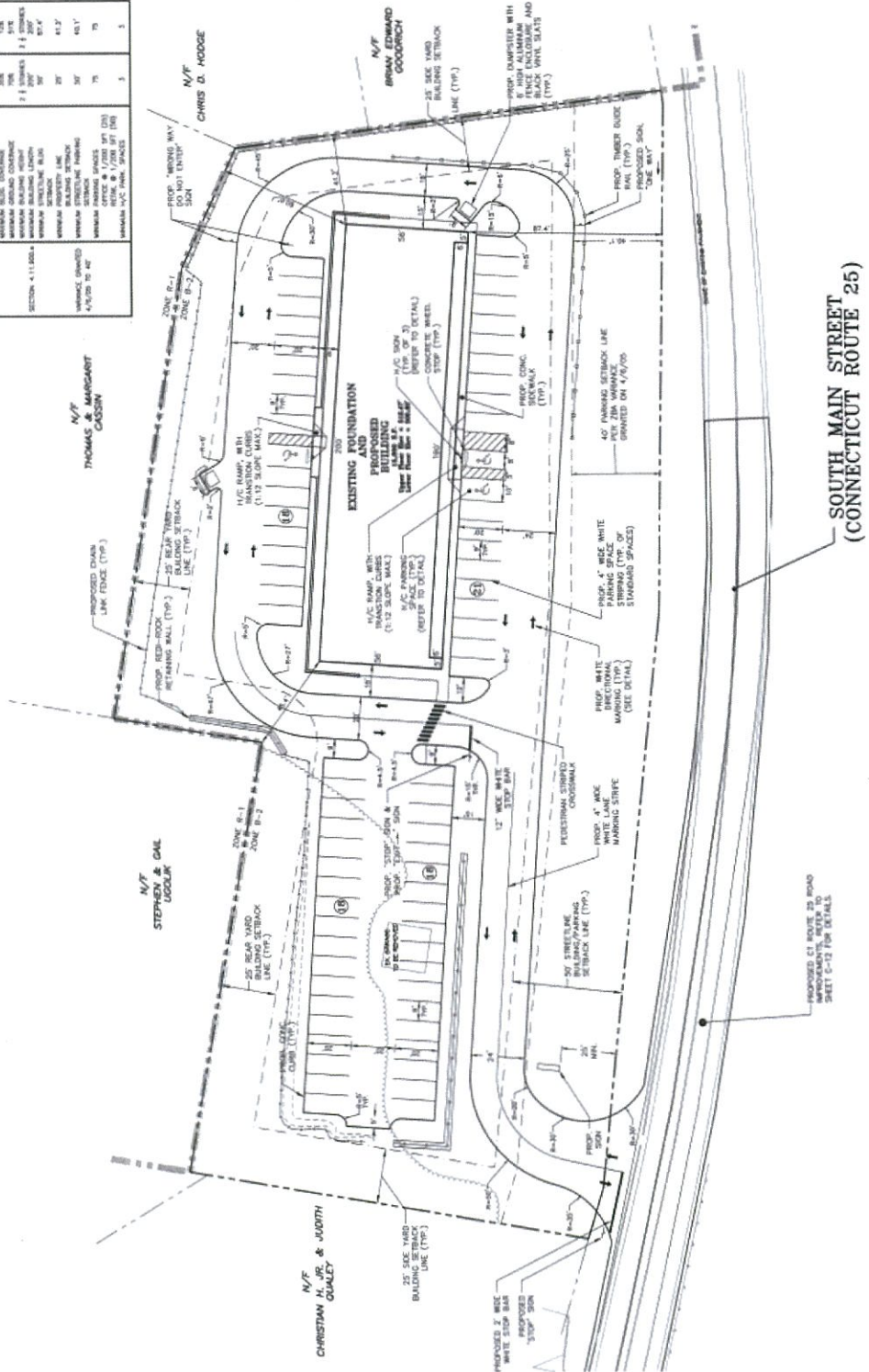
No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

J. Michael Struna-Broker    \*39 Katrina Circle, Bethel CT 06801\*    (203) 798-9345

Revision Thursday, January 16,

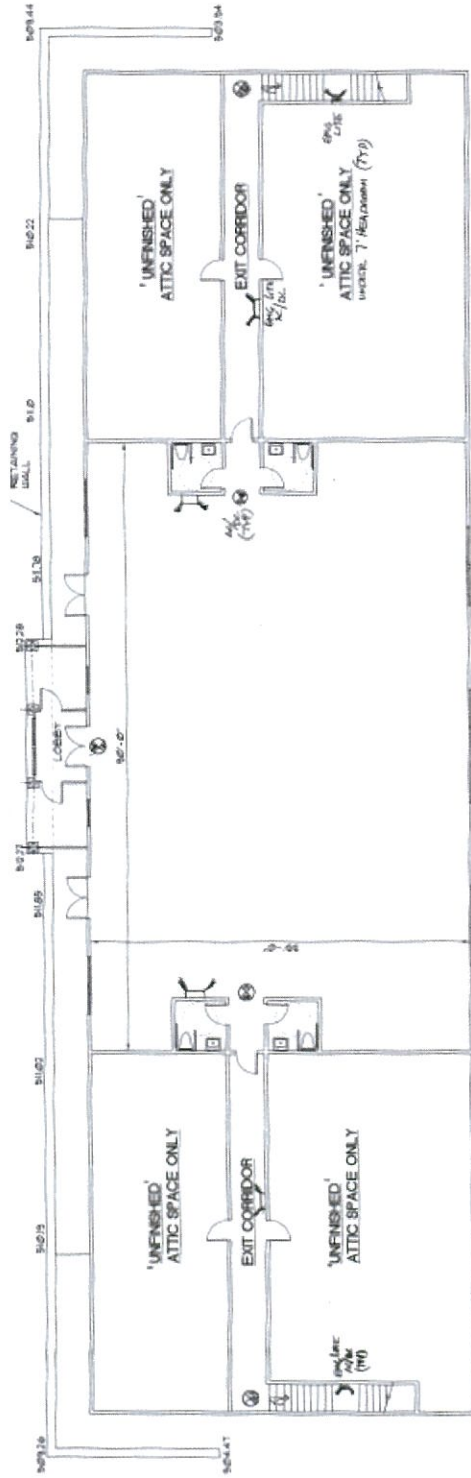
# Site Plan

ZONING DATA	
PLANNING DISTRICT: B-2	PROPOSED USE: 3,000 SF
SECTION: 4-11.001	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.002	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.003	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.004	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.005	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.006	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.007	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.008	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.009	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.010	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.011	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.012	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.013	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.014	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.015	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.016	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.017	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.018	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.019	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.020	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.021	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.022	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.023	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.024	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.025	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.026	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.027	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.028	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.029	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)
SECTION: 4-11.030	PROPOSED SETBACKS: 10' (FRONT), 10' (SIDE), 10' (REAR)



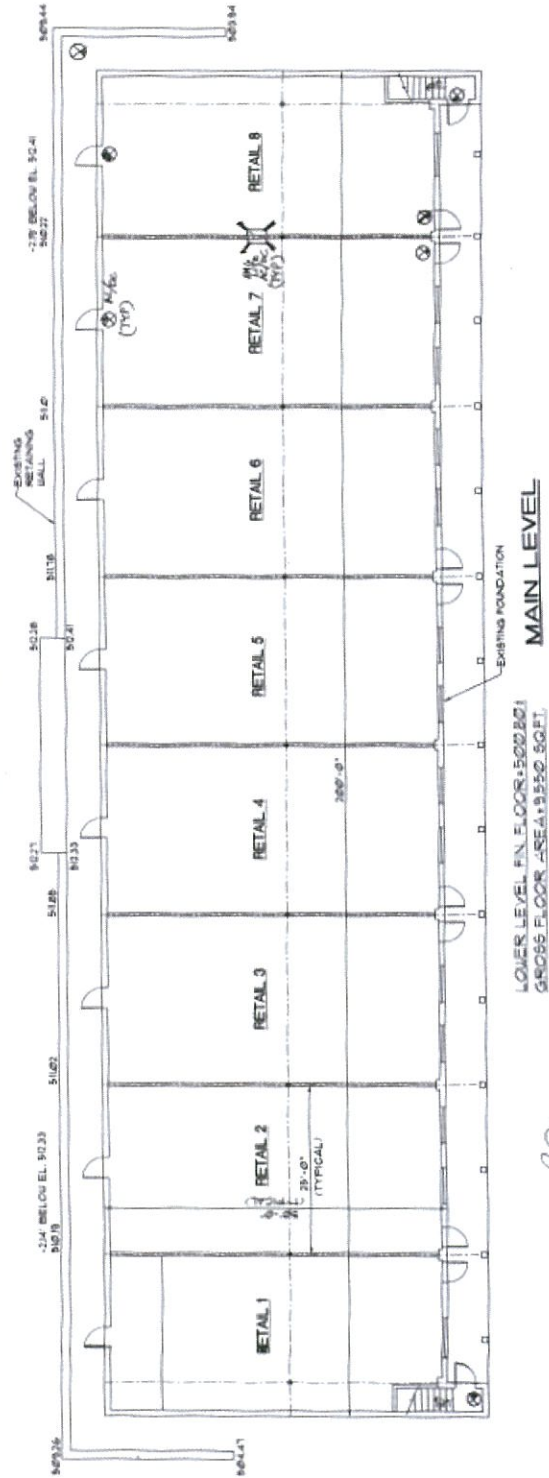
146 Main Street Newtown, CT 06470

# Floor Plans



## UPPER LEVEL

UPPER LEVEL FIN. FLOOR: 50.241  
GROSS FLOOR AREA: 5,032 SQ. FT.

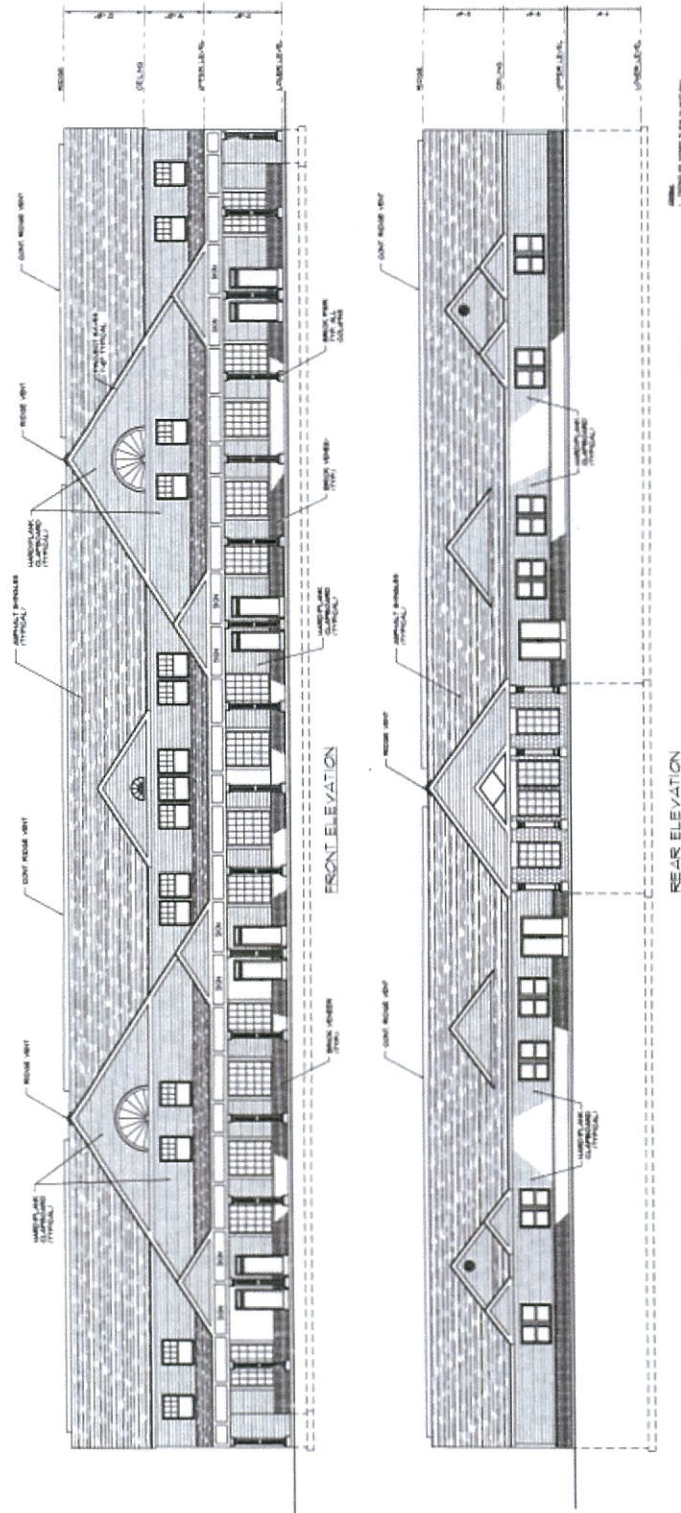


## MAIN LEVEL

LOWER LEVEL FIN. FLOOR: 50.220  
GROSS FLOOR AREA: 9,550 SQ. FT.

146 Main Street Newtown, CT 06470

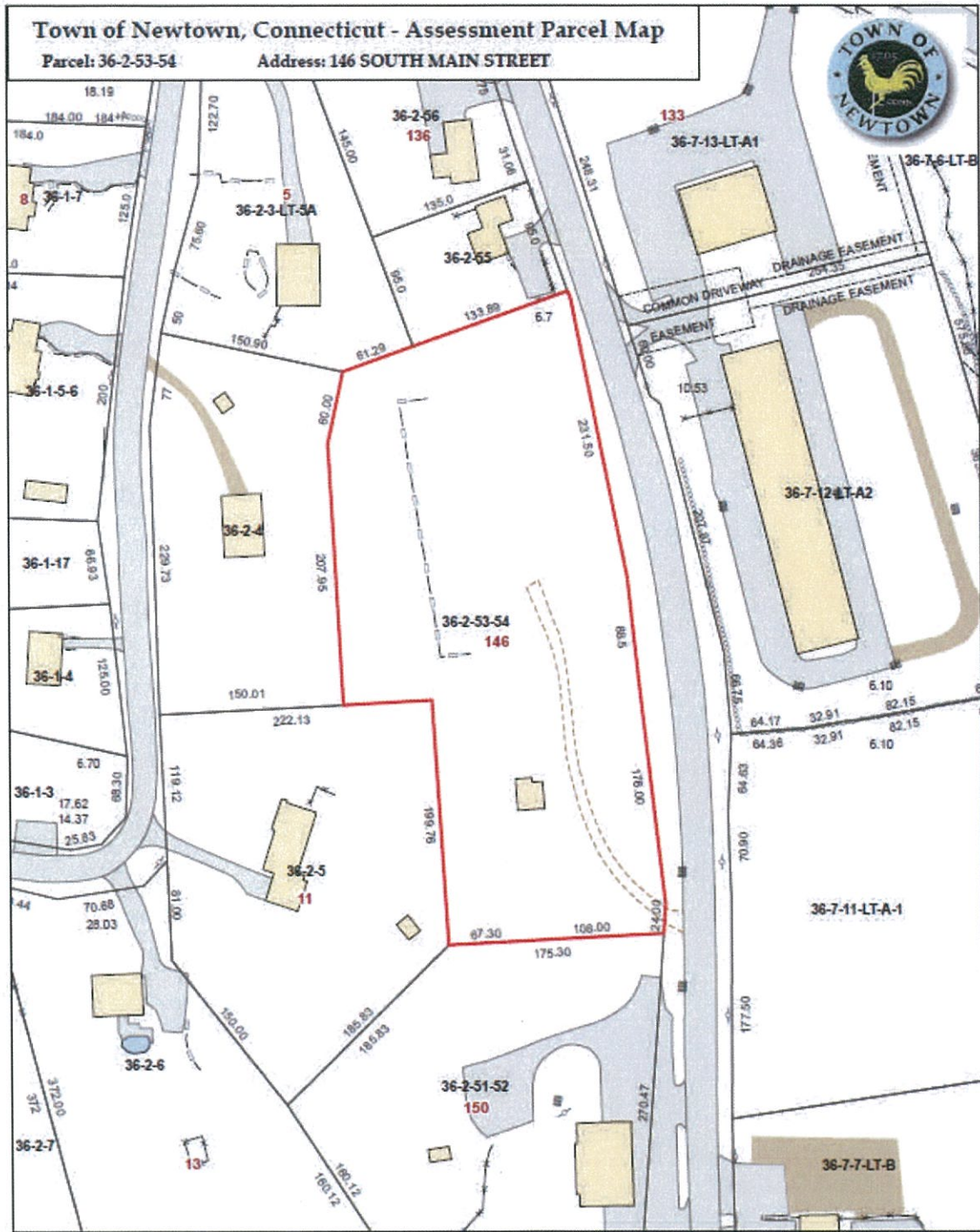
## Front and Rear Building Elevations



**146 Main Street Newtown, CT 06470**

[www.AdvantageRealtyInc.Com](http://www.AdvantageRealtyInc.Com)

## Town of Newtown GIS Map



146 Main Street Newtown, CT 06470

[www.AdvantageRealtyInc.Com](http://www.AdvantageRealtyInc.Com)

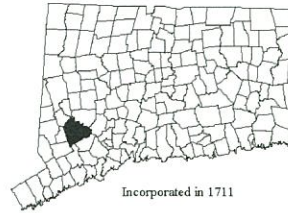
# CERC Town Profile

## Newtown, Connecticut

CERC Town Profile 2013

Town Hall  
45 Main Street  
Newtown, CT 06470  
(203) 270-4201

*Belongs to*  
Fairfield County  
LMA Bridgeport - Stamford  
Housatonic Valley Economic Dev. Region  
Housatonic Valley Planning Area



Incorporated in 1711

### Demographics

Population (2011)				Race/Ethnicity (2011)		
	Town	County	State	Town	County	State
2000	25,031	882,567	3,405,565	White	24,862	698,200
2010	26,957	905,342	3,545,837	Black	431	97,022
2011	27,235	911,196	3,558,172	Asian Pacific	758	41,711
2020	28,428	940,616	3,690,997	Native American	18	1,207
'11-'20 Growth / Yr	0.5%	0.4%	0.4%	Other/Multi-Race	1,166	73,056
				Hispanic (any race)	1,622	149,907
Land Area (sq. miles)	58	626	4,845	Poverty Rate (2011)		
Pop./ Sq. Mile (2011)	472	1,456	734		3.3%	8.3%
Median Age (2011)	42	39	40	Educational Attainment (2011)		
Households (2011)	8,946	332,139	1,360,115	Persons Age 25 or Older	Town	%
Med HH Inc. (2011)	\$114,695	\$82,558	\$69,243	High School Graduate	3,499	20%
				Associates Degree	1,166	7%
				Bachelors or More	9,012	51%
					State	%
					678,312	28%
					176,216	7%
					861,770	36%
Age Distribution (2011)						
	0-4	5-17	18-24	25-49	50-64	65+
Male	683 3%	3,288 12%	1,131 4%	4,022 15%	3,144 12%	1,479 5%
Female	722 3%	2,909 11%	832 3%	4,332 16%	2,823 10%	1,870 7%
County Total	57,191 6%	169,833 19%	71,385 8%	315,468 35%	174,818 19%	122,501 13%

### Economics

Business Profile (2012)			Top Five Grand List (2012)		Amount	% of Net
Sector	Units	Employment				
Total - All Industries	769	7,609	Connecticut Light and Power Inc.		\$13,451,050	0.3%
23 Construction	79	308	E&A/I&G Sand Hill Plaza		\$18,550,000	0.5%
31 Manufacturing	20	416	Iroquois Gas Transmission System		\$15,914,910	0.4%
44 Retail Trade	63	834	Newtown Shopping Village Limited		\$11,651,662	0.3%
54 Professional, Scientific, and Techni	104	566	Newtown ALF Property		\$10,325,000	0.3%
62 Health Care and Social Assistance	63	950	Net Grand List (2009)		\$3,918,669,368	
Total Government	23	1,560	Top Five Major Employers (2012)			
Local/Municipal Government	17	1,145	Town of Newtown, Board of Edu		Taunton Press	
			Masonicare at Newtown		Charter Communications	
			State of Connecticut - Dept of Co			

### Education

2010-2011 School Year	Town	State	Connecticut Mastery Test Percent Above Goal					
			Grade 4		Grade 6		Grade 8	
Total Town School Enrollment	5,534	548,313	Town	State	Town	State	Town	State
Most public school students in Newtown attend Newtown School District, which has 5,363 students.			Reading	84 63	96 76	92 75		
			Math	89 67	95 72	90 67		
			Writing	83 67	89 65	88 65		
			Average SAT Score					
			Average Class Size		Town			
For more education data see:	Students per Computer	Town	State	Grade K	Grade 2	Grade 7	Math	State
<a href="http://sdeportal.ct.gov/Cedar/WEB/ResearchandReports/SSPReports.aspx">http://sdeportal.ct.gov/Cedar/WEB/ResearchandReports/SSPReports.aspx</a>	Elementary:	4.0	4.1	17.4	19.7	21.4	541	502
	Middle:	3.4	2.7	23.9	21.1	21.4	534	506
	Secondary:	4.2	2.9	High School	21.1	21.1	541	506

Town Profiles November, 2013. Page 1

[www.cerc.com](http://www.cerc.com)

No representation or warranties, expressed or implied, are given regarding the accuracy of this information.

146 Main Street Newtown, CT 06470

[www.AdvantageRealtyInc.Com](http://www.AdvantageRealtyInc.Com)



# CERC Town Profile

## Newtown Connecticut



### Government

Government Form: Selectman-Town Meeting		Annual Debt Service (2011)	\$9,851,550
Total Revenue (2011)	\$107,432,162	As % of Expenditures	9.1%
Tax Revenue	\$92,855,249	Eq. Net Grand List (2009)	\$4,779,608,801
Non-tax Revenue	\$14,576,913	Per Capita	\$175,495
Intergovernmental	\$12,282,389	As % of State Average	116%
Per Capita Tax (2011)	\$3,409	Total Expenditures (2011)	\$108,189,425
As % of State Average	135.0%	Education	\$72,045,166
		Other	\$26,292,709
		Total Indebtness (2011)	\$80,794,898
		As % of Expenditures	74.7%
		Per Capita	\$2,967
		As % of State Average	131.2%
		Date of Last Revaluation (2011)	
		Moody's Bond Rating (2011)	Aa1
		Actual Mill Rate (2011)	24.00
		Equalized Mill Rate (2011)	19.42
		% of Grand List Com/Ind (2009)	7.1%

### Housing/Real Estate

Housing Stock (2012)	Town	County	State	Owner Occupied Dwellings (2011)	8,257	233,684	937,339
Existing Units (total)	9,478	360,423	1,481,396	As % Total Dwellings	86%	65%	63%
% Single Unit	92.0%	63.9%	64.4%	Subsidized Housing (2012)	174	31,049	161,379
New Permits Auth. (2012)	12	2,138	4,669	<i>Distribution of House Sales (2010)</i>			
As % Existing Units	0.13%	0.59%	0.32%	Number of Sales			
Demolitions (2012)	4	386	955	Less than \$100,000	7	136	1,114
House Sales (2010)	227	4,096	17,157	\$100,000-\$199,999	14	510	5,005
Median Price	\$412,000	\$375,000	\$246,000	\$200,000-\$299,999	45	788	4,614
Built Pre 1950 share (2011)	18.5%	30.2%	30.6%	\$300,000-\$399,999	45	734	2,589
				\$400,000 or More	116	1,928	3,835

### Labor Force

Place of Residence (2012)	Town	County	State	<i>Connecticut Commuters (2010)</i>	
Labor Force (Residence)	14,546	476,033	1,879,473	Commuters into Town from:	Town Residents Commuting to:
Employed	13,656	439,765	1,722,407	Newtown	1,781
Unemployed	890	36,268	157,074	Danbury	497
Unemployment Rate	6.1%	7.6%	8.4%	Danbury	1,489
				Southbury	310
				New Milford	273
				Bethel	267
				Waterbury	254
				Monroe	224
				Brookfield	202
				Bridgeport	150
				Shelton	136
				Fairfield	299

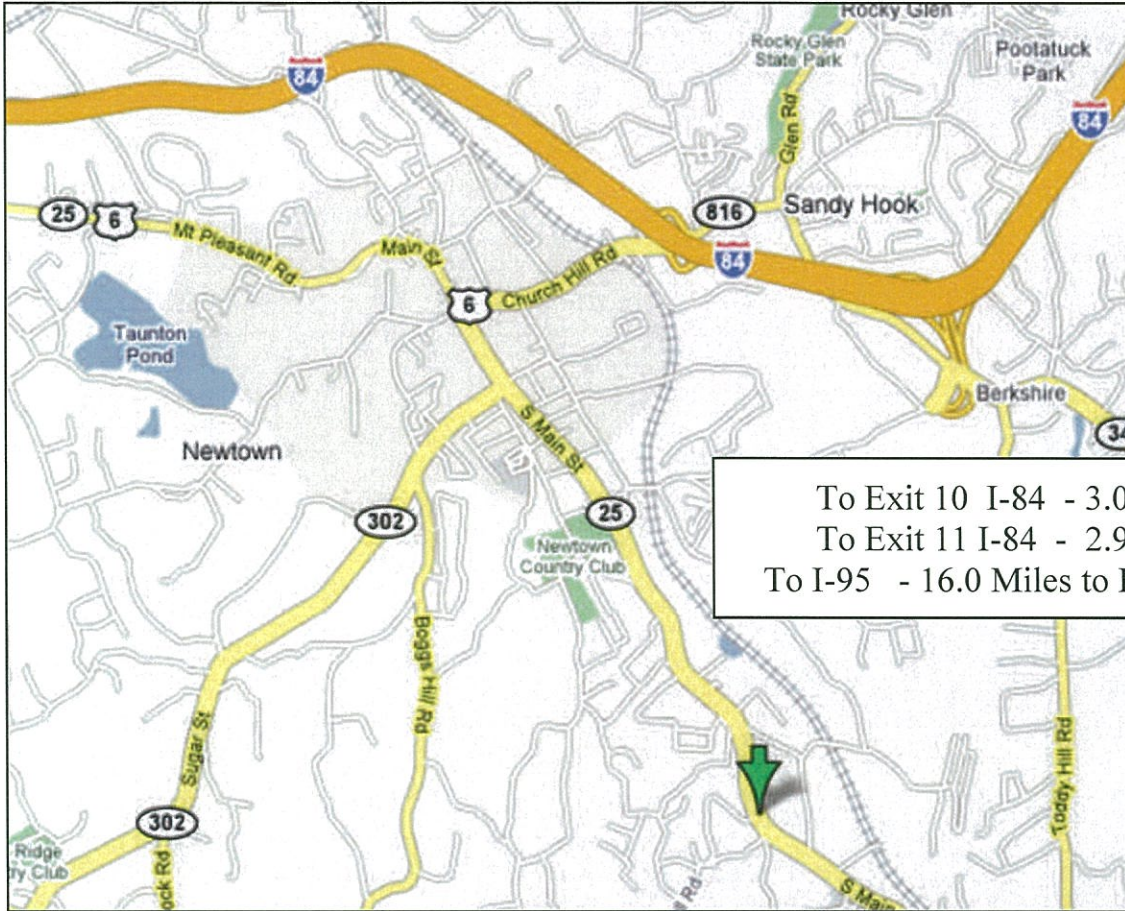
### Other Information

Library (2011)	Families Receiving (2013)	Residential Utilities
Public web computers	Temporary Assistance	Electric Provider
Circulation per capita	Population Receiving (2013)	Connecticut Light & Power
	Food Stamps	(800) 286-2000
		Gas Provider
		Yankee Gas Company
		(800) 989-0900
		Water Provider
		Municipal Provider
		local Contact
		Cable Provider
		Charter Communications of Western Connect
		(800) 827-8288

146 Main Street Newtown, CT 06470

[www.AdvantageRealtyInc.Com](http://www.AdvantageRealtyInc.Com)

## Location Map



To Exit 10 I-84 - 3.0 Miles  
To Exit 11 I-84 - 2.9 Miles  
To I-95 - 16.0 Miles to Bridgeport



**\*Call Exclusive Broker\***  
  
Advantage Realty Commercial  
J. Michael Struna  
203-798-9345 (O)  
203-744-9345 (F)  
203-733-1290 (M)  
Mike@AdvantageRealtyInc.Com

**146 Main Street Newtown, CT 06470**