

THESE MINUTES ARE SUBJECT TO APPROVAL BY BOARD OF SELECTMEN

The Board of Selectmen held a regular meeting Monday, November 7, 2016 in the Council Chamber of the Newtown Municipal Center, 3 Primrose Street. First Selectman Llodra called the meeting to order at 7:30pm.

PRESENT: First Selectman Llodra, Selectman William F.L. Rodgers, Selectman Herbert C. Rosenthal.

ALSO PRESENT: Director of Planning & Land Use George Benson, Deputy Director of Planning and Land Use Rob Sibley, Grants Coordinator Christal Preszler, Social Services Director Ann LoBosco, John Bocuzzi, Sr. of the Friends of Newtown Seniors, Town Atty. David Grogins, four members of the public and two members of the press.

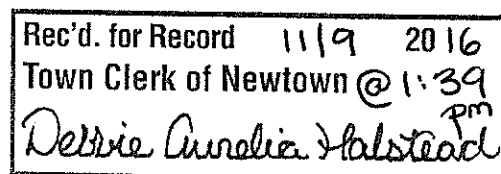
ACCEPTANCE OF MINUTES: Selectman Rodgers moved to accept the minutes of the regular meeting of 10/17/16. Selectman Rosenthal seconded with an amendment to a sentence in #1 under New Business (Community Center Project), striking 'He doesn't want to limit what can be done because of future cost.' and replacing the sentence with *The project cost shouldn't be the primary driver of what can be done.* All in favor of the minutes as amended.

COMMUNICATIONS: First Selectman shared a community center update document that was sent to GE to update them on the status (*att.*). Information on water concerns was shared (*att.*). The Sustainable Energy Commission was invited to present at the Nov. 3, 2016 Regional Energy Solutions Workshop. Lastly, Brenda McKinley will be leaving her position as the librarian at the C.H. Booth Library at the end of the year.

NEW BUSINESS:

Discussion and possible action

- 1. License Agreement for building formerly known as Hook & Ladder Fire Department:** Attorney Grogins said the license for the building formerly known as Hook & Ladder is giving permission to the licensee for six months of use of the property, Nov. 2016 – April 2017 at \$2,000 a month for a total of \$12,000. The Town insures the building while the licensee pays the utilities and insures the equipment. There is no use of outdoor space. Selectman Rodgers moved to authorize the First Selectman to execute the license agreement with the addition of an 'as is' and a hold harmless clause. Selectman Rosenthal seconded. All in favor.
- 2. Age Friendly Community presentation:** Ms. LoBosco and Mr. Bocuzzi, Sr. presented information about age friendly communities (*att.*) saying that it is important for long term residents, 40 and older, to remain in the community. This concept stresses the importance of having services that help seniors live independently in their community. There are eight domains that help define an age friendly community: transportation; outdoor spaces and buildings; housing; social participation; respect and social inclusion; civic participation and employment; communication and information; community support and health services. First Selectman Llodra would like to pursue this concept and asked Mr. Bocuzzi to report back after the Nov. 29 discussion on livable communities that will be facilitated by the AARP CT Road to Livability team.
- 3. Projects Update:** Ms. Preszler presented a power point (*att*) to update the board on the current projects at Fairfield Hills and around town. The remaining bonded money from the Canaan project will be used on another project at Fairfield Hills. Ms. Preszler will bring a proposal forward to the board at that time. Many items have been salvaged from the buildings that have been demolished. First Selectman Llodra said there is \$150,000 in each year of the CIP identified for brownfields purposes; those resources would be used to begin to address the hazardous materials at 28 Glen Road.
- 4. Release of subdivision bond:** Mr. Benson and Mr. Sibley were present to discuss the release of the subdivision bond. Hattertown LLC has relinquished the subdivision and returned it to the original First Cut of the property. Selectman Rodgers moved to release the subdivision bond for 22-24 Hattertown Road to Hattertown, LLC. Selectman Rosenthal seconded. All in favor.



5. **Paproski agreement recommendation and approval:** Mr. Benson and Mr. Sibley were present to discuss the Castle Hill Farm agreement (*att*). There are two properties, the property adjacent to Rt 302 and the farm and structures on the hillside. In 2015 the town and the CT Dept. of Agriculture signed an agreement to keep the land for preservation and agriculture that would be jointly owned by the town and the state. The town and state each have individual responsibilities for getting the appropriation and the approvals for the expenditure; each party will go through the process. If one party cannot complete the process the agreement is null and void; if both are able to complete the process the closing date would be by March 31, 2017. The selectmen agree it is a wonderful opportunity for Newtown. First Selectman Llodra suggested Mr. Sibley talk to the finance director to draft a resolution for an upcoming meeting. No action was taken.
6. **Appointments/Reappointments/vacancies/openings:** Selectman Rodgers moved the re-appointments of Linda Hess (R), Vincent Yanni (R), Edward Marks (D) and Maureen Crick Owen (D) to the Parks & Recreation Commission all with a term to expire 1/6/19. Selectman Rosenthal seconded. All in favor. Selectman Rosenthal moved the appointments of Paula Wickman to the Pension Committee, as the police representative, for a term to expire 1/6/17 and the appointment of Donna Saputo as the Tax Collector effective 12/1/16 to 2/1/18. Selectman Rodgers seconded. All in favor. First Selectman Llodra noted the term for the Tax Collector is four years; Ms. Saputo will finish out the term vacated by Carol Mahoney. First Selectman Llodra announced the vacancies on Cultural Arts (R/u), Sustainable Energy (R/u) and Public Building & Site Commission (D//u).
7. **Driveway Bond Release/Extension:** none.
8. **Tax Refunds:** Selectman Rodgers moved the tax refunds no. 5, 2016/2017 in the amount of \$9,876.22. Selectman Rosenthal seconded. All in favor.

VOTER COMMENTS: none.

ANNOUNCEMENTS: none

EXECUTIVE SESSION: Selectman Rodgers moved to enter executive session to discuss financial information and project proposal by a lessee of the Town, a proposed open space purchase and a legal matter relative to zoning, a legal matter relative to a foreclosure and a legal matter relative to a Doe Family vs. members of the police department and invited Mr. Benson and Mr. Sibley in for only the portion pertaining to them (Ostrosky & open space). Selectman Rosenthal seconded. All in favor. Executive session was entered into at 8:49pm and returned to regular session at 9:12pm with the following motions:

Selectman Rodgers moved that the town defend itself in the matter of Town of Monroe vs. Scott Ostrosky, the Town of Newtown, Zoning Commission of the Town of Newtown and Steve Maguire, Land Use Enforcement Officer. Selectman Rosenthal seconded. All in favor.

Selectman Rodgers moved that the town defend itself in the matter of Fannie Mae vs. Jacquelyn Lasher, People's United Bank and the Town of Newtown. Selectman Rosenthal seconded. All in favor.

Selectman Rodgers moved that the town defend itself in the matter of James Doe, Mother Doe, John Doe, Jane Doe and Youngest Child Doe vs. Gladys Pisani, Daniel McAnaspie, and Joseph Joudy. Selectman Rosenthal seconded. All in favor.

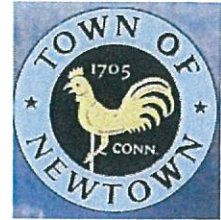
There was no action taken on the other two items.

ADJOURNMENT: Having no further business the Board of Selectmen adjourned their regular meeting at 9:13pm.

Respectfully submitted,

Susan Marcinek, Clerk

Attachments: Community Center project concept, Oct. 2016; water conservation info; Age Friendly Community presentation; Projects update, Nov. 7, 2016; Paproski Farm Agriculture Easement Acquisition



Newtown Community Center

October 2016

Project Concept

On October 17, 2016 the Board of Selectmen authorized the Public Building and Site Commission to proceed with the development of the Community Center project.

The concept and initial direction that will be given to the project team (architect, engineers, pool consultants and construction manager) includes the following:

Plan, design and construct a Community Center facility that includes a community recreational pool with a minimum of 4 lanes for fitness swim and instruction and a zero-entry activity pool for broad community and multi-generational use. In addition to the aquatics component, the Community Center will also include at least 13,000sf of flexible modular meeting rooms with moveable partitions that can be configured to accommodate large gatherings as well as smaller group activities. The design professionals will be directed to consider banquet, performance, educational, fitness and recreational programming space needs in their design alternatives and square footage calculations. Support services to be provided in the facility will include a commercial kitchen, appropriate storage capacity, restrooms, locker/changing rooms, mechanical equipment rooms, and administrative offices. Site planning will include outdoor community gathering features adjacent to the center and master planning for future building additions.

The motion passed by the Board of Selectmen reads:

To forward to the owner's representative, to carry to the design professionals, a community center project that includes an aquatic area with no less than 4 lap lanes and maximize the zero-entry pool with two filtration systems and all the support functions that are associated with an aquatics component; no less than 13,000sf of flexible multi-purpose spaces, commercial kitchen, appropriate offices, restrooms and storage, and designed to accommodate a master plan to include a future addition, and to send the project forward to the Public Building and Site Commission.

The two conceptual facility options considered by the Board of Selectmen in the development of the charge are attached. At the October 17th meeting, the Board of Selectmen did not endorse a single option, but considered the components of the two options in forming the charge to the project team. It is recognized that a hybrid or combination of the two options will likely result from the project team's planning work on the community center design. The Board of Selectmen also directed the project team to prioritize outdoor design features that would enhance the community's use and experience of the facility.

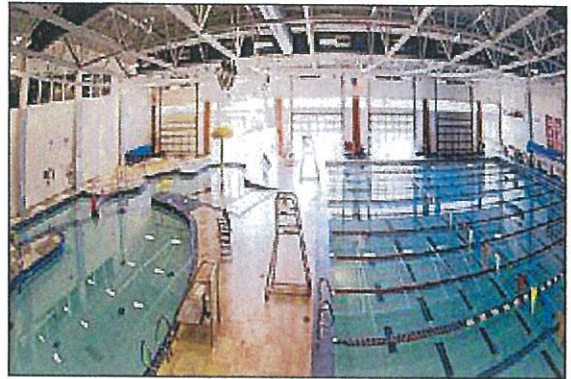
Community Center Project Scope – Option 1

Features

Aquatics Area – two separate pools
 25 yd, 8-lane lap pool
 Zero-entry, warm water activity pool, approximately 2800 sf
 Family Changing Rooms, Men’s and Women’s Changing Rooms
 Aquatics Storage and Mechanical Equipment Rooms

Approximately 13,000 sf of flexible multipurpose spaces
 Large assembly space with ability to divide and combine rooms
 Rooms for art, dance, fitness, recreation, etc.

Common lounges, Gallery space
 Teaching kitchen with commercial appliances
 Concessions Area
 Administrative offices, restrooms, storage



Benefits

Additional venue to host competitive swim events
 Simultaneous use of both aquatics features

Concessions

Higher construction cost
 Higher operating costs
 Need for increased staffing
 Reduced funds for outdoor features and activity pool features

Construction Cost Estimate

Option 1	Square Footage	Cost per SF	Construction Estimate	Furniture & Equipment	Project Costs
Community Center	13,000 sf @	\$250 /sf =	\$3,250,000	\$325,000	
Aquatic Center - 25 yd Pool & Activity Pool	25,000 sf @	\$300 /sf =	\$7,500,000	\$200,000	
Parking Areas	200 @	\$2,500 ea	\$500,000		
Site Development Costs			\$300,000		
Subtotals			\$11,550,000	\$525,000	\$12,075,000
Owners Consultants & Fees					\$1,515,413
Project Contingency at 10%					\$1,359,041
Total Cost Estimate					\$14,949,454

Operating Cost Projections (by Sports Facilities Advisory)

Option 1	Year 1	Year 2	Year 3	Year 4	Year 5
Projected Revenue	\$1,148,440	\$1,289,127	\$1,462,776	\$1,548,690	\$1,704,915
Projected Expenses					
Program Expenses	\$460,354	\$521,285	\$607,832	\$647,842	\$719,058
Facility Expenses	\$267,122	\$273,800	\$280,645	\$287,661	\$294,853
Operating Expenses	\$187,522	\$164,589	\$172,785	\$177,504	\$185,067
Staffing Expenses	\$701,110	\$728,578	\$757,986	\$783,806	\$813,056
Total Net Income	(\$467,668)	(\$399,125)	(\$356,472)	(\$348,123)	(\$307,119)

Community Center Project Scope – Option 2

Features

Aquatics Area – Single Pool
 Zero-entry, recreational activity pool, approximately 6000 sf
 Limited lap lanes, water features
 Family Changing Rooms, Men’s and Women’s Changing Rooms
 Aquatics Storage and Mechanical Equipment Rooms

Approximately 13,000 sf of flexible multipurpose spaces
 Large assembly space with ability to divide and combine rooms
 Rooms for art, dance, fitness, recreation, etc.
 Common lounges, Gallery space
 Teaching kitchen with commercial appliances
 Concessions Area
 Administrative offices, restrooms, storage

Outdoor community gathering spaces and amenities

Benefits

Increased community use and programming
 NHS pool dedicated to competitive activities and events
 Lower construction cost
 Lower operating costs
 Funds available for outdoor features and activity pool features

Concessions

Loss of second competitive aquatics venue
 Requires greater vigilance of maintenance issues to prevent pool closure



Construction Cost Estimate

Option 2	Square Footage	Cost per SF	Construction Estimate	Furniture & Equipment	Project Costs
Community Center	13,000 sf @	\$250 /sf =	\$3,250,000	\$325,000	
Aquatic Center - Single Activity Pool	20,520 sf @	\$300 /sf =	\$6,156,000	\$200,000	
Parking Areas	200 @	\$2,500 ea	\$500,000		
Site Development Costs			\$300,000		
Subtotals			\$10,206,000	\$525,000	\$10,731,000
Owners Consultants & Fees					\$1,346,741
Project Contingency at 10%					\$1,207,774
Total Cost Estimate					\$13,285,515

Operating Cost Projections (estimated)

Option 2	Year 1	Year 2	Year 3	Year 4	Year 5
Projected Revenue	\$1,148,440	\$1,364,127	\$1,537,776	\$1,629,690	\$1,788,915
Projected Expenses					
Program Expenses	\$460,354	\$521,285	\$607,832	\$647,842	\$719,058
Facility Expenses	\$251,122	\$243,800	\$247,645	\$254,661	\$261,853
Operating Expenses	\$187,522	\$164,589	\$172,785	\$177,504	\$185,067
Staffing Expenses	\$601,110	\$628,578	\$667,986	\$698,806	\$733,056
Total Net Income	(\$351,668)	(\$194,125)	(\$158,472)	(\$149,123)	(\$110,119)

Newtown Community Center

Community Outdoor Spaces



Newtown Community Center

Community Outdoor Spaces



Newtown Community Center

Community Outdoor Spaces



Newtown Community Center

October 2016



Role of the Public Building and Site Commission

As the project owner, the Board of Selectmen has the responsibility for defining project concepts and the authority to approve all aspects of municipal development projects. The Public Building and Site Commission manages the planning and construction of municipal building projects assigned by the Board of Selectmen, including major new construction, additions, renovation, and/or the furnishing and equipping of a building to be used for public purposes including the acquisition and improvement of public land. Consultant and construction contracts in connection with building projects are authorized by the First Selectman and then administered by the PBSC.

In the case of major new construction projects, the Board of Selectmen will typically retain an outside program manager to coordinate all project work on the Town's behalf (also known as the Owner's Rep or Owner's Project Manager). The program manager works directly with the PBSC to implement all aspects of the project.

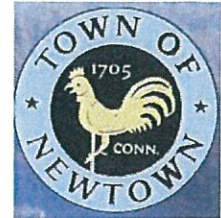
Planning and Approval Process

For the Community Center project, the PBSC oversaw the selection of the architect and construction management firm in 2014. The program manager developed and issued the Request for Qualifications/Proposals as authorized by the PBSC and the PBSC evaluated the responses, conducted interviews and recommended selected firms to the Board of Selectmen. The program manager worked closely with the Town Attorney on the professional services agreement and construction contract and the resultant contracts were executed by the First Selectman.

Now that a project scope has been approved, the Public Building and Site Commission will re-engage the professional team and direct the program manager to commence the preconstruction phase of the Community Center project.

The preconstruction phase begins with *Architectural Programming*. During this phase, the design team will review previous work produced by consultants during the earlier Community Center projects. The design team will develop space standards and a tabulation of square footage associated with all building components. They will interview key stakeholders, engage the Advisory Committee and ascertain the types of activities and programs that will take place in the facility. The project team, including the construction manager will evaluate the preconstruction budget and recommend strategies to the Board of Selectmen to keep costs within the dollars available. The final architectural program will be submitted to the PBSC for review and authorization to proceed.

Once the space tabulation is approved, the architects will proceed with *Schematic Design*. During this design phase, the team will create site plan layouts and building plan alternatives to test programming requirements. The design team will present alternative layouts and preliminary exterior building sketches for review and discussion by the Advisory Committee, key stakeholders and the community; it is anticipated that during this phase, a community workshop will be held to allow residents an



Newtown Community Center

October 2016

opportunity to review design choices and comment on building and exterior features. Design options will be refined based on community input and alternatives will be presented to the Board of Selectmen for review and their authorization to proceed with a selected scheme. The construction manager will develop an initial construction budget and the program manager will incorporate that information into an overall project budget for review by the PBSC.

The next phase of the work is *Design Development*. During this phase, the selected schematic design is developed further with the addition of architectural detailing, confirmation of building dimensions, selection of materials, and specification of mechanical and life safety systems. Construction type is identified and preliminary code implications are addressed. The more detailed construction budget is produced based on additional information developed during this phase. The presentation of the final design and budget at the conclusion of this phase allows the Board of Selectmen in collaboration with the PBSC to authorize the production of the construction documents package.

The design team then proceeds with the *production of construction drawings and specifications* and the construction manager develops documents for the bidding phase. A final cost estimate is produced and if necessary, the project team value engineers any areas that may exceed the project budget. Any significant changes to previous approvals due to budget considerations are presented to the Board of Selectmen for confirmation. The complete package of construction documents is submitted to the PBSC for their review and approval to proceed to bidding.

The construction manager in consultation with the program manager, coordinates the *Bid Phase* and solicits competitive bids for all subcontractor packages. Concurrent with bidding, the construction manager will also initiate the permit process and the team will resolve any outstanding building and fire code issues. The project team will evaluate all bids, hold scope review meetings with subcontractors and the CM will make a recommendation to the PBSC as to contract awards in the submission of their Guaranteed Maximum Price. Once the PBSC approves of the GMP and subcontractor awards, the entire package is forwarded to the First Selectman, as the purchasing authority, for contract execution.

Throughout the *Construction Phase*, the program manager continues to coordinate the project and in consultation with the clerk-of-the-works, oversees progress on the PBSC's behalf. The PBSC reviews monthly progress reports, budget and cash flow updates, all construction requisitions and all owner vendors' invoices and recommends approval to the finance department. At the conclusion of the construction work, the PBSC authorizes acceptance of the building as a municipal asset.

The program manager will provide regular project status reports to the Board of Selectmen and the Public Building and Site Commission as to the progress of the work. The program manager also facilitates communications and information flow between the project team and the various stakeholder groups with an interest in the project, including GE as the project benefactor.



TOWN OF NEWTOWN
PUBLIC BUILDING AND SITE COMMISSION

NEWTOWN COMMUNITY CENTER
PROPOSED PROJECT TIMELINE
 October 25, 2016

DATE	ACTIVITY	COMMENTS
Oct. 17, 2016	Board of Selectmen Authorize Community Center Project Scope	
Oct. 19	Project Consultants Re-engaged	
Nov. 2	Consultant Kick-off Mtg	QA Offices
Nov. 2 – Nov. 30	Programming & Master Plan Phase	
Dec. 1 – Dec. 30	Schematic Design Phase	
Jan. 3 – Jan. 9, 2017	Community Presentations	Site and Flr Plan Alternatives
Jan. 3 – Jan. 13	SD Phase Cost Estimate	Provide to PBSC Jan. 17
Jan. 17 BoS Meeting	Review and Select Schematic Design	SD alternatives and cost estimate review
Jan. 24 PBSC Meeting	Review and Approve SD Pkg	BoS Approved SD Selection and cost estimate review
Jan. 9 – Feb. 17	Design Development Phase	
Feb. 13 – Feb. 24	DD Phase Cost Estimate	Provide to PBSC Feb. 28
Mar. 6 BoS Meeting	Review and Approve DD Pkg	Design Development Documents review
Mar. 7 Special PBSC Meeting	Review and Approve DD Pkg	DD and cost estimate review
Feb. 20 – May 12	Construction Documents Phase	May be phased to allow early release of selective demolition starting in April 2016
Apr. 24 – May. 16	CD Phase 90% Cost Estimate	Provide to PBSC by May. 16
May - June	Potential Groundbreaking Event	
May 23 PBSC Meeting	Review and Approve final CD Pkg	Final CDs and cost estimate review
May 24 -- June 2	Finalize Bid Packages	
June 2 – June 30	Bid Phase	
July 5 – July 14	Scope Reviews, GMP Development	Provide to PBSC July. 18
July 25 PBSC Meeting	Approve GMP and subcontractor awards for submission to the Purchasing Authority	
July 26 – Aug 4	Contract Approval and Execution	
July 26 – Aug 4	Mobilization and Permitting	
August 2017 – October 2018	Construction Phase	
September 2018 – October 2018	FFE Installation	
November 2018	Grand Opening	

Newtown Well Permits for New Wells, Replacement Wells, Deepening/Hydrofrac or other

The majority of Replacement wells and the Deepening/Hydrofracturing of wells are in response to low/no water yields.

2016 to date	2015	2014	2013
16 NEW 12 REPLACE 14 Deep/Hydro 0 GEOTHERM/Other	18 NEW 10 REPLACE 7 Deep/Hydro 1 GEOTHERM/Other	14 NEW 15 REPLACE 7 Deep/Hydro 4 GEOTHERM/Other	21 NEW 14 REPLACE 8 Deep/Hydro 1 GEOTHERM/Other

26 R & D/H to date

17 Total R & D/H

22 Total R & D/H

22 Total R & D/H

2016	2015	2014	2013
15-Jan New	1/28/2015 REPLACE	2/26/2014 Geothermal	1/9/2013 REPLACE
21-Jan New	3-Feb Deep/Hydro	3/7/2014 REPLACE	2/19/2013 REPLACE
8-Feb Deep/Hydro	2/12/2015 New	3/18/2014 New	3/12/2013 REPLACE
19-Feb Deep/Hydro	4/16/2015 New	3/18/2014 REPLACE	3/14/2013 Deep/Hydro
4-Mar New	5/4/2015 New	3/18/2014 REPLACE	3/25/2013 Deep/Hydro
21-Mar New	4/16/2015 REPLACE	3/18/2014 REPLACE	4/1/2013 New
28-Mar New	5/18/2015 New	5/1/2014 Geothermal	4/9/2013 Deep/Hydro
14-Apr REPLACE	5/18/2015 New	5/5/2014 Deep/Hydro	4/11/2013 Deep/Hydro
3-May REPLACE	5/18/2015 REPLACE	5/9/2014 Deep/Hydro	4/16/2013 New
4-May REPLACE	6/1/2015 New	5/15/2014 New	4/18/2013 Deep/Hydro
19-May Deep/Hydro	6/25/2015 New	5/16/2014 New	4/30/2013 New
19-May Deep/Hydro	8/5/2015 REPLACE	5/16/2014 REPLACE	5/23/2013 REPLACE
27-May Deep/Hydro	8/6/2015 REPLACE	5/16/2014 New	5/23/2013 REPLACE
3-Jun Deep/Hydro	8/19/2015 REPLACE	5/22/2014 New	5/30/2013 New
3-Jun REPLACE	21-Aug Deep/Hydro	22-May Deep/Hydro	5/30/2013 New
7-Jun Deep/Hydro	8/25/2015 New	5/30/2014 New	6/7/2013 New
17-Jun New	9/1/2015 New	5/30/2014 New	6/19/2013 New
27-Jun Deep/Hydro	9/4/2015 New	6/26/2014 REPLACE	7/8/2013 New
28-Jul New	9/10/2015 New	6/26/2014 New	7/8/2013 New
29-Jul REPLACE	9/21/2015 New	7/11/2014 REPLACE	7/19/2013 New
11-Aug Deep/Hydro	9/29/2015 New	7/17/2014 REPLACE	7/24/2013 New
15-Aug REPLACE	9/30/2015 New	1-Aug Deep/Hydro	8/19/2013 Redev of old w
15-Aug Deep/Hydro	10/6/2015 Deep/Hydro	8/11/2014 Deep/Hydro	9/20/2013 REPLACE
23-Aug Deep/Hydro	10/6/2015 Deep/Hydro	8/19/2014 New	9/20/2013 REPLACE
8-Sep New	6-Oct Deep/Hydro	8/28/2016 Deep/Hydro	9/30/2013 Deep/Hydro
9-Sep REPLACE	10/14/2015 New	9/2/2014 REPLACE	10/2/2013 New
12-Sep Deep/Hydro	15-Oct Deep/Hydro	9/8/2014 Geothermal	10/4/2013 New
13-Sep New	10/19/2015 New	9/2/2014 New	10/23/2013 New
13-Sep New	10/22/2015 REPLACE	9/12/2014 New	10/29/2013 REPLACE
20-Sep New	10/30/2015 REPLACE	9/15/2014 Deep/Hydro	9/27/2013 REPLACE
22-Sep New	10/23/2015 Deep/Hydro	9/26/2014 REPLACE	9/30/2013 REPLACE
24-Sep New	5-Nov REPLACE	9/26/2014 REPLACE	10/2/2013 New
26-Sep New	23-Nov add'l	10/7/2014 Geothermal	10/4/2013 New
28-Sep New	9-Dec New	10/15/2014 New	10/23/2013 New
28-Sep New	28-Dec New	10/27/2014 REPLACE	10/29/2013 REPLACE
28-Sep REPLACE	28-Dec REPLACE	10/27/2014 New	10/31/2013 New
28-Sep REPLACE		11/3/2014 REPLACE	11/4/2013 Deep/Hydro
4-Oct Deep/Hydro		11/7/2014 REPLACE	11/4/2013 Deep/Hydro
6-Oct REPLACE		11/12/2014 New	11/7/2013 New
11-Oct REPLACE		11/12/2014 REPLACE	11/14/2013 New
18-Oct REPLACE			11/14/2013 REPLACE
18-Oct Deep/Hydro			11/14/2013 New
			11/22/2013 REPLACE
			12/19/2013 REPLACE

In a Nutshell

Friends of Newtown Seniors is working with town officials to establish Newtown as an Age-Friendly Community. According to the World Health Organization (WHO) Age-Friendly Communities are described as having: "Affordable and appropriate housing, supportive community services, and adequate mobility options, which facilitate personal independence and the engagement of residents in civic and social life". The vast majority of older adults want to remain in their homes and community-at-large rather than move to another area and housing situation. Age-friendly communities contain resources which make communities work well for people of all ages, and especially for older adults.

The network of age-friendly communities focus on eight (8) domains of livability: Transportation; Outdoor spaces and buildings; Housing; Social participation; Respect and social inclusion; Civic participation and employment; Communication and information; Community support and health services. Currently there are 123 Age-Friendly Communities in the United States with none in Connecticut. Newtown can serve as a model for small communities who would like to become Age-friendly and be the first to receive that designation.

Seniors are key to state's longevity

"I have lived in Connecticut my entire life. I was born here, worked here and raised my family here. But I am afraid I can't afford to retire here. I am afraid I won't be able to see my grandkids as often as I'd like because I will be forced to move somewhere more affordable."

These are the words of Pam, a near-retirement age nurse I met at a recent event. Like many others, she has seen Connecticut change over the course of her lifetime. Pam's story is unfortunately all too common.



Steve Obsitnik

We have all heard too many people planning how and when they will get out of Connecticut. Connecticut loses an average of 38 people every day! With each departure, Connecticut's death spiral spins faster. People leave, lowering taxes paid to the state, causing Hartford politicians to raise taxes and increase debt on the remaining residents and

businesses. This prompts more people and businesses to leave. We know what happens next.

We need to stop the spiral. The answer is simple: Imagine if Connecticut was able to keep and attract people. The hard part is how.

One solution starts with keeping our senior citizens. Currently, there are 567,300 people over age 65 living in Connecticut. This is 15.8 percent of our population. Keeping seniors in our state is good for families, smart public policy, improves the economy and strengthens our community. Seniors help keep families together. They provide child care, support charities and pay taxes — vital services Connecticut needs now more than ever. Why let these benefits leave for another state?

Many seniors and people approaching retirement are leaving Connecticut because the current policies coming from Hartford have priced them out of the state. Increasing cost of living, a broken transportation system, high taxes and reduced services are a reality. Add a promise of warmer winters and you have a recipe for exodus. Governors around the country realize this. They have implemented incentives to attract Connecticut's seniors. For example, Florida does not tax Social Security benefits, military pensions or have an estate tax. Likewise, Georgia reduces property taxes for seniors.

It is time to fight back.

I imagine a brighter future when Connecticut's seniors see reason to stay. We have an opportunity to create a unique, national model. A strategy of healthy living and aging that is central to our economy. This will grow Connecticut industries, universities and towns. Imagine if Connecticut arranged its

There are 567,300 people over age 65 living in Connecticut. This is 15.8 percent of our population. Keeping seniors in our state is good for families, smart public policy (and) improves the economy.

priorities and policies to make this the place to retire. The result would be a transformed Connecticut:

Seniors grow jobs: Health care is an important part of our local economy. Connecticut's health care industry has grown 41 percent from 1990-2014. This includes home health aides, physical therapists, nurses and many more important jobs. If seniors leave, these jobs leave too. If more seniors stay, job opportunities grow.

Seniors grow innovations: Connecticut is world-renowned for life sciences. We are the home of UCONN Health, Yale-New Haven's Geriatric Assessment Center and many more assets. In every industry, new products and services need access to customers and feedback. I have spoken with many seniors who would gladly support these efforts. They have the knowledge, interest and time to give back. Seniors can participate in and accelerate these innovations that help to create good-paying jobs:

Seniors grow communities: Our universities, cultural and town resources create opportunities to engage seniors, accelerate learning and create new businesses and jobs along the way.

Specifically, we have a unique opportunity to redefine lifelong learning and integrate the model within our towns. Imagine a student going to class and picking up Pam along the way as an Uber driver. This allows Pam to audit the class and maybe guest lecture or tutor based on her nursing experience. This would make us rethink housing, transportation and education. Call it the "early bird learning special." The opportunities that emerge are only limited by our imagination.

Seniors are our bridge to the future as we prepare for a new generation. This helps to bring security to the short- and long-term. With the right policy and work ethic, Connecticut can be the place where residents, like Pam, not only want to work and raise their families, but also a place they can afford to retire and spend the rest of their lives.

Steve Obsitnik of Westport is a business leader, entrepreneur and educator. He is a co-founder of Imagine Connecticut.



Real Possibilities

**Road to Livability: 2014 AARP
Survey of Connecticut Residents
Age 40+**

**Report
Prepared by**

Cassandra Burton

July 2014

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AARP

AARP Research

601 E Street NW

Washington, DC 20049

www.aarp.org/research/

Road to Livability:
2014 AARP Survey of Connecticut Residents Ages 40+

Connecticut residents are deeply rooted in their communities. They rate their communities well in terms of a place to live as they age and in the types of services available to help residents maintain their independence as they age.

- ❖ More than two-thirds of Connecticut residents age 40 and older have lived in their communities for more than 20 years. Many are not likely to move outside of Connecticut in the next 10 years.
- ❖ The vast majority of Connecticut residents age 40 and older rates their community as excellent, very good, or good place for people to live as they age.
- ❖ At least one-half of Connecticut residents age 40 and older rate their community as excellent, very good, or good in terms of providing alternative transportation services, affordable support services, affordable independent apartments and affordable assisted living facilities.
- ❖ Residents that are caregivers are more likely than non-caregivers to rate affordable independent living apartments and assisted living facilities as fair or poor. They are also more likely than non-caregivers to say that if a basic life-task became too difficult, they would prefer to receive care in their own homes.
- ❖ More than one-half of Connecticut residents' age 40 and older report high property taxes and high utility bills as being major problems in their community.
- ❖ Nearly seven in ten adults age 40 and older living in Connecticut say that it is extremely or very important to them that services to aid independent living as one ages be made available in their community. Moreover, these residents say age-friendly communities should be a top or high priority for elected officials in the state.

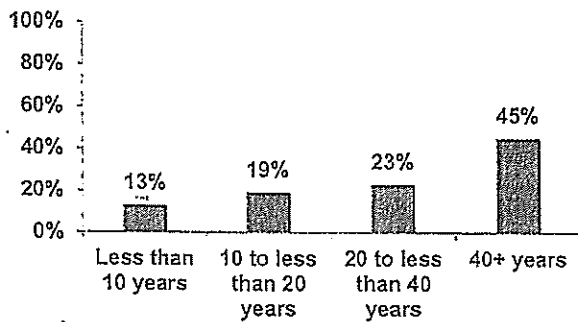
AARP Connecticut commissioned a telephone survey of 1,000 Connecticut residents age 40 and older to learn about their communities and services that are available to help older residents age in place. This report highlights results from residents interviewed between March 26 and April 6, 2014. The data in this report has been weighted by age and gender to reflect the Connecticut population age 40 and older. The survey has a margin of error of ± 3.2 percent.

Detailed Findings

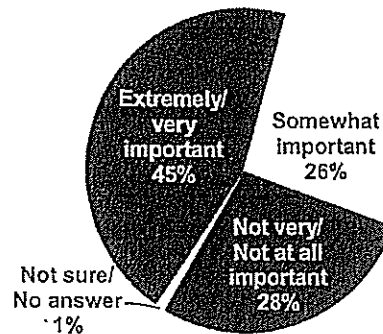
Connecticut residents age 40+ are long-time residents of their community, and it is important for them to remain in their own communities as they age.

Connecticut residents age 40+ have deep roots in their community. Specifically, more than two-thirds has lived in their community for more than 20 years. About one in five has lived in their community between 10 and 19 years, and one in eight residents have lived in their community less than 10 years. Those who have lived in their communities longer are more likely to say that it is extremely important to stay in their own communities as they age (<10 yrs.: 35%; 10 to <20 yrs.: 37%; 20 to <40 yrs.: 40%; 40+yrs.: 55%).

Length of Time Connecticut Residents Age 40+ Have Lived in Their Community (n=1,000)



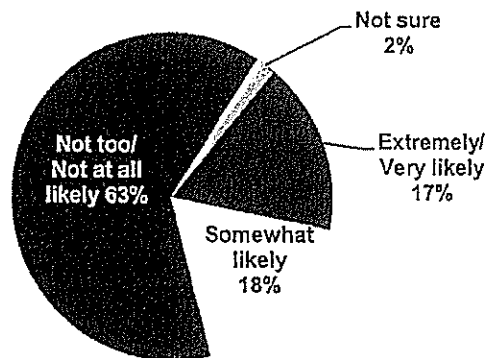
Importance of Staying in Their Community (n=1,000)



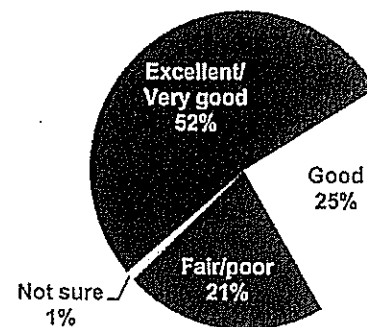
Connecticut residents 40+ view their community as a good place to live and most are not likely to move out of state

Given that older Connecticut residents say it is highly important to them to remain in their own community as they age, it is not surprising to see that over half rate their community as an excellent or very good place for older people to live, and nearly two-thirds express little or no intentions of leaving in the next 10 years. Long-term residents are the most unlikely to move outside of Connecticut in the next 10 years (<10 yrs.: 30%; 10 to <20 yrs.: 34%; 20 to <40 yrs.: 36%; 40+yrs.: 45%).

Likelihood of Moving from Connecticut in Next 10 Years (n=1,000)



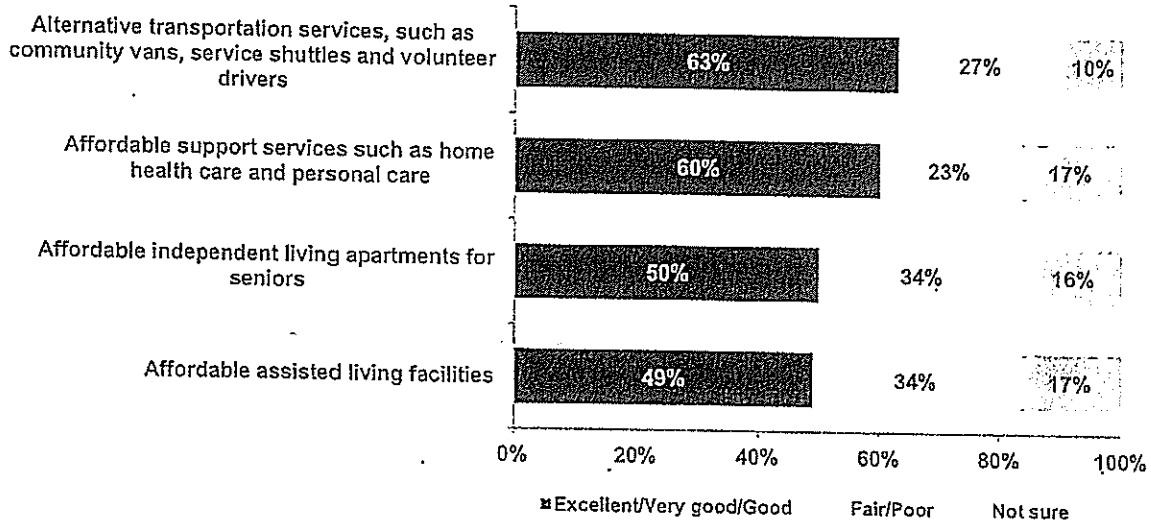
Rating of Their Community as a Place for Older People to Live (n=1,000)



Many Connecticut residents 40+ say the services in their communities are good.

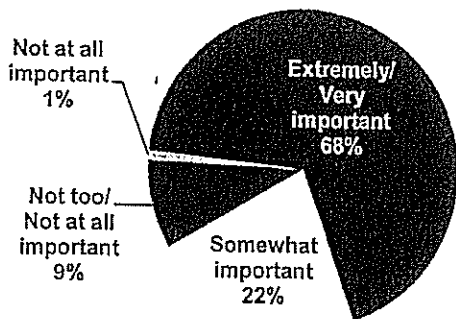
About one-half or more of respondents rate their community well in terms of having services that help residents maintain their independence as they age. Connecticut residents rate their communities fairly well in terms of transportation services and home care services. However, affordable housing for seniors appears to be more problematic with only about half rating it as good or better. Caregivers are more likely to rate affordable independent living apartments (Caregivers: 37%; Non-caregivers: 30%), and affordable assisted living facilities (Caregivers: 37%; Non-caregivers: 30%) as fair or poor than non-caregivers.

Community Ratings on Services That Enable Residents to Remain Independent
(n=1,000)

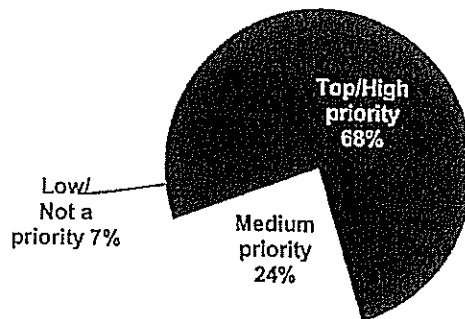


Nearly seven in ten adults age 40 and older living in Connecticut say that it is extremely or very important to them that services to aid independent living as one ages be made available in their community. Moreover, these residents say age-friendly communities should be a top or high priority for elected officials in the state.

Importance of Having Services That Help Seniors Live Independently in Their Communities
(n=1,000)



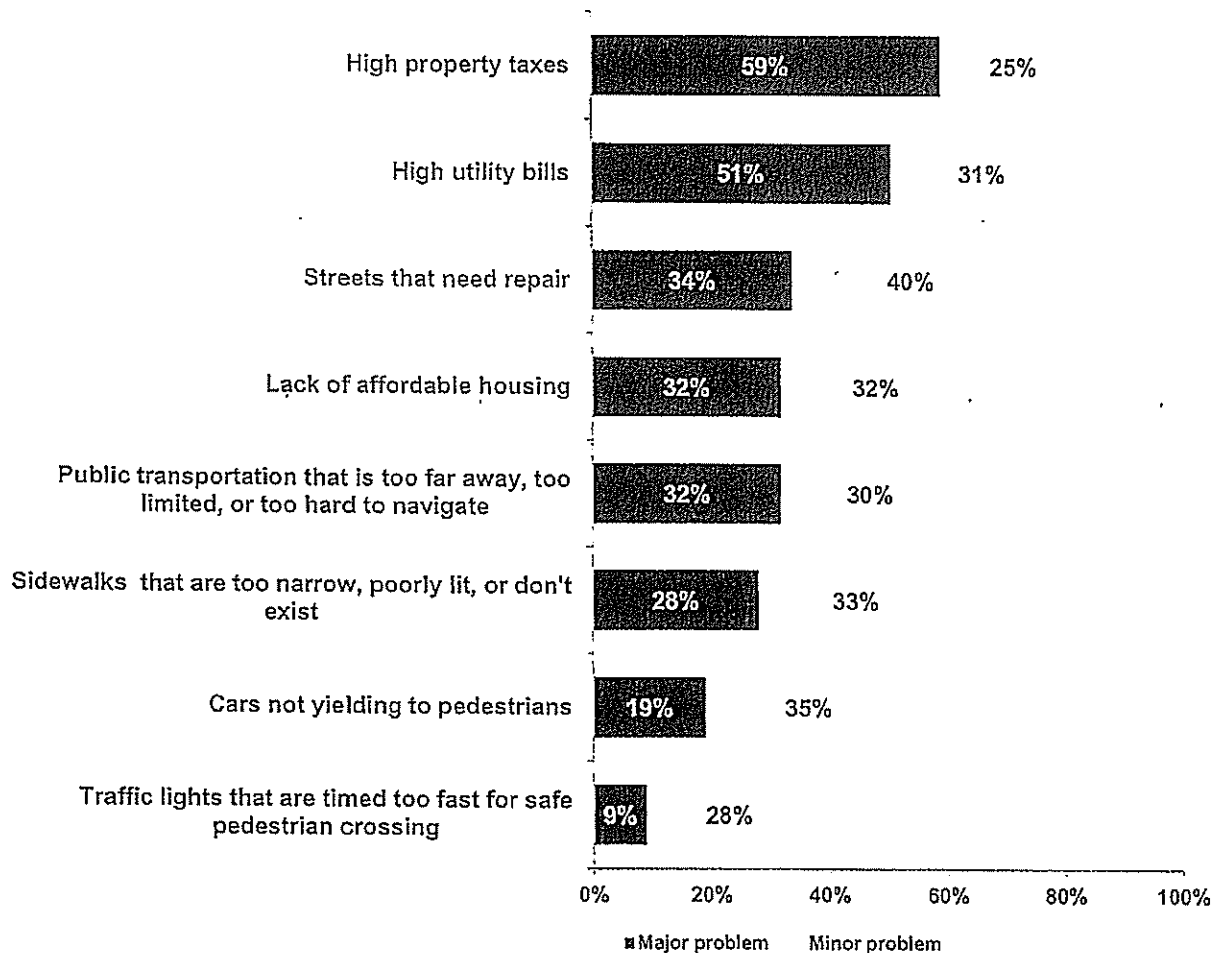
Level of Priority for Connecticut Elected Officials to Support Age-Friendly Communities
(n=1,000)



Connecticut residents age 40+ cite high property tax and high utility bills as major problems in their communities.

At least half of all Connecticut residents age 40 and older indicate that high property taxes and utility bills are the top two issues they face in their communities. About one-third say a lack of affordable housing is problematic. Transportation and walkability issues, such as streets needing repair, and public transportation that is too far away or difficult to navigate, are also major problems for many Connecticut residents. Those who have lived in Connecticut the longest are more likely to report that streets in need of repair are a major problem in their communities (<10 yrs.: 27%; 10 to <20 yrs.: 26%; 20 to <40 yrs.: 32%; 40+yrs.: 39%).

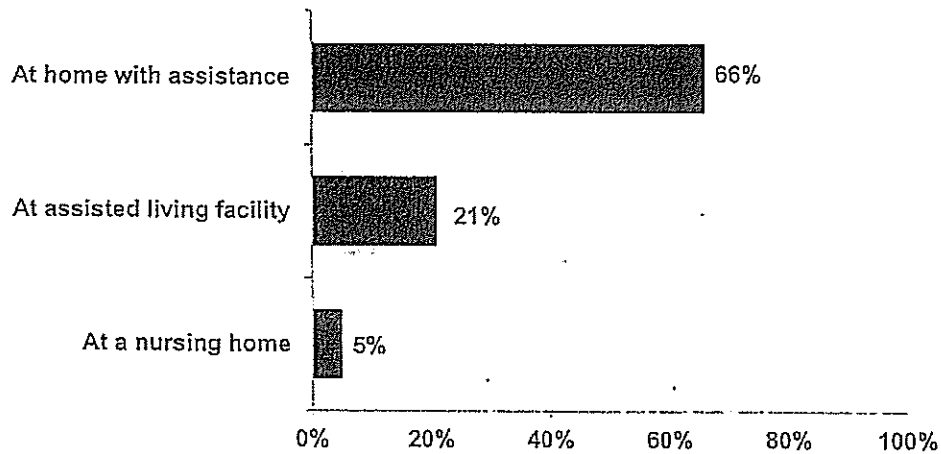
Problems in Connecticut Communities
(N=1,000)



Many Connecticut residents age 40 + would prefer to remain at home if basic tasks of life became too difficult.

When asked what the ideal situation would be for living, if the basic tasks of life became too difficult because of aging or illness, not surprisingly, very few would opt for nursing home care. Most Connecticut residents 40+ say they would prefer to remain at home with caregiving assistance and one in five would actually prefer to be in an assisted living facility. Respondents who indicate they are currently a caregiver are more likely than those who are not to prefer long-term care in their own homes should they need it (Caregivers: 69%; Non-caregivers: 63%).

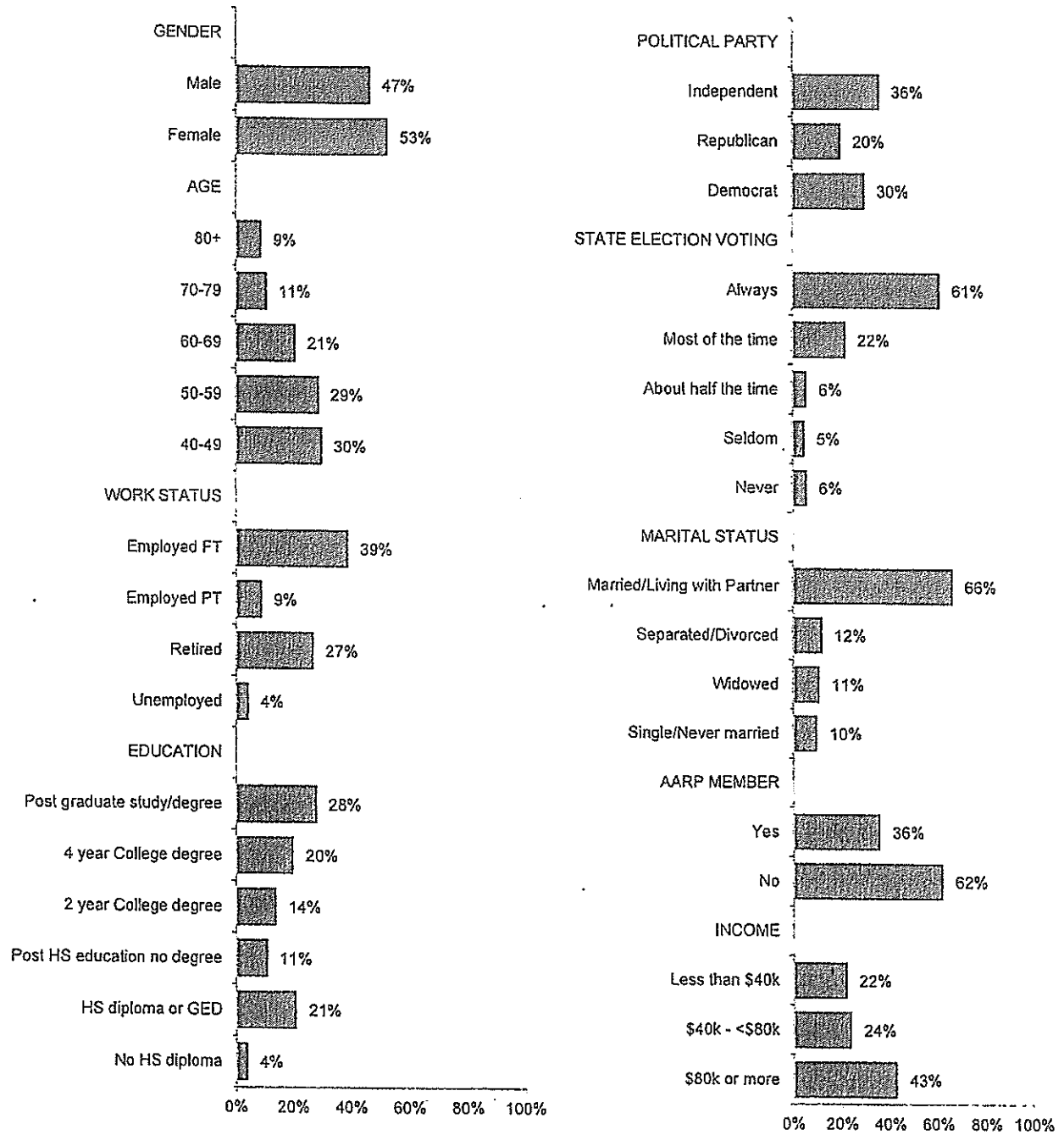
Preferred Setting for Long-Term Care Services If Needed
(n=1,000)



Connecticut residents want to age in place, and while they rate their community positively, they still have some concerns.

Connecticut residents rate their communities high as a place to live as people age. They are generally pleased with the services that are available in their communities to help people maintain their independence as they age, however, affordability is a considerable issue. While most Connecticut residents age 40+ rate the state as having excellent or very good transportation and home health care options, the majority also indicate high property taxes and utilities bills are problematic. Further, residents 40+ indicate that affordable housing for seniors, including independent apartments and assisted living facilities, are not widely available in their community. It is important for Connecticut residents to have services that allow older adults to maintain their independence as they age and they feel that it should be a priority for elected officials to support age-friendly communities by supporting funding options in the state.

Demographic Profile of Respondents



Full Methodology

The AARP 2014 Connecticut Caregiving and Livable Communities Survey was conducted as a telephone survey among residents age 40 or older in Connecticut. The survey collected the opinions of Connecticut residents on "aging in place" and problems in the community, as well as issues related to providing unpaid care to a loved one. The survey was approximately 16 minutes in length. The interviews were conducted in English by Precision Opinion from March 26 to April 6, 2014. The survey utilized an RDD sample. The margin of sampling error for the sample of 1,000 for Connecticut is +/-3.2%. Respondents were screened to insure that they were residents of Connecticut and age 40 or older.

The questionnaire was developed by AARP staff. In order to improve the quality of the data, the questionnaire was pretested with a small number of respondents. The pretest interviews were monitored by Precision Opinion, Inc. and AARP staff.

The response rate for this study was 45 percent and was calculated using AAPOR's response rate 3 method. The cooperation rate was 90 percent as calculated using AAPOR's cooperation rate 3 method.¹

Throughout the report, statistics representing survey responses are reported in percentages which may not add up to 100 due to rounding and non-response. Also due to rounding, the percentages reported in the text may vary slightly from those in the annotation or in graphs.

¹ Calculated using AAPOR's Outcome Rate Calculator Version 2.1. May 2003

AARP is a nonprofit, nonpartisan organization, with a membership of nearly 38 million, that helps people turn their goals and dreams into real possibilities, strengthens communities and fights for the issues that matter most to families such as healthcare, employment and income security, retirement planning, affordable utilities and protection from financial abuse. We advocate for individuals in the marketplace by selecting products and services of high quality and value to carry the AARP name as well as help our members obtain discounts on a wide range of products, travel, and services. A trusted source for lifestyle tips, news and educational information, AARP produces AARP The Magazine, the world's largest circulation magazine; AARP Bulletin; www.aarp.org; AARP TV & Radio; AARP Books; and AARP en Español, a Spanish-language website addressing the interests and needs of Hispanics. AARP does not endorse candidates for public office or make contributions to political campaigns or candidates. The AARP Foundation is an affiliated charity that provides security, protection, and empowerment to older persons in need with support from thousands of volunteers, donors, and sponsors. AARP has staffed offices in all 50 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands. Learn more at www.aarp.org.

State Research brings the right knowledge at the right time to our state and national partners in support of their efforts to improve the lives of people age 50+. State Research consultants provide strategic insights and actionable research to attain measurable state and national outcomes. The views expressed herein are for information, debate, and discussion, and do not necessarily represent official policies of AARP.

AARP staff from the Connecticut State Office, Campaigns, State Advocacy and Strategy Integration (SASI), and State Research contributed to the design, implementation and reporting of this study. Special thanks go to AARP staff including Nora Duncan, State Director, and Claudio Gualtieri, Associate State Director of the AARP Connecticut State Office; Chryste Hall and Steve Griffin, Campaigns; Enzo Pastore, Government Affairs; Rachelle Cummins, Joanne Binette, Cassandra Burton, Darlene Matthews, and Cheryl Barnes, State Research; and Doris Gilliam, Office of General Counsel. Kate Bridges conducted this study for AARP Research.

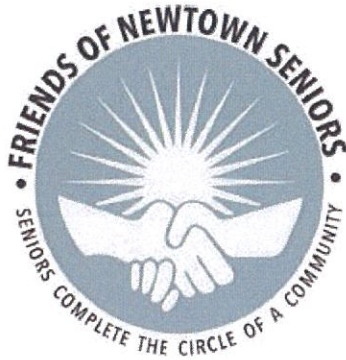


Real Possibilities

AARP Research

For more information about this survey, please contact Kate Bridges at:

202.434.6329 or e-mail kbridges@aarp.org



Join the Friends of Newtown Seniors, the Newtown Commission on Aging, Newtown Social Services and Newtown Senior Services as they host an in-depth discussion on livable communities

NOVEMBER 29, 2016

6p.m. – 7p.m.

At

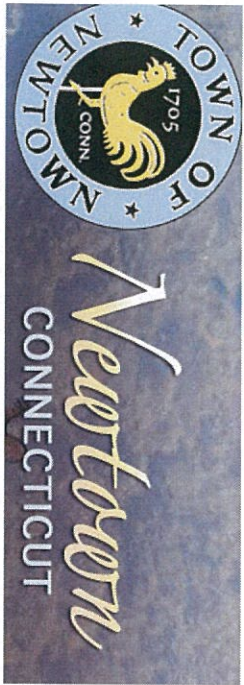
Newtown Middle School
11 Queen Street, Newtown, CT

This discussion facilitated by the **AARP CT Road to Livability** team, will walk attendees through:

- *What makes a livable community?*
 - *What is a Livability Index?*
- *How can we work together to be a livable community?*

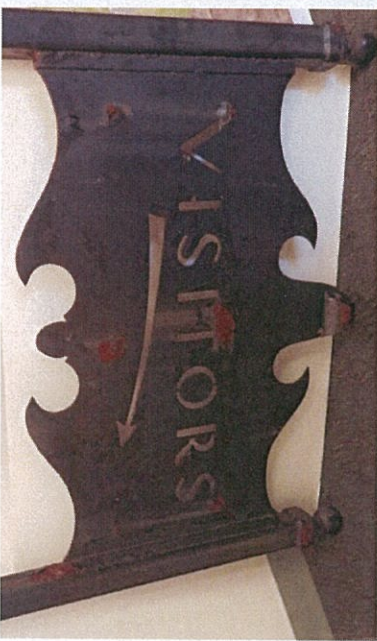
To register, contact John S. Boccuzzi from the Friends of Newtown Seniors at info@friendsofnewtownseniors.org or call 203.430.0633 to leave a message w/ the number attending and contact information.

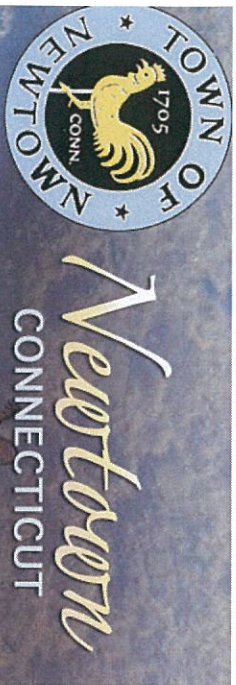




PROJECTS UPDATE NOVEMBER 7, 2016

Photos: Canaan House Salvage

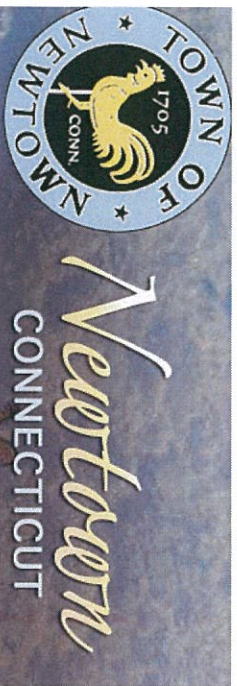




PROJECTS UPDATE NOVEMBER 7, 2016

Project Detail: Duplex #63 / Newtown Parent Connection

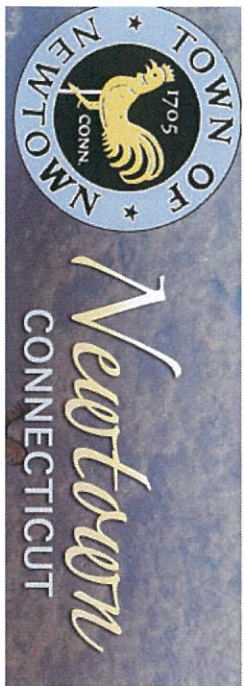
- 5,000 square feet;
- Renovation funded by DSS grant (\$500,000) and Town funds (\$250,000);
- Open house held in July.



PROJECTS UPDATE NOVEMBER 7, 2016

Photos: Duplex #63 / Newtown Parent Connection

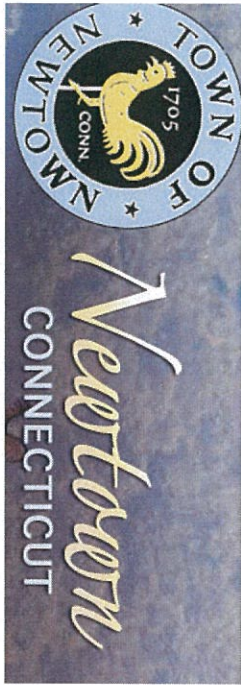




PROJECTS UPDATE NOVEMBER 7, 2016

Project Detail: 7 Glen Road, Sandy Hook

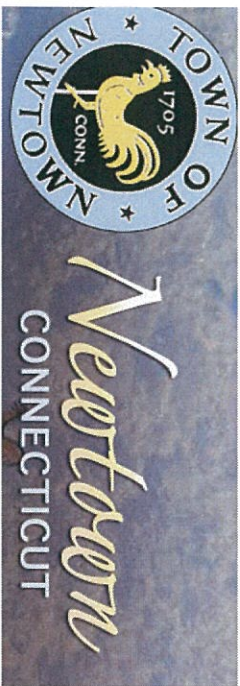
- Old Sandy Hook Auto and Marine property;
- Building remediation and demolition completed in September 2016;
- Contamination remains on site;
- Discussions with DEEP will help determine multiple possible uses and costs of cleanup.



PROJECTS UPDATE NOVEMBER 7, 2016

Photos: 7 Glen Road, Sandy Hook

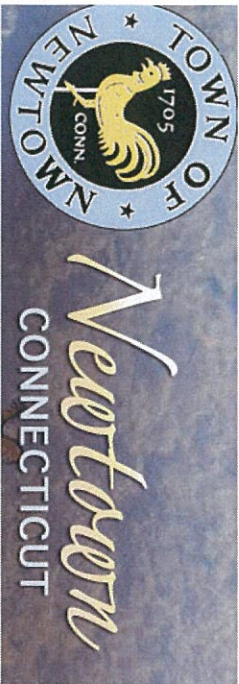




PROJECTS UPDATE NOVEMBER 7, 2016

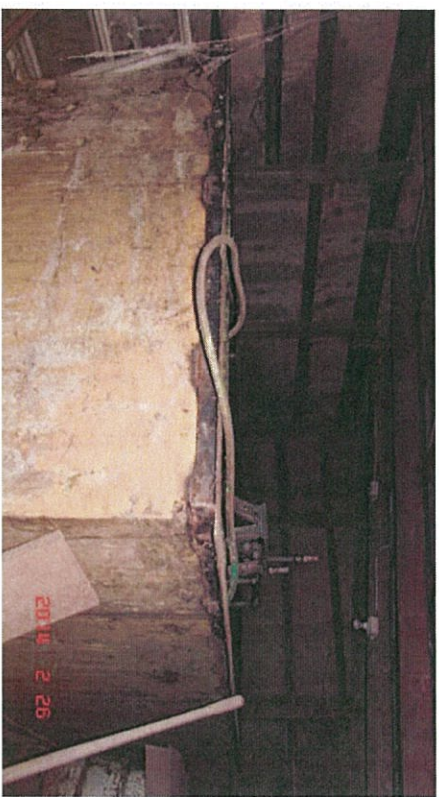
Project Detail: 28 Glen Road, Sandy Hook

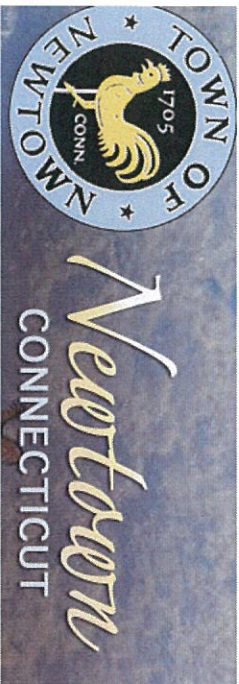
- Building contains hazardous materials. Remediation estimated at \$137k;
- Site is contaminated. Cleanup estimated between \$382k and \$642K;
- Short term measures being taken to reduce risk of future contamination;



PROJECTS UPDATE NOVEMBER 7, 2016

Photos: 28A Glen Road (brownfield)

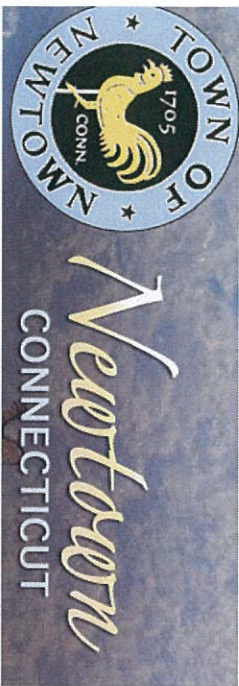




PROJECTS UPDATE NOVEMBER 7, 2016

Project Detail: Fairfield Hills Streetscape

- Installation of sidewalks, lighting, plantings, fencing, paving of entrance area of Trades Lane;
- Construction bid process is underway.



PROJECTS UPDATE NOVEMBER 7, 2016

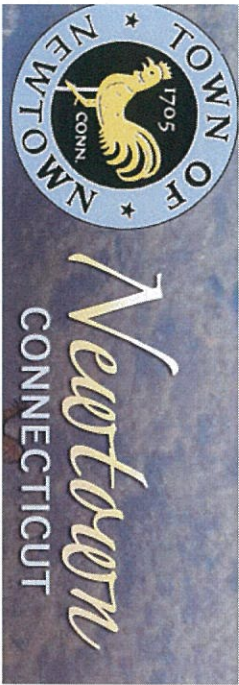
Photos: Fairfield Hills Streetscape



PROJECTS UPDATE TO BOARD OF SELECTMEN

NOVEMBER 7, 2016



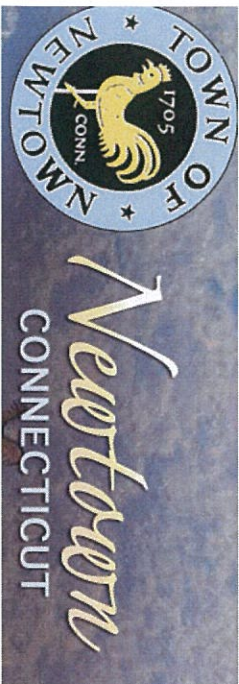


PROJECTS UPDATE NOVEMBER 7, 2016

Projects

Project Management and Administration by Grants Coordinator

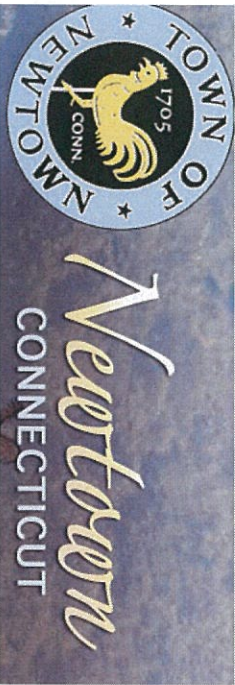
<u>Project Description</u>	<u>Projected Cost</u>
• Canaan House remediation and demolition	\$4,000,000
• Duplex #63 / Newtown Parent Connection renovation	\$ 750,000
• 7 Glen Road building remediation and demolition	\$ 25,000
• 28A Glen Road (brownfield)	N/A
• Fairfield Hills Streetscape	<u>\$ 500,000</u>
Total \$5,275,000	



PROJECTS UPDATE NOVEMBER 7, 2016

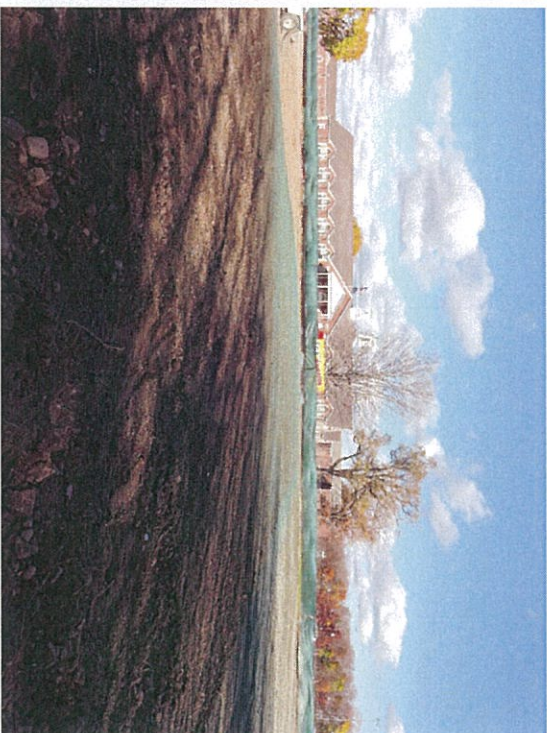
Project Detail: Canaan House Remediation and Demolition

- 221,000 square feet;
- Culmination of learning and experience from similar past projects;
- Information from CT DECD Municipal Brownfields Assessment Grant (\$200,000);
- Salvage of items;
- Supplied the Middle School with base material for playing field;
- Funds remain unspent (\$1.1 million preliminary estimate-includes master contingency);
- Status: Topsoil and hydro-seeding in progress.



PROJECTS UPDATE NOVEMBER 7, 2016

Photos: Canaan House Remediation and Demolition



Paproski Farm - Agricultural Easement Acquisition

November 7, 2016

Rob Sibley, Deputy Director of Planning, Land Use
and Emergency Management



Paproski – Agricultural Easement

- **Castle Hill Farm is located on Sugar Street (302) and owned by the Paproski family. The two farm parcels equal 94± acres and includes multiple structures.**



Paproski – Agricultural Easement

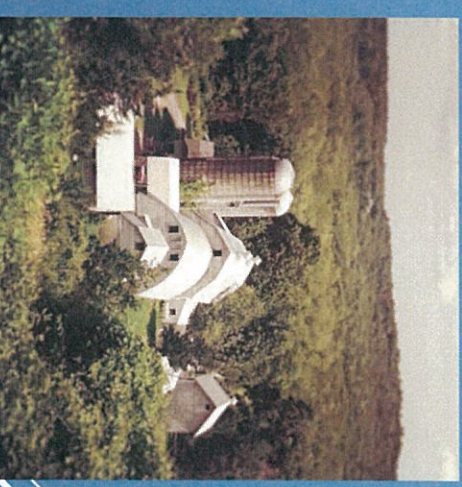
- Program and process
 - Considered and recommended for town open space since 2008
 - Has been listed as a goal for agricultural preservation in the Newtown Plan of Conservation and Developments since 1993
 - Is listed in the town “View Sheds of Newtown” since 1999

- Current Status

- Town signed a cooperative agreement in 2015 with the State of CT to enter into Joint Partnership of the Farmland Preservation Program as recommended by the Conservation Commission
 - The CT Department of Agriculture (CTDoA) reviewed the property and acquired an appraisal to negotiate the easement value in 2015
 - In Oct. 2015 the CTDoA prepared an offer to the Paproskis for consideration of purchase of an easement and terms for payment
- The Town entered into an agreement to partner with CTDoA to purchase said easement for Castle Hill Farm in 2016

Paproski – Agricultural Easement

- Description of the signed agreement
 - Value of the easement established at \$1,001,100.00
 - The easement is 65± acres of the total 93± acres
 - Homestead must be occupied by the owner/operator
 - CTDoA would contribute 55% (\$550,550.00)
 - Newtown would contribute 45% (\$450,450.00)
 - Each purchasing party must proceed and pass all necessary individual requirements for purchase by March 31, 2017
 - The easement would be restricted to agricultural uses only
 - The easement would be recorded on the deed
 - Program is a soil conservation program
 - Potential USDA grant reimbursement



Paproski – Agricultural Easement

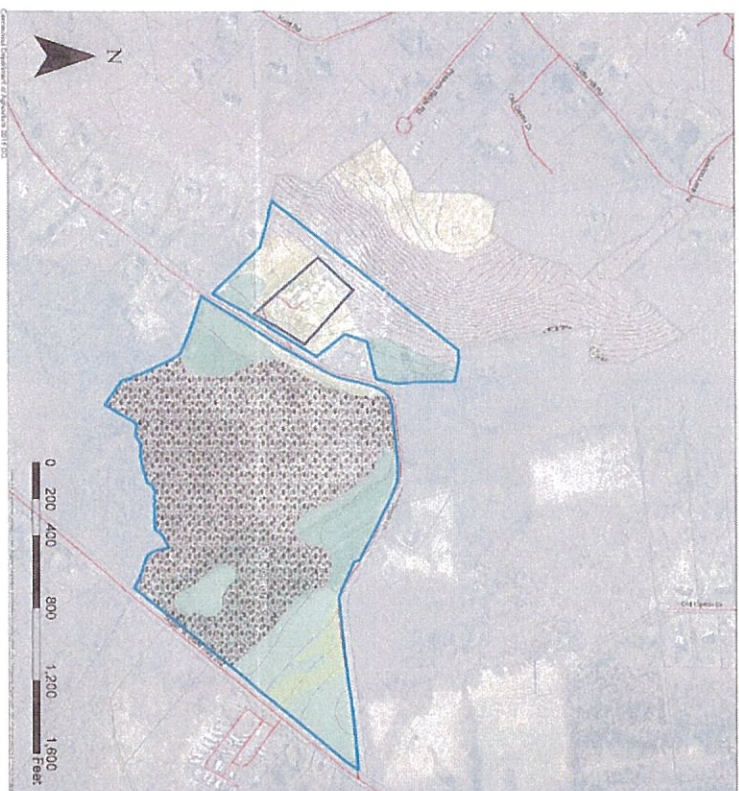
- Request Tonight
 - The selectmen allow the Finance Director to craft a bonding resolution for \$450,450.00 to be expended from the CIP open space monies for 2016 - 2017
 - Place the resolution on the next available Selectmen meeting for action

Questions?



Paproski – Agricultural Easement

Quinnipiac University
Paproski Farm-Newton, CT
65+/- Acres PDR Application Area
(94+/- total acres owned)



Paproski Property Details
Acres Owned: 94+/- acres
Acres in PDR: 65+/- acres
Farmstead Envelope: 3+/- acres

- Legend**
- Paproski PDR Area (65+/- acres)
 - Farmstead Envelope (3+/- acres)
 - Paproski Property Boundary
 - Parcels
 - wetlands
 - 10 foot contours
 - Roads
- Soils**
- Prime Farmland Soils
 - Saltwater Important Farmland Soils
 - Locally Important Farmland Soils
 - Other (Non-Prime Soils)

