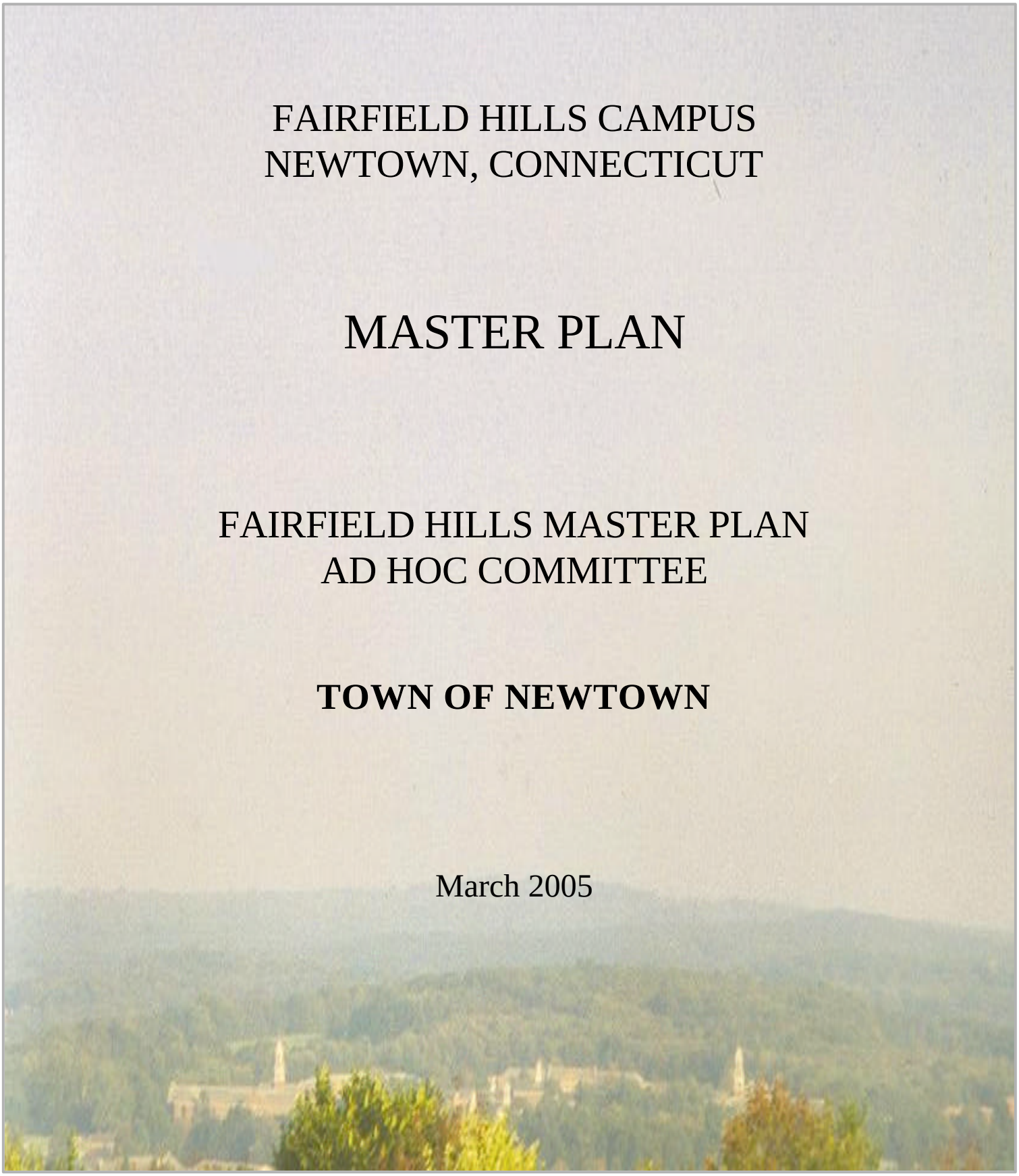
FAIRFIELD HILLS CAMPUS
NEWTOWN, CONNECTICUT

MASTER PLAN

FAIRFIELD HILLS MASTER PLAN
AD HOC COMMITTEE

TOWN OF NEWTOWN

March 2005



Date	Chronology of Actions Relative To Approval of the Master Plan For Fairfield Hills
March 3, 2003	Ad Hoc Committee submits Plan to Board of Selectmen
April 7, 2003	Board of Selectmen approves Plan with 2 revisions: 1. Preferred site for new Town Hall is current Shelton site. 2. Buildings proposed for private use should be leased rather than sold. In all cases, land shall be leased only.
June 18, 2003	Legislative Council approves Plan and incorporates three documents attached: 1. Status of In-Fill Component of Fairfield Hills Master Plan with additional provision that all parking will be without charge. 2. Fairfield Hills Authority Building and Use Specific Responsibilities. 3. Conflict Resolution Language
February 17, 2004	Board of Selectmen adopts changes to the plan as follows: 1. Architect should perform study of the cost effectiveness of renovating Shelton House versus building a new Town Hall on the Shelton House site. 2. Demolish Plymouth Hall and Stamford Hall. 3. Do not initially demolish the single-family homes pending results of resident survey. 4. Master Plan should provide for the opportunity for relocation of police and/or fire facility.
April 5, 2004	Board of Selectmen adopts changes to the plan as follows: 1. Modify the vote of 2/17/04 relative to the demolition of Plymouth Hall to have the architect perform a study of the cost effectiveness of renovating Plymouth Hall versus constructing a new building once a reuse has been determined.
October 4, 2004	Board of Selectmen votes to submit the Master Plan to the Planning and Zoning Commission with the modifications described above as well as a modification to allow the eight single-family residences to be used as single-family affordable housing.
March 17, 2005	Planning and Zoning Commission approves the Master Plan with the condition that the eight single family residences cannot be used as single-family affordable housing since such a use is not permitted in the Fairfield Hills Adaptive Reuse (FHAR) Zone. Before such a use could be permitted, an application to amend the FHAR regulations will have to be submitted to the Planning and Zoning Commission for consideration and possible approval.

For official purposes, March 17, 2005 is considered the effective date of the Fairfield Hills Master Plan, as amended.

Fairfield Hills Master Plan
Ad Hoc Committee

Robert Geckle, Chairman
Richard Sturdevant, Vice Chairman
Alan Clavette
Kevin Cragin
Al Cramer
Mary Ann Currie
John Martocci
Moira Rodgers
Janice Roman
Charles Wrinn

Board of Selectmen

Herbert Rosenthal
Joseph Bojnowski
William Brimmer

Town Staff

Jan Andras
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Consultant Team

Harrall-Michalowski Associates, Inc.

SmithGroup JJR

Milone and MacBroom, Inc.

Kaestle Boos Associates, Inc.

Fuss and O'Neill, Inc.

The Downes Group

March 2005

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Executive Summary

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Fairfield Hills Master Plan

Executive Summary

BACKGROUND

In June 2001 at the Town Meeting, the voters of Newtown approved the bonding for the purchase of a 186-acre southerly portion of the Fairfield Hills Hospital site containing the main campus at its core, a significant amount of undeveloped property, and a small two-acre parcel on the north side of Wasserman Way containing the fire station and machine shop. The larger balance totaling 336 acres of the original Fairfield Hills Hospital property has been retained by the State of Connecticut for the Governor's Horse Guard and related uses; transferred to the CT Department of Agriculture for permanent open space; proposed for permanent open space to protect Deep Brook; and proposed for sale to the Town for expansion of the Commerce Road Business Park. In addition, 19.2 acres is the site of the new John Reed School. Figure 1 shows these various parcels. Figure 2 shows existing conditions on the 186 acre parcel.

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 be renovated for economic development activity, such as small professional offices.
- A core area of the Campus could be reserved for revenue generating economic development activities compatible with other uses and the surrounding area.
- All components should be provided within the context of a master plan that preserves the campus environment, with the Town maintaining overall control of the Campus.

In addition to preparation of the Master Plan, the Town Meeting authorized the following program components:

- Secure all agreements/approvals for water rights.
- Secure environmental insurance.
- Purchase the property.
- Construct playing fields for a net increase of seven fields.
- Remediate site conditions.
- Remediate and demolish buildings needed to accomplish program components.
- Renovate a building for Town and Board of Education purposes.
- Improve the general site and infrastructure.

Figure ES 1
Fairfield Hills Campus – Site Disposition

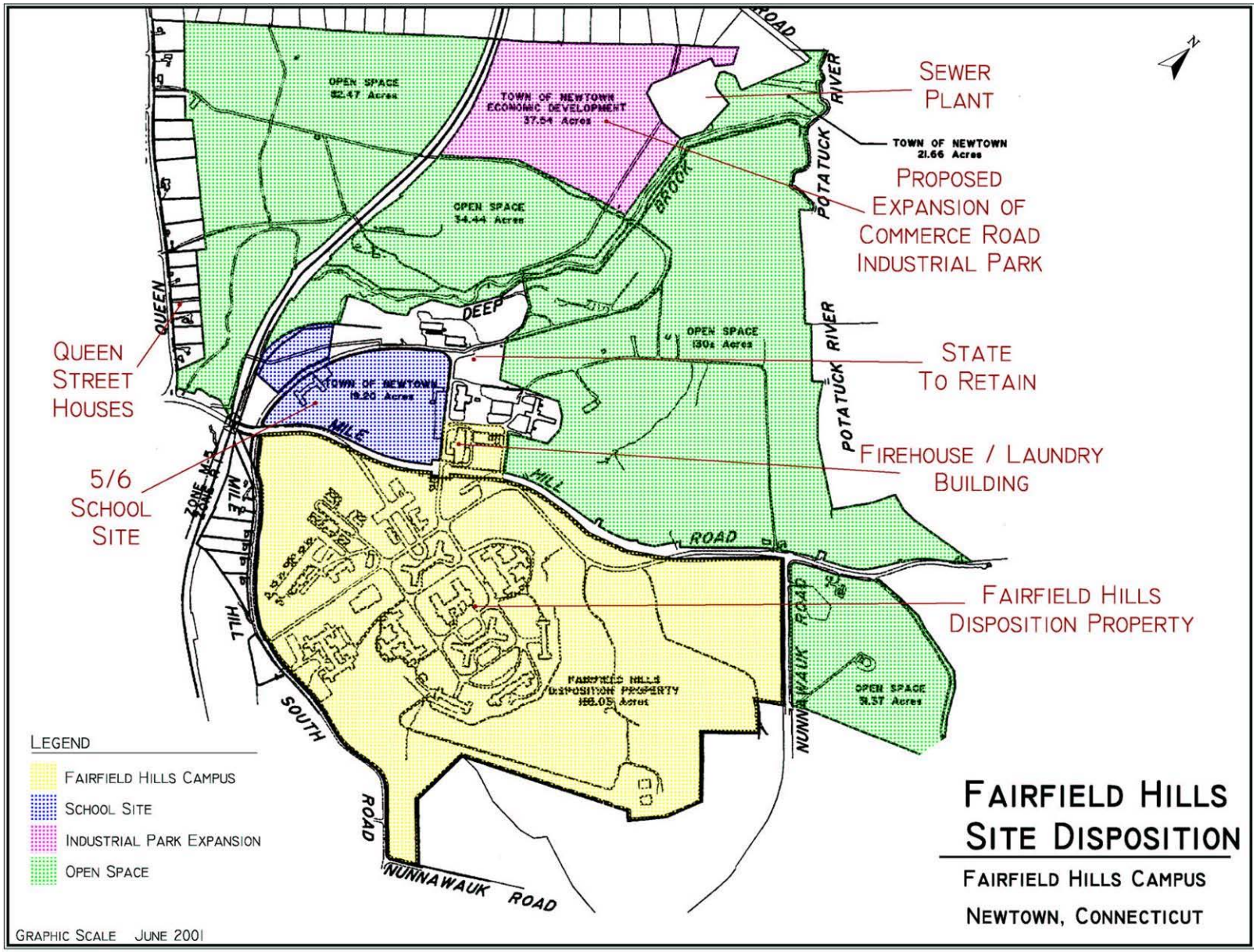


Figure ES 2
Fairfield Hills Campus - Existing Conditions

Fairfield Hills

Newtown, Connecticut

May 2002

Harrall-Michalowski Associates, Incorporated
Hamden, Connecticut

SmithGroup JJR, L.L.C.
Ann Arbor, Michigan

Milone & MacBroom, Incorporated
Cheshire, Connecticut

Kaestle Boos Associates, Incorporated
New Britian, Connecticut

Fuss & O'Neill, Incorporated
Manchester, Connecticut

The Downes Group
New Britian, Connecticut

These activities were assigned a budget of $20,123,600 as part of Phase I and Phase II of the Fairfield Hills Campus Cost Estimates. A Phase III was included for the disposition of additional buildings including demolition if required. There was no funding approved for these Phase III activities. It was assumed that such activities would be funded from other sources including the possibility of non-town investment. It was clear to the voters that the funds approved would be used to accomplish the Phase I and Phase II activities with the three main accomplishments being:

- Purchase and long-term control of the site.
- The provision of seven additional playing fields.
- The provision of a building to accommodate Town and Board of Education administrative needs over the next 15 to 20 years.

THE PROCESS

Based on the direction provided at the Town Meeting, the Board of Selectmen established a process to refine the Master Plan for Fairfield Hills, gain resident input, and move the Master Plan through the local approval process including approval by the Planning and Zoning Commission in accordance with the Fairfield Hills Adaptive Reuse section of the Newtown Zoning Regulations. A key component of the process was the appointment by the Board of Selectmen of a ten-person Fairfield Hills Master Plan Ad Hoc Committee. As shown in Figure 3, 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. 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.

THE PLAN

The Master Plan is a strategic plan for the use of Fairfield Hills to the benefit of the Newtown Community. The components of this strategic plan are described in this section.

Town Hall

The recommended Master Plan shown in Figure 4 addresses all the themes/program components approved at the Town Meeting in June 2001. The plan proposes a Town Hall located at the southern end of the Green generally where Shelton House is currently located. The Town Hall will either be a new building or in a modified and renovated Shelton House. The design will be based on detailed architectural analysis. Figure 5 shows the potential layout of the building and some perspective views. The location and design of a new building will provide outstanding views to and from the building; modern, efficient space to meet town needs; meeting space for numerous community groups and governmental commissions; and the capacity to expand over time as needed in a cost efficient manner, with the building systems needed for expansion in place.

Figure ES 3
Fairfield Hills Master Plan – Community Participation

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

Figure ES 4
Fairfield Hills Master Plan

Facilities

1. Woodbury: 30,000 gsf
2. Newtown: 16,000 gsf
3. Shelton: To Remain or Site of New Town Hall
4. Kent *(reduced)*: 50,000 gsf
5. Canaan *(reduced)*: 50,000 gsf
6. Stratford: 5,000 gsf
7. Plymouth: 600 seat auditorium - 24,000 gsf
8. Bridgeport: 40,000 gsf
9. Duplexes: 10,000 sf
10. Environmental Education Center: 3,000 gsf
11. Museum
12. Single Family Homes to Remain
13. 12 Recreation Fields

Fairfield Hills - Master Plan

Newtown, Connecticut

December 2004

Harrall-Michalowski Associates, Incorporated
Hamden, Connecticut

SmithGroup JJR, L.L.C.
Ann Arbor, Michigan

Milone & MacBroom, Incorporated
Cheshire, Connecticut

Kaestle Boos Associates, Incorporated
New Britian, Connecticut

Fuss & O'Neill, Incorporated
Manchester, Connecticut

The Downes Group
New Britian, Connecticut

Figure ES 5
Fairfield Hills Master Plan – New Town Hall

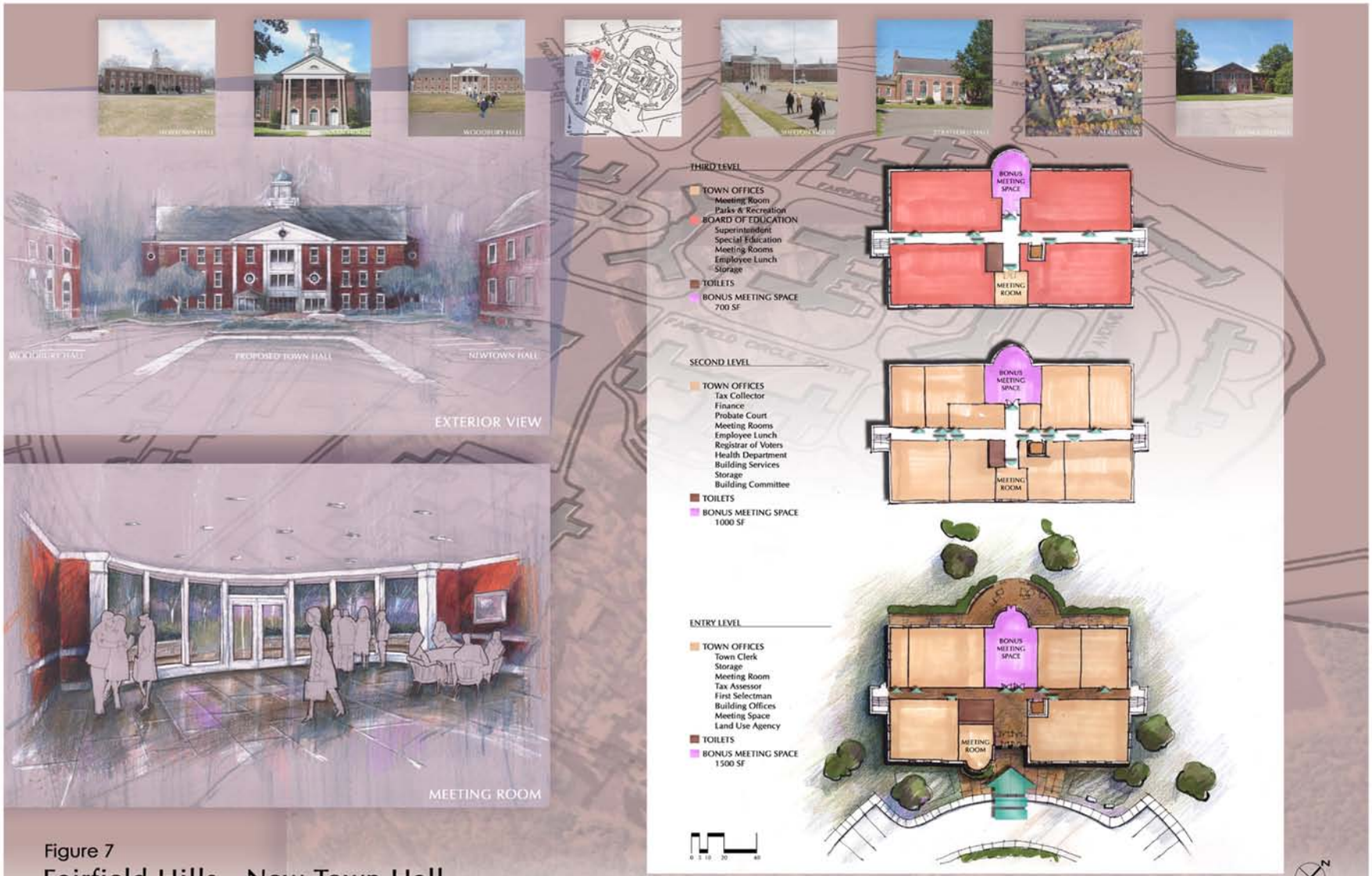


Figure 7

Fairfield Hills - New Town Hall

Newtown, Connecticut

JANUARY 2003

Harrall-Michalowski Associates, Incorporated, Hamden, Connecticut

SmithGroup JJR, L.L.C., Ann Arbor, Michigan

Milone & MacBroom, Incorporated, Cheshire, Connecticut

Kaestle Boos Associates, Incorporated, New Britain, Connecticut

Fuss & O'Neill, Incorporated, Manchester, Connecticut

The Downes Group, New Britain, Connecticut

Playing Fields

The playing fields including four multi-purpose fields, two full size baseball fields, two softball fields and two youth baseball fields, and retention of the two existing youth baseball fields are proposed at locations shown on Figure 6 established in consultation with the Parks and Recreation Commission. 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.

Open Space/Land Banked For Future Use

It is important to note that vast majority of the 186 acre site comprising the Campus is proposed to be land banked, open space, and recreation fields. The land banked portions of the site are comprised primarily of the West, East and High Meadow areas shown on Figure 6. The specific use of these areas will be decided over several decades. In the near term, these areas will be primarily passive natural areas. Such areas include 134 acres or 72% of the Campus. An additional six acres of open space is within the core for a total of 140 acres or 75% of the Campus.

Road Changes/Parking

Figure 7 highlights on the Master Plan the locations proposed for road changes and parking areas. The road changes highlighted by circles are design features and not needed to increase traffic capacities. The area highlighted with an asterisk includes some lane widening at the main entrance. Newtown zoning regulations require approximately 1,040 spaces for the Plan. This does not include spaces for the high school academy concept or the playing fields. There are between 1,375 and 1,425 provided in the Plan for basic plan components as well as these two uses or an alternate use of the Kent House site for a 50,000 square foot office use. The major need within these 1,375-1,425 spaces is generated by Plymouth, Bridgeport, Town Hall and the playing fields which are all community benefit uses.

Utilities

Figure 8 presents a preliminary layout for the sanitary sewer, storm sewer and water systems to serve the Campus. All of these systems are currently in place and are capable of serving the Campus in the near term. However, there are features of the water and sewer systems that due to age, materials used and design should be replaced. For example, roof drains from existing buildings are connected to the sanitary sewers and the clay pipes result in ground water infiltration. During storms with heavy rain or times of ground saturation, the sewage treatment plant must process high volumes of effluent. While the plant has the capacity to handle these levels, the correction of this condition should be addressed over the longer term. The Town is currently in discussion with private companies for operation of the water and sewer plants. These companies have indicated a willingness to fund capital improvements and amortize the cost from user fees.

Figure ES 6
Fairfield Hills Master Plan – Playing Fields

Facilities

1. Woodbury: 30,000 gsf
2. Newtown: 16,000 gsf
3. Shelton: To Remain or Site of New Town Hall
4. Kent *(reduced)*: 50,000 gsf
5. Canaan *(reduced)*: 50,000 gsf
6. Stratford: 5,000 gsf
7. Plymouth: 600 seat auditorium - 24,000 gsf
8. Bridgeport: 40,000 gsf
9. Duplexes: 10,000 sf
10. Environmental Education Center: 3,000 gsf
11. Museum
12. Single Family Homes to Remain

12 Recreation Fields

0 200 400 FEET

Fairfield Hills - Master Plan (Playing Fields)

Newtown, Connecticut

December 2004

Harrall-Michalowski Associates, Incorporated, Hamden, Connecticut
SmithGroup JJR, SmithGroup JJR, L.L.C., Ann Arbor, Michigan
Milone & MacBroom, Incorporated, Cheshire, Connecticut
Kaestle Boos Associates, Incorporated, New Britian, Connecticut
Fuss & O'Neill, Incorporated, Manchester, Connecticut
The Downes Group, New Britian, Connecticut

Figure ES 7
Fairfield Hills Master Plan – Road Changes / Parking

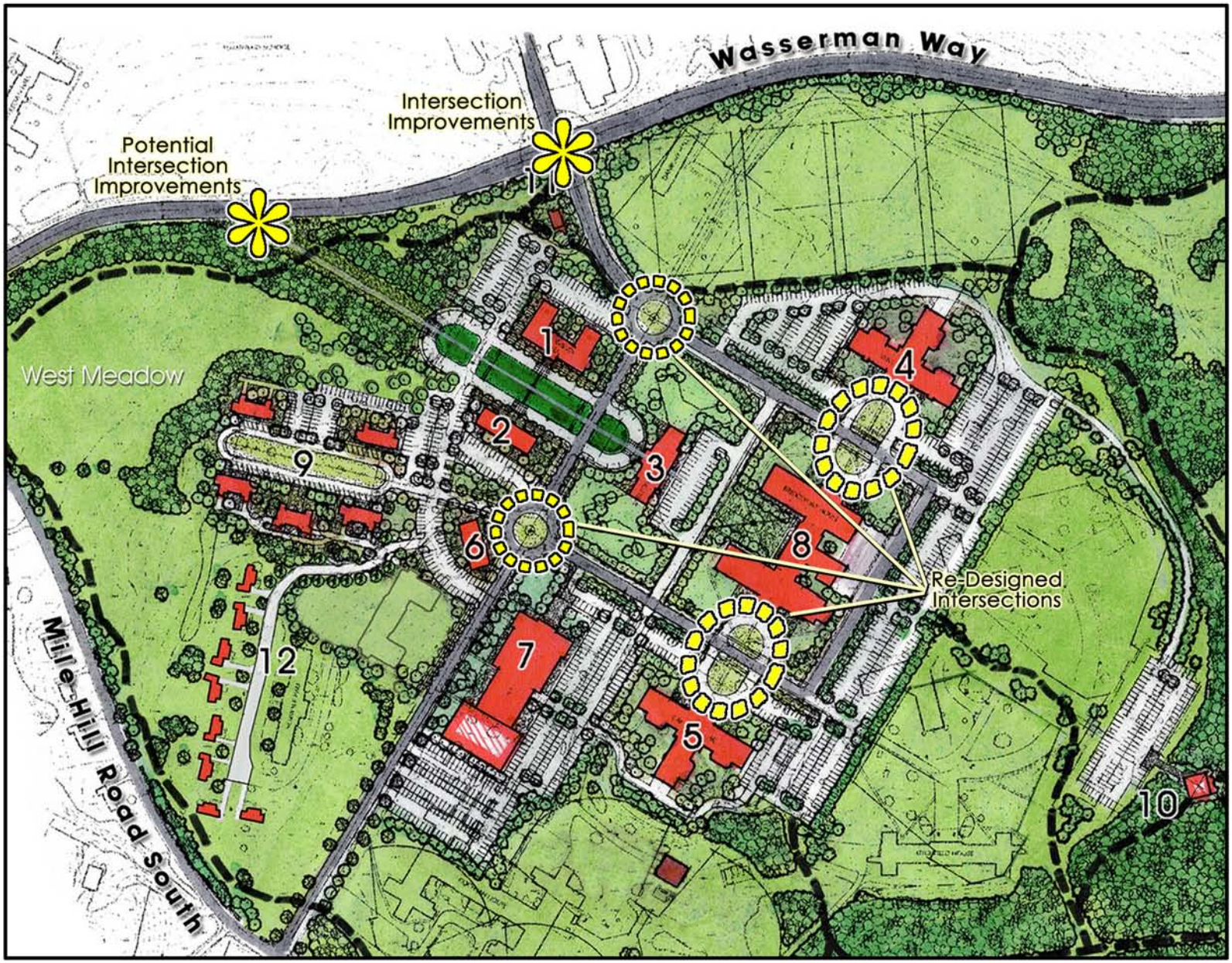
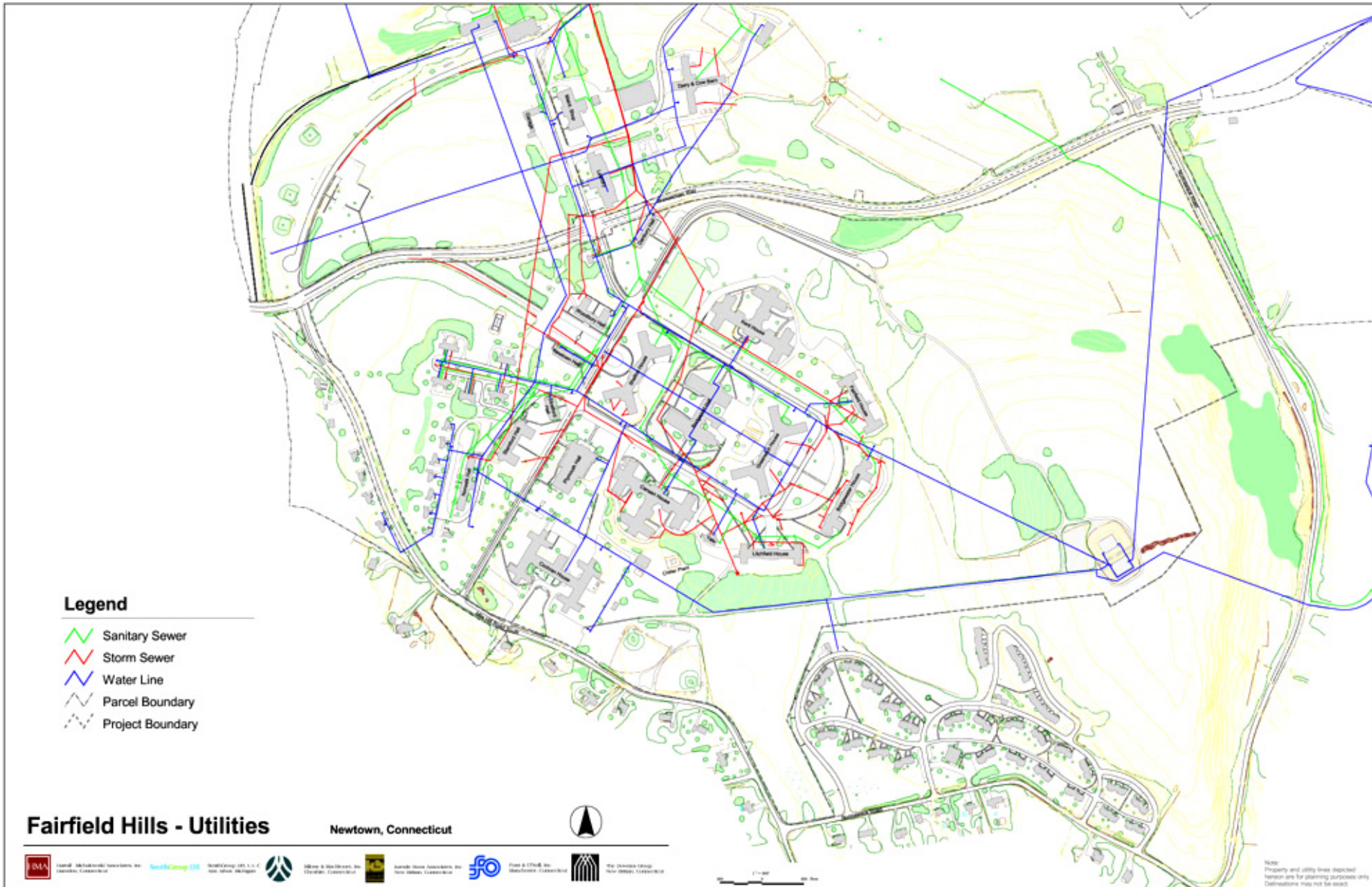


Figure ES 8
Fairfield Hills Master Plan - Utilities



Future Use

The Master Plan identifies other activities that may be implemented with funds not currently available. Some of the environmental remediation and demolition funds may be used to leverage other investments in these activities. It is anticipated that the primary source of other funds will be private investors as well as fund raising activities in the community or from federal, state program and foundation resources. However, future Town approvals of other expenditures would depend on the nature of the activities and the public benefit such as may be the case with Plymouth Hall, a new indoor recreation facility and re-use of Bridgeport Hall.

The Master Plan recommends a preferred course of action for every building on the Campus. The re-use options are consistent with the characteristics of the existing buildings and needs expressed by the community. The assumption is that such re-use will be committed within five years of plan approval. If the five-year period expires and no active, feasible proposals for re-use have been committed, the buildings should be programmed for demolition. All buildings are listed below with a proposed course of action and potential sponsor/investor. In some cases, the recommended re-use assumes a reduction in the square footage of the building. In all cases the land under the buildings will remain in Town ownership and the lease of buildings will depend on the specifics of the re-use.

Building	Preferred Re-Use	Reduced Size	Sponsor/Investor
Fairfield House	Demolish For Playing Field	No	Town
Bridgewater House	"	No	Town
Litchfield House	"	No	Town
Yale Laboratory	"	No	Town
Greenwich House	"	No	Town
Danbury Hall	"	No	Town
Cochran House	"	No	Town
Norwalk Hall	Demolish Land Bank	No	Town
Single Family Homes	Retain	No	Town
Shelton House	Demolish For Town Hall Or Retain For Town Hall	Yes	Town
Kent	Demolish For Academy Or Retain For Private Use	Yes	Town/Private
Woodbury	Office, Educational, Similar Use	No	Private
Newtown	"	No	Private
Canaan	"	Yes	Private
Stratford	Restaurant, Office, Similar Use	No	Private
Plymouth	Community Use	No	Non-Profit/Town
Bridgeport	Assembly/Office/Community	No	Private/Town
Duplexes	Office/Retail	No	Private
Stamford	Demolish Land Bank	No	Town
Administrator's House	Museum	No	Non-Profit/Town
Single-Family Affordable Housing	Residential	No	Non-Profit/Town

Plymouth and Bridgeport Halls, while shown as renovated and managed by entities other than the Town, are envisioned as buildings 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.

Potential In-fill Uses

Depending on the success of re-use of the buildings listed above, there may be the opportunity for in-fill of new buildings within the core area of the campus at a scale and in a use consistent with the balance of the campus. This would not mean a more intensive development. It is an approach that has basically the same uses and intensities as the basic Master Plan, but may involve some new construction rather than re-use of existing buildings. The future use of Canaan and Kent will determine the extent of potential in-fill. If these buildings are not retained, the land area currently occupied by these buildings would be available for other uses based upon decisions at that time.

One potential re-use that will have unique needs is the high school academy concept. If the Town decides to proceed with this concept at some point in the future, the area currently occupied by Kent should be the first site considered. The Board of Education has indicated that this is their preferred site. Most likely, the best approach would involve demolition of Kent and new construction of an academy. This site has several advantages including: proximity to the proposed playing fields; a location on the campus closest to the existing high school; the site can be developed without impacting other components of the plan; shared parking with the playing fields would be possible; and a new access road from Wasserman Way to the east of the existing entrance is a possibility to directly serve the site. However, it is important for the Board of Education to make the policy decisions as to the purpose, size and design of such an academy. The location of this site and unique needs for an academy could result in a building larger than the 50,000 square foot limit discussed below. These decisions should be presented to the Newtown community in the level of detail and subject to community dialogue that has been the case with the planning effort for the entire Campus.

The other educational need facing the Board of Education is the future of its alternative high school program. This program serves 15-20 students. Based upon the growth and direction of the alternative high school, the Board of Education can be analyzing the space needs in relation to other needs including the academy with the goal of selecting a location for the alternative high school on the Fairfield Hills Campus or elsewhere in Town. The Master Plan does not recommend the new Town Hall as a location for this program.

The following guidelines are recommended for these potential in-fill buildings:

- Office use or municipal use (including open space and recreation)
- A style of architecture and materials compatible with the balance of the campus
- Maximum building height – three stories
- Maximum square footage per new building – 50,000 sf. (other than academy)
- Parking to be shared with other uses to greatest extent possible

Table 1 compares key features of the Campus as it is today to the Proposed Master Plan.

Table 1

Feature	Existing Development	Proposed Master Plan
Site Acreage	186	186
Buildings Retained	31	22
Buildings Demolished	0	9
Potential New *Construction 1*	0	3
Building Square Footage	1,200,000	350,000
Town Operated Buildings ***1***	0	3
Community Use Buildings ***2***	0	3
Private Use Buildings ***3***	0	18
Parking Spaces ***4***	645	1375-1425
Open Space, Recreation, Land Banked	112 acres	140 acres
Impervious Surface Run-Off	39 ac-ft	38 ac-ft
Heating and Cooling	Central Plant ***5***	Building Specific
Water and Sewer Source	State/Town	Town

Notes

1. Includes Town Hall, High School Academy and Parks & Recreation – Cultural Building (either Plymouth or new building).

2. Includes Bridgeport, Plymouth and museum.

3. Includes Woodbury, Newtown, Stratford, Bridgeport and Canaan, 8 single-family homes and 5 duplexes are over 70% of total private use buildings.

4. Newtown zoning regulations would require approximately 1,175 spaces for the Plan and 1,040 spaces if Shelton is demolished. This does not include spaces for the high school academy concept or the playing fields. The additional parking spaces provides for these 2 uses or an alternate use of the Kent House site for a 50,000 square foot office use. The major need for parking is generated by Plymouth, Bridgeport and the playing fields which are all community benefit uses.

5. No longer operational. Town will not purchase the steam plant. Canaan is heated by temporary boiler. The chiller plant that provided air conditioning to Canaan and Cochran possibly used in the future.

SCHEDULE OF CAPITAL EXPENDITURES AND ESTIMATE OF CASH FLOW

While the Master Plan is the strategic plan, there is also a need for a business plan which provides a guide to implement the strategic plan. This business plan has a four to five year time span, an itemized budget and a schedule of predecessor activities.

Table 2 presents the Master Plan activities needed to purchase the Fairfield Hills Campus, provide a Town Hall for municipal and Board of Education administrative occupancy and provide seven additional playing fields. The activities necessary to achieve these goals are shown in italics. Activities shown in bold are not necessary to achieve the goals identified above, but would possibly be needed to accomplish other plan objectives. For purposes of clarity, totals include both categories.

Table 2

PROPOSED FAIRFIELD HILLS MASTER PLAN
Estimate of Town Capital Expenditures

		Year Ending				
	Expenditure	**Jun-05**	**Jun-06**	**Jun-07**	**Jun-08**	**Totals**
1.	Purchase	*$3,900,000*				*$3,900,000*
2.	Water Rights	*$200,000*				*$200,000*
3.	Demolition & Remediation ***1***	*$600,000*	*$1,000,000*			*$1,600,000*
4.	Design of Playing Fields & Town Hall	*$0*	*$800,000*			*$800,000*
5.	Mothball Bridgeport, Shelton, Plymouth ***2***	*$300,000*	*$600,000*			*$900,000*
6.	Environmental Insurance	*$215,000*				*$215,000*
7.	Remediate Site Conditions	*$200,000*	*$600,000*			*$800,000*
8.	Construct Playing Fields - Four (4) Multi-Purpose & Two (2) 90' Baseball		*$600,000*			*$600,000*
9.	Town Hall Building - hard costs 4			*$4,000,000*	*$3,200,000*	*$7,200,000*
10.	Demolition & Remediation of Norwalk, Cochran, Greenwich, Stamford ***3***		*$2,300,000*			*$2,300,000*
11.	Parking/Site Improvements ***5***		*$300,000*	**$200,000**		**$500,000**
12.	Construct Playing Fields - Two (2) Softball			*$200,000*		*$200,000*
13.	Construct Playing Fields Two (2) Youth Baseball				*$200,000*	*$200,000*
14.	Construction Management/Contingency	$160,000	$600,000	$600,000	$40,000	$1,400,000
	Total Expenditures	$5,575,000	$6,800,000	$5,000,000	$3,440,000	$20,815,000

1. Buildings to be remediated and demolished include Litchfield, Fairfield, Bridgewater, Yale and Danbury.

2. Mothballing of Woodbury, Newtown, Stratford and duplexes will be less extensive in anticipation of renovation in 2006 and 2007. Plymouth and Bridgeport may need extensive mothballing depending on timing of renovation if it is beyond 2006. Kent may be demolished rather than mothballed if high school academy concept is solidified in 2006. Due to these various scenarios, a cost of $800, 000 is used for Bridgeport, Shelton, Plymouth and Stamford. If Shelton site is chosen for construction of a new Town Hall, this cost is reduced by $300,000 but added to the demolition cost. An additional 100,000 has been allocated for short term mothballing of Woodbury, Newtown, Stratford, duplexes and Kent.

3. Demolition of Greenwich will occur in 2006 or very early 2007 to facilitate site grading and construction of the 90' baseball fields.

4. Costs for Board of Education portion (14,000 sf.) of town hall space may be reimbursed by the State for $500,000 net reduction in cost or provide higher total budget.

5. Site improvements are primarily parking, landscaping and modest adjustments to existing internal road patterns and trails.

The Master Plan proposes the private use of Newtown Hall, Woodbury Hall, Stratford Hall, Bridgeport Hall, the five duplex buildings, the five single-family homes on South Mile Hill and eight single-family homes on campus. This private use would generate income through leases. The potential income is shown in Table 3.

Table 3

Potential Income From Private Use Buildings				
Lease Revenue	6/06	6/07	6/08	Total
1. Newtown, Woodbury, Stratford	$1,250,000			$1,250,000
2. Bridgeport		$500,000		$500,000
3. Duplexes	$400,000	$600,000		$1,000,000
4. Single Family South Mile Hill	$1,250,000			$1,250,000
5. Single Family On Campus	$1,200,000			$1,200,000
Total Lease Revenue	**$4,100,000**	**$1,100,000**		**$5,200,000**

The estimated amounts for these potential lease revenues are for planning purposes based upon modest assumptions of value. Actual lease proceeds and lease rates would be based on after value appraisals. This potential income is not a prerequisite for completion of the core activities listed in Table 2.

If lease revenues do not occur, the following adjustments to expenditures can be made.

1. The single-family homes and Norwalk demolition costs could be delayed until revenue is received from properties proposed for private re-use, for $300,000 reduction in near term expenditures.

2. Parking, site and access improvements costs of $200,000 could be delayed until revenues are received from the private re-use of buildings since such improvements would be needed to support such re-use.

3. Construction Management/Contingency costs would be adjusted according to the rate of activity expenditure delays. A 10% reduction for $140,000 would be reasonable.

These adjustments would reduce expenditures shown in Table 2 to $19,960,000.

Table 4 shows the estimated cash flow over the ten-year period following purchase of the Fairfield Hills Hospital property. The table shows both anticipated expense and income. It should be noted that the debt service expense corresponds to the bonding already approved at the June 2001 Town Meeting and is not additional funding. Also as discussed above, the projected lease amounts in the income section are for planning purposes only. Any leases would be based upon appraisals undertaken prior to the specific transactions and will be based on the particulars of the transaction. The alternative of selecting the current Shelton House site for construction of the new Town Hall building would impact the estimated cash flow slightly by reducing revenue anticipated from private re-use of the building.

TABLE 4

PROPOSED FAIRFIELD HILLS MASTER PLAN

Estimate of Cash Flow

Year Ending

Year		Jun-05	Jun-06	Jun-07	Jun-08	Jun-09	Jun-10	Jun-11	Jun-12	Jun-13	Jun-14	Jun-15
Item	EXPENSE											
1	Debt Service	$0	$600,000	$1,200,000	$1,800,000	$1,800,000	$1,800,000	$1,800,000	$1,800,000	$1,800,000	$1,800,000	$1,800,000
2	Temporary Space Rent	$50,000	$210,000	$216,000	$111,000	$0	$0	$0	$0	$0	$0	$0
3	Edmond Town Hall	$175,000	$175,000	$175,000	$157,500	$140,000	$122,500	$105,000	$87,500	$70,000	$52,500	$35,000
4	Town Hall Operation (40,000 sf)	$0	$0	$0	$80,000	$160,000	$160,000	$160,000	$160,000	$160,000	$160,000	$160,000
5	Maintenance New Fields	$0	$0	$96,400	$105,000	$64,200	$64,200	$64,200	$64,200	$64,200	$64,200	$64,200
6	Operation Plymouth Hall (+15,000 sf)	$0	$0	$178,000	$178,000	$178,000	$178,000	$178,000	$178,000	$178,000	$178,000	$178,000
7	Furniture	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
8	Sewer & Water Improvement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
9	Moving Costs	$0	$0	$0	$250,000	$0	$0	$0	$0	$0	$0	$0
10	FFH Property Management	$250,000	$500,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000
	TOTAL EXPENSES	$475,000	$1,485,000	$2,115,400	$2,931,500	$2,592,200	$2,574,700	$2,557,200	$2,539,700	$2,522,200	$2,504,700	$2,487,200
Item	INCOME											
1	State PILOT	$500,000	$500,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
2	**Lease-Newtown Hall ($400,000)**	$0	$0	**$400,000**	$0	$0	$0	$0	$0	$0	$0	$0
3	Land Lease Newtown ($13,993/yr)	$0	$0	$6,997	$13,993	$13,993	$13,993	$13,993	$13,993	$13,993	$13,993	$13,993
4	Taxes Newtown (70% base then $2/sf After)	$0	$0	$3,920	$7,840	$32,000	$32,000	$32,000	$32,000	$32,000	$32,000	$32,000
5	**Lease-Woodbury Hall ($625,000)**	$0	$0	**$625,000**	$0	$0	$0	$0	$0	$0	$0	$0
6	Land Lease Woodbury ($21,864)	$0	$0	$10,932	$21,864	$21,864	$21,864	$21,864	$21,864	$21,864	$21,864	$21,864
7	Taxes Woodbury (70% base then $2/sf after)	$0	$0	$6,125	$12,250	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
8	**Lease-Stratford Hall ($125,000)**	$0	$0	**$125,000**	$0	$0	$0	$0	$0	$0	$0	$0
9	Land Lease Stratford	$0	$0	$10,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000
10	Taxes Stratford	$0	$0	$1,225	$2,450	$12,500	$12,500	$12,500	$12,500	$12,500	$12,500	$12,500
11	**Lease-Canaan House**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
12	Land Lease Canaan House ($50,000)	$0	$0	$0	$0	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
13	Taxes Canaan House (70% base then $2/sf after)	$0	$0	$0	$0	$0	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000
14	**Lease-Bridgeport Hall ($690,000)**	$0	$0	$0	**$690,000**	$0	$0	$0	$0	$0	$0	$0
15	Land Lease Bridgeport ($40,229)	$0	$0	$0	$20,115	$40,229	$40,229	$40,229	$40,229	$40,229	$40,229	$40,229
16	Taxes Bridgeport (70% base then $2/sf after)	$0	$0	$0	$6,762	$13,524	$92,000	$92,000	$92,000	$92,000	$92,000	$92,000
17	**Lease Duplexes**	$0	**$400,000**	**$600,000**	**$200,000**	**$200,000**	$0	$0	$0	$0	$0	$0
18	Land Leases Duplexes	$0	$4,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000
19	Taxes Duplexes	$0	$8,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000
20	**Single-Family South Mile Hill Sales**	$0	**$1,250,000**		$0	$0	$0	$0	$0	$0	$0	$0
21	Taxes	$0	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000
22	**Single-Family On Campus Lease**	$0	**$1,200,000**		$0	$0	$0	$0	$0	$0	$0	$0
23	Taxes	$0	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000
24	State Reimbursement for 14,000 sf. BOE in Town Hall @ 20%	$0	$0	$0	$0	$500,000	$0	$0	$0	$0	$0	$0
	TOTAL REVENUES	$500,000	$912,000	$1,819,199	$1,025,274	$1,209,110	$462,586	$462,586	$462,586	$462,586	$462,586	$462,586
	TOTAL ANNUAL CASH FLOW	$25,000	($573,000)	($296,201)	($1,906,226)	($1,383,090)	($2,112,114)	($2,094,614)	($2,077,114)	($2,059,614)	($2,042,114)	($2,024,614)

Notes:

1. Edmond Town Hall rent assumes 10% reduction per year as other uses move in;
2. Maintenance of new playing fields includes capital cost of new equipment in first two years of operation;
3. Sewer and Water improvement capital costs to be paid by non-town operators of treatment plants and system;
4. Property management fee based on current Tunxis cost to State with declining amount as buildings are demolished and cleared. Stabilized amount includes administration of campus operations.
5. **Lease revenues are for planning purposes. Actual lease rates would be based upon appraisals.**
6. Operation of Plymouth Hall assumes Parks and Recreation managing the building with 15,000 sf addition..

12/29/04 Revised 1/6/05

Related to the capital cost of activities and the cost-benefit analysis, there has been extensive analysis of the cost of a new construction approach to a Town Hall versus the renovation of Shelton House. Table 5 presents this cost comparison as well as a cost of operation comparison. It is understood that a full analysis of these options will be completed before any decisions are made.

Table 5

Comparison of Renovation and New Construction Alternatives for Town Hall

	Shelton House	New Building
Building Space		
Gross Squrare Footage (1)	50,715 sq.ft.	40,000 sq.ft.
Net Square Footage (2)	39,735 sq.ft.	40,000 sq.ft.
Estimated Total Budget	**$8,111,127**	**$8,856,000**
Cost Per Net Square Foot (3)	**$204**	**$221**
Annual Operating Cost Net of Basement	**$166,380**	**$160,000**

(1) Includes basement, vestibules and hall space
(2) Space assigned to use including meeting rooms, interior halls and rest rooms.
(3) Based on $4 per square foot for all alternatives without adjustment for efficiencies in new building.

SUMMARY OF MASTER PLAN

The Master Plan for Fairfield Hills contains the following attributes intended to benefit the Newtown community.

- New Town Hall building for Town and Board of Education offices
- Twelve playing fields including ten new fields and two existing fields
- Building demolition and environmental remediation to accomplish activities listed above
- Opportunity for use of Plymouth Hall or new building for indoor recreation facility
- Opportunity for use of Plymouth Hall for senior center, cultural or other community uses
- Opportunity for use of Bridgeport Hall for community assembly events and related uses such as Friends of the Library Book Sale within privately operated building
- Opportunity for high school academy on Kent House site and alternative high school program at location to be determined based on size of enrollment
- Opportunity for extensive open space within 140 acre land banked, open space and recreation area
- Opportunity for community supportive private use of several existing buildings
- Provision of parking, circulation improvements, and infrastructure necessary to support Plan
- Basic Plan activities can be accomplished with funds already approved at June 2001 Town Meeting
- Entire campus remains under the control of the Town to assure conformance with the Plan and appropriate design

CONCLUSION

In conclusion, the Fairfield Hills Master Plan meets the goals established by the voters in June 2001 and provides a roadmap for the future use of the property to the benefit of the whole community. The Master Plan meets fully the objectives and requirements of the Fairfield Hills Adaptive Reuse District contained in the Town's Zoning Regulations. Endless opportunities for current and future generations to meet identified community needs including Town offices, playing fields and other community needs, as well as unforeseen opportunities are part of the Master Plan's flexibility. Most importantly, the Master Plan provides an opportunity unparalleled in Connecticut for the community to gather for a variety of purposes and interests for intergenerational enjoyment of this unique Town controlled asset.

I. Physical Characteristics of the Campus

A. Overview

The Fairfield Hills Campus contains several physical attributes which combine to make it a unique property in Newtown's future. The voters of Newtown have recognized the value of the site by their overwhelming vote at Town Meeting to appropriate bond funds for the purchase of the Campus. The best way to describe these characteristics is through a series of graphics and supporting technical reports. The features which comprise the Fairfield Hills Campus experience include the natural and built environments as well as the relationship to the surrounding area including views to the north over the agricultural land and the residential areas to the west and south.

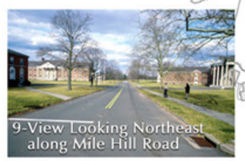
For purposes of description, these physical characteristics are presented on three summary maps of the Campus:

- Existing Conditions/Site Photos
- Natural Systems Site Inventory
- Planning Zones and Site Potential

Figure 1 is a base map of the site and a photographic reconnaissance to acquaint the reader with the Campus. Figure 2 is focused on the natural environment as well as how the site circulation system relates to the natural and built environment. The features shown on this map establish the framework around which future use of the Campus will be formed. Figure 3 begins to translate existing conditions into areas of the site which have common features.

The Existing Conditions/Site Photos Map gives the reader a feel for the Campus as if one is standing at various locations. The key on the map locates 26 spots with a corresponding photograph for each view from that spot. The 26 spots have been selected to present both the built environment; i.e. buildings and the internal circulation system that connects the buildings physically and visually as well as the natural environment viewed from various locations. It should be noted that as part of the community dialogue process, a video has been produced that presents many of these views as well as interior tours of many buildings.

The Natural Systems and Site Inventory Map presents natural features which comprise the environmental framework within which the planning process was undertaken. The natural features include steep terrain, wetlands, streams and drains, floodplain areas, surface drainage patterns and woodland cover. This map should be used as a guide to review the more detailed discussions of wetland areas as well as the tree inventory. In general, the areas of the site containing the most significant natural features are the eastern portion adjacent to Nunnawauk Road where steep terrain is dominant and a wetland area between Nunnawauk Meadow Housing and South Mile Hill Road. These two areas should be considered as non-developable areas. These areas have potential for trail systems and nature education within the framework of open space preservation. There are also significant existing undeveloped areas comprised of the east and west meadows. In



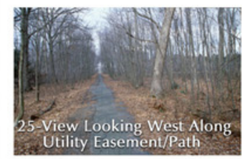


Figure 1

Fairfield Hills - Existing Conditions / Site Photos

0 100 200 400 N

Newtown, Connecticut

May 2002

Harrall-Michalowski Associates, Incorporated
Hamden, Connecticut

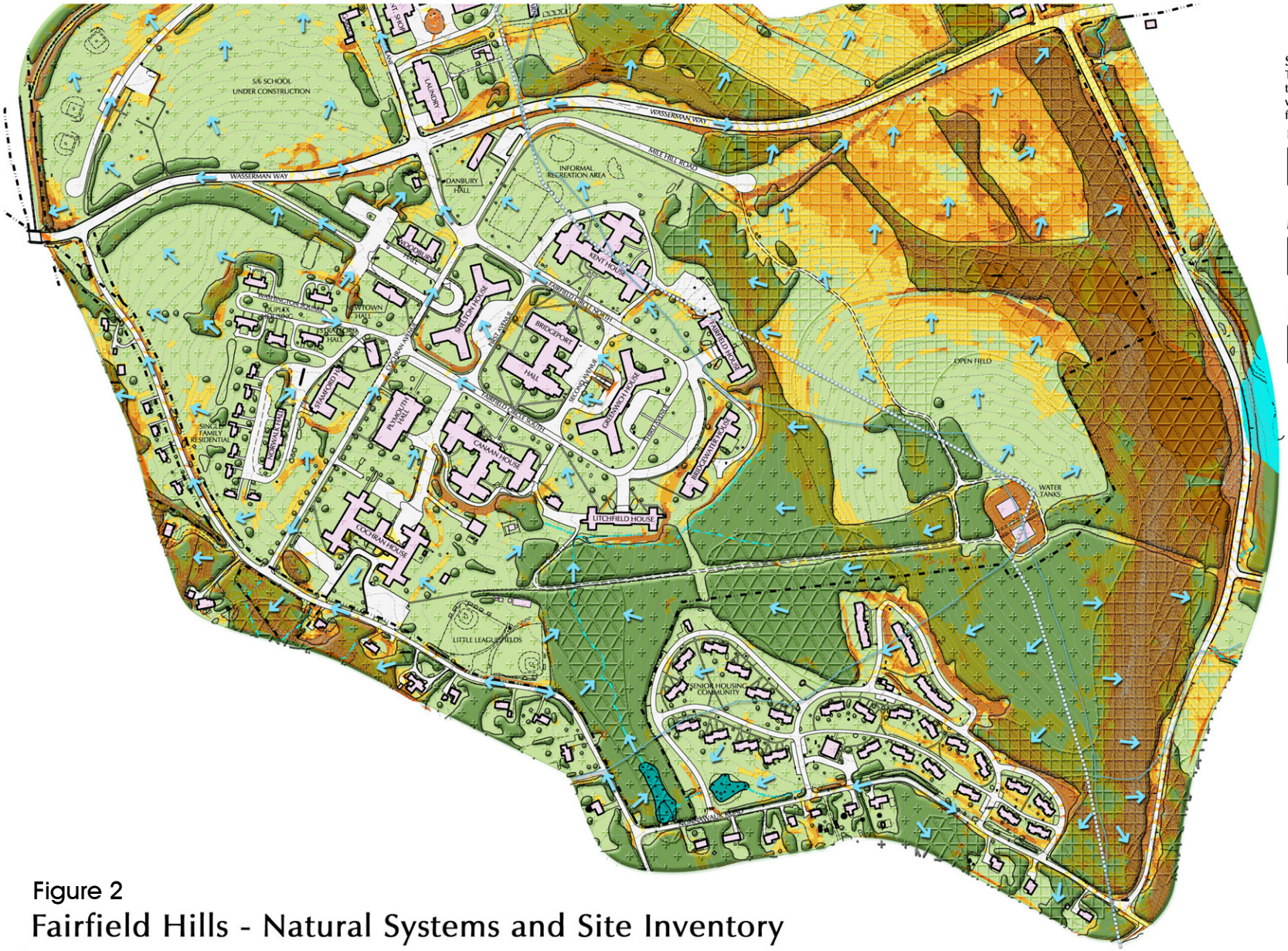
SmithGroup JJR, L.L.C.
Ann Arbor, Michigan

Milone & MacBroom, Incorporated
Cheshire, Connecticut

Kaestle Boos Associates, Incorporated
New Britian, Connecticut

Fuss & O'Neill, Incorporated
Manchester, Connecticut

The Downes Group
New Britian, Connecticut



SOILS INFORMATION

The soils on the site have been grouped according to their suitability for development. Three rankings were created to evaluate the variety of soil types found on site.

PRIME SUITABILITY

This ranking includes sandy loams, loams, and silty sands as well as gravelly areas. These areas are well to moderately-well drained with slopes ranging from 0 to 8 percent and considered tillable soils. They include the following soil series: Woodbridge, Sutton, Ninigret, Tisbury, Udorthents, Paxton, Montauk, Canton, Charlton, Haven, and Enfield.

MODERATE SUITABILITY

This ranking includes sandy loams, loams, and very rocky soils. Some of the areas have only 20-40 inches of soil above bedrock depth. These areas are moderately well drained with slopes ranging from 2 to 15 percent. They include the following soil series: Hinckley, Woodbridge, Canton, Charlton, and Chatfield.

POOR SUITABILITY

This ranking includes fine sandy loams, loams, and very rocky soils. Some of the areas have only 20-40 inches of soil above bedrock depth. These soils are poorly drained flat areas and well drained steep areas with slopes ranging from 15 to 45 percent. They include the following soil series: Hinckley, Ridgebury, Leicester, Whitman, Canton, Charlton, and Chatfield.

STEEP TERRAIN

- 8-12% slopes
- 12-18% slopes
- over 18% slopes

LEGEND

- Woodland Cover
- Wetlands
- Streams & Drains
- Floodplain Areas
- Watershed Boundary
- Surface Water Drainage Patterns
- Aquifer Protection District Boundary
- Existing Structures
- Pavement

0 100 200 400 N

Figure 2

Fairfield Hills - Natural Systems and Site Inventory

Newtown, Connecticut

May 2002

Harrall-Michalowski Associates, Incorporated
Hamden, Connecticut

SmithGroup JJR, L.L.C.
Ann Arbor, Michigan

Milone & MacBroom, Incorporated
Cheshire, Connecticut

Kaestle Boos Associates, Incorporated
New Britian, Connecticut

Fuss & O'Neill, Incorporated
Manchester, Connecticut

The Downes Group
New Britian, Connecticut

Note: Total Preliminary Planning Zone equals 114.28 ac.

Fairfield Hills - Preliminary Planning Zones

Newtown, Connecticut

May 2002

Figure 3

Harrall-Michalowski Associates, Incorporated
Hamden, Connecticut

SmithGroup JJR, L.L.C.
Ann Arbor, Michigan

Milone & MacBroom, Incorporated
Cheshire, Connecticut

Kaestle Boos Associates, Incorporated
New Britian, Connecticut

Fuss & O'Neill, Incorporated
Manchester, Connecticut

The Downes Group
New Britian, Connecticut

addition, streams and drains as well as surface water drainage patterns will be an important factor in site planning discussions. The Aquifer Protection District Boundary designates the portion of the site within which specific uses are prohibited and others are allowed only by special exemption by the Planning and Zoning Commission.

The Planning Zones Map summarizes material presented on the first two maps and identifies those portions of the Campus where activities could most logically be located. The map also shows viewsheds, existing and potential site access points and potential storm water basins as part of the site water management system if such basins are required. While the main parcel of the Campus totals 186 acres, it should be noted that the planning zones total approximately 114 acres. The planning zones have been configured to cluster buildings and/or areas of somewhat similar existing use or physical relationship.

Three technical studies are included which support the graphic material. One study identifies the wetlands on the site and provides an evaluation of the value of these wetland areas. The second study is a detailed inventory of trees within the developed portion of the Campus and provides an assessment of the landscape value and health of 233 individual trees. This detailed inventory will be an important guide for future site planning to assure that the mature vegetation which contributes greatly to the character of the Campus is retained to the greatest extent feasible. The third study discusses the role of the Aquifer Protection District regulations. These regulations, as well as the regulations for the Fairfield Hills Adaptive Reuse District and the Conservation and Agriculture District, which cover the site are discussed in Section VI of this report.

B. Inland Wetlands Mapping and Evaluation

Project Setting

1. Ecoregion: The site is located in the Southwest Hills Ecoregion of Connecticut in the Southern Hills – Central Hardwoods Zone (IV-A, Dowhan and Craig, 1976).

2. Geology

   Bedrock: The site is underlain by the Brookfield gneiss formation (Rodgers, 1985). It is characterized as a dark and light, medium- to coarse-grained, dioritic gneiss.

   Surficial Materials: The site is comprised of glacial till material, which is classified as both thick and very thick. There are sand and gravel deposits east and west of the site.

3. Watershed

- Drainage Basins: The eastern half of the site is in the Pootatuck River sub-regional drainage basin (6020) of the Housatonic River main stem drainage basin (6). The western half of the site drains to Deep Brook (6019) and then to the Housatonic River.

- Watercourses: There are no watercourses depicted on the USGS quadrangle sheet, or other resource mapping, for the site. Some minor intermittent watercourses were noted during the field evaluation. Deep Brook is approximately 2000 feet to the west and the Pootatuck River is approximately 3000 feet east of the site. The Water Quality Classification Map of Connecticut (Murphy, 1987) rates both as Class B/A waterbodies indicating that they are not meeting the state's current water quality goals.

4. Groundwater: The site is classified as GB/GA. This means it may be unsuitable for direct human consumption without further treatment. To the southeast is a Level B Groundwater Protection Area with public water supply wells.

5. Biological Resources: The Natural Diversity Data Base is maintained by the Connecticut DEP and is available on the web via the University of Connecticut's MAGIC web site. A review of this information identified no areas of concern for threatened, endangered or special concern species or critical habitats at the site.

6. Soils: The current USDA – NRCS mapping of the site identifies the following mapping units:

- Upland Soils

Udorthents and Urban Land Complex comprises the majority of the site. These soils have been disturbed by cut and fill operations and include paved areas and buildings as well.

Canton and Charlton soils lie to the southeast of the central campus core. These are non-hydric, non-wetland soils. Both are prime farmland soils.

Woodbridge soil is found north and south of the central campus core. This is a non-hydric, non-wetland soil. It is also classified as a prime farmland soil.

- Wetland Soils

Leicester is a poorly drained hydric soil found south of the central campus core. It is categorized as an additional statewide important farmland soil.

Ridgebury is a poorly drained hydric soil found northeast of the central campus core. It is also categorized as an additional statewide important farmland soil.

Ridgebury, Leicester and Whitman soils are poorly drained to very poorly drained hydric soils. This mapping unit is found south of the central campus core. It is not an important farmland soil.

Wetland Functions and Values Assessment

Figure 4 Wetlands Mapping shows the location of wetlands with identifying numbers which correspond to the following description. The field evaluation substantially confirmed the published resource mapping. Wetland areas 1 – 4 were found in the general location mapped by the USDA – NRCS and the soil types reported were accurate. No other wetlands were observed, but small pockets of wetland may occur within upland mapping units. Several unmapped intermittent watercourses and drainage ditches were observed, but should not impact any proposed activities on the site.

Wetland 1

This wetland is a narrow forested band of poorly drained Leicester soil lying between existing baseball fields and the Nunnawauk Meadows development on Nunnawauk Road. It includes a small area of open water (100' x 200') at its southern limit where it meets Nunnawauk Road and an intermittent watercourse that flows north toward the central campus. The trees are smaller than the nearby Wetland 2 due to more recent clearing. The aging cedars are characteristic of reforesting field habitats and attest to the prior land use. The area shows some ill effects from the adjoining ball fields, particularly dumping. There is a woods road crossing the wetland that provides convenient access for walkers. Wetland 1 has no Principal Valuable Function in this watershed.

Dominant vegetation includes:

- Trees: Red maple, Black cherry, White ash, Red cedar, American elm
- Shrubs: Highbush blueberry, Japanese barberry, Northern arrowood, Poison ivy
- Herbs: Sensitive fern, Jack-in-the-pulpit, Spotted jewelweed, Virginia creeper, wood anemone, tussock sedge, iiris, mosses

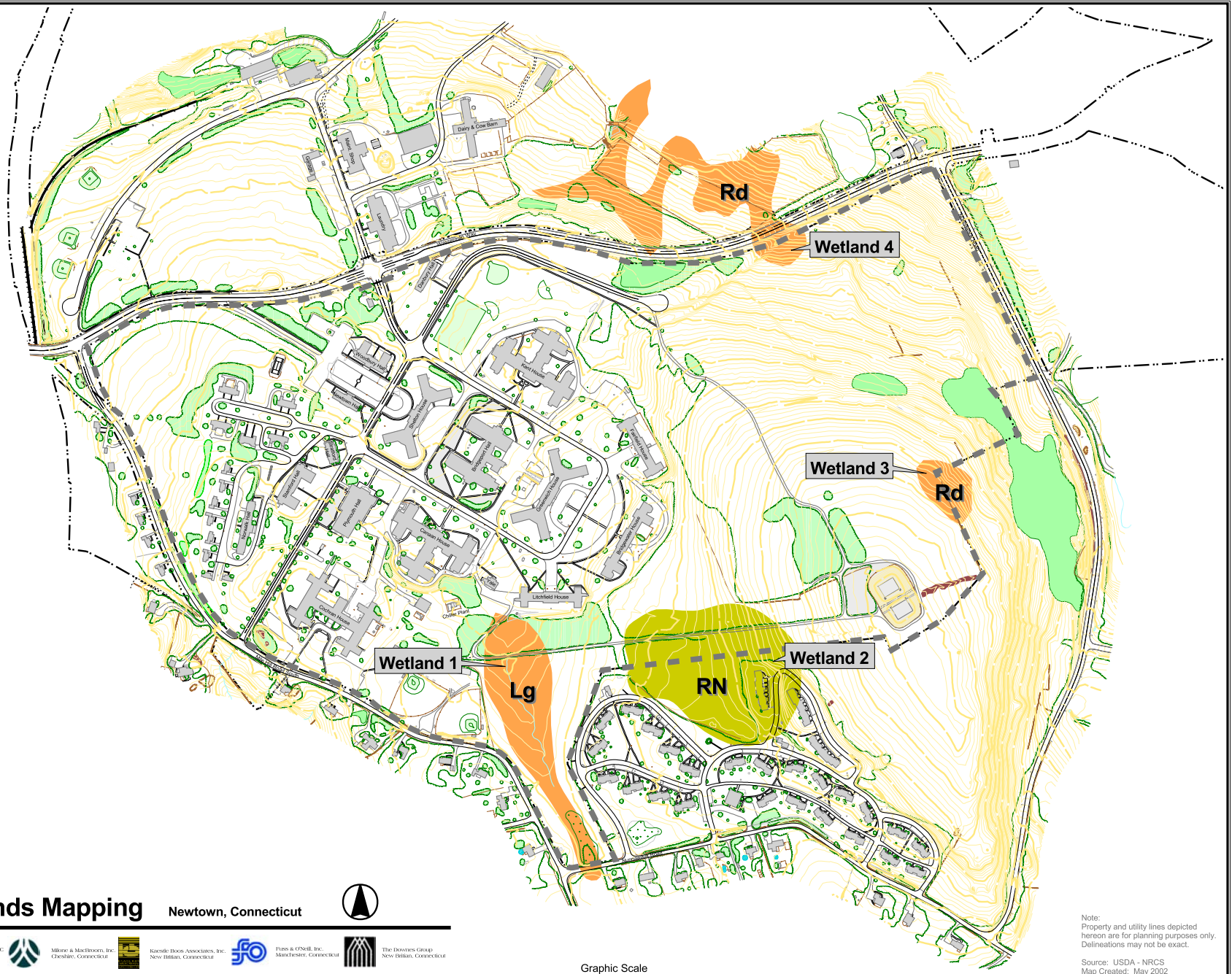


Figure 4

Fairfield Hills - Wetlands Mapping Newtown, Connecticut

Graphic Scale

Note:
Property and utility lines depicted hereon are for planning purposes only. Delineations may not be exact.

Source: USDA - NRCS
Map Created: May 2002

	Wetland 1 - Functions and Values	Existing Conditions
	Groundwater Recharge and Discharge	Low
	Floodflow Alteration/ Storage Capacity / Desynchronization	Low
	Fisheries	None
	Sediment / Toxicant Retention	Low
	Nutrient Retention / Removal / Transformation	Low
	Production Export / Food Chain Support / Nutrients	Low
	Shoreline Anchoring / Dissipation of Erosive Forces	None
	Wildlife	Moderate
	Recreation	Low
	Education / Scientific Value	None
	Uniqueness / Heritage	None
	Visual Quality / Aesthetics	None
ES	Species of Special Concern, Endangered, or Threatened Status	None

Wetland 2

This wetland area is a circular depression of poorly drained and very poorly drained soil (Ridgebury, Leicester and Whitman). It is forested including some very large oaks and ashes. The area has varied microtopography including some ephemeral pools and intermittent watercourses. This adds structural diversity to the habitat. The forest and woods road provide a good link to Wetland 1 for walkers. Wetland 2 has no Principal Valuable Function in this watershed.

Dominant vegetation includes:

- Trees: Red oak, White oak, American beech, Shagbark hickory, Sugar maple, Black birch, Red maple, Black cherry, White ash, American elm

- Shrubs: Highbush blueberry, Spicebush, Japanese barberry, Northern arrowwood, Poison ivy, Bramble, Winged euonymus

- Herbs: Sensitive fern, Jack-in-the-pulpit, Skunk cabbage, Spotted jewelweed, Virginia creeper, Wood anemone, Marsh violet, Trout lily, Interrupted fern, mosses

	Wetland 2 - Functions and Values	Existing Conditions
	Groundwater Recharge and Discharge	Low
	Floodflow Alteration/ Storage Capacity / Desynchronization	Low
	Fisheries	None
	Sediment / Toxicant Retention	Low
	Nutrient Retention / Removal / Transformation	Low
	Production Export / Food Chain Support / Nutrients	Moderate
	Shoreline Anchoring / Dissipation of Erosive Forces	None
	Wildlife	Moderate
	Recreation	Low
	Education / Scientific Value	None
	Uniqueness / Heritage	None
	Visual Quality / Aesthetics	Low
ES	Species of Special Concern, Endangered, or Threatened Status	None

Wetland 3

This wetland area is a small hillside seep comprised of poorly drained Ridgebury soil. It occurs at a slope break between cleared fields. The underlying soil has a dense layer commonly called 'hardpan' which restricts the downward movement of water. As a result, the water table becomes perched and breaks out to the surface, normally in the spring. Often, an intermittent watercourse provides the outlet. Here, there is an old farm track to the adjoining fields that carries runoff to the east. Wetland 3 has no Principal Valuable Function in this watershed.

Dominant vegetation includes:

- Trees: Red oak, Sugar maple, American elm
- Shrubs: Japanese barberry, Northern arrowwood, Poison ivy, Honeysuckle
- Herbs: Sensitive fern, Jack-in-the-pulpit, Skunk cabbage, Spotted jewelweed, Cinnamon fern

	Wetland 3 - Functions and Values	Existing Conditions
	Groundwater Recharge and Discharge	Low
	Floodflow Alteration/ Storage Capacity / Desynchronization	None
	Fisheries	None
	Sediment / Toxicant Retention	None
	Nutrient Retention / Removal / Transformation	None
	Production Export / Food Chain Support / Nutrients	Low
	Shoreline Anchoring / Dissipation of Erosive Forces	None
	Wildlife	Low
	Recreation	None
	Education / Scientific Value	None
	Uniqueness / Heritage	None
	Visual Quality / Aesthetics	None
ES	Species of Special Concern, Endangered, or Threatened Status	None

Wetland 4

This area is another small hillside seep similar to Wetland 3 except that it has been completely altered by the construction of Wasserman Way (SR 860). A catch basin collects groundwater discharge and transports it to the road drainage system that outlets to the rest of this wetland north of the road. This area is within fenced pastureland for horses. Wetland 4 has no Principal Valuable Function in this watershed.

Dominant vegetation includes:

- Trees: None
- Shrubs: None
- Herbs: Spike rush, soft rush, vetch, other rushes and grasses

	Wetland 4 - Functions and Values	Existing Conditions
	Groundwater Recharge and Discharge	Low
	Floodflow Alteration/ Storage Capacity / Desynchronization	None
	Fisheries	None
	Sediment / Toxicant Retention	None
	Nutrient Retention / Removal / Transformation	None
	Production Export / Food Chain Support / Nutrients	None
	Shoreline Anchoring / Dissipation of Erosive Forces	None
	Wildlife	None
	Recreation	None
	Education / Scientific Value	None
	Uniqueness / Heritage	None
	Visual Quality / Aesthetics	None
ES	Species of Special Concern, Endangered, or Threatened Status	None

The proposed Master Plan respects these wetland areas and does not propose activities which would have an adverse impact.

C. Tree Survey

Much of the outstanding visual and natural environment of the Fairfield Hills Campus is shaped by the mature trees and other plantings. To assure that the preservation of such trees was an integral part of the Master Plan and future detailed site planning, a detailed survey was completed. This survey covers the core campus area and includes 233 individual trees. Each tree is identified by species, size, landscape value (scale of 1-4) and health. The full inventory as well as a map is included in Exhibit A. The Landscape Value rating uses the numbers 1-4, 1 being a tree of least value and 4 a tree of most value. Several factors were used to rate the tree's value. The most important factor was the current health of the tree. Tree health has its own rating column to point out trees that need professional assistance or removal at this time. Also taken into account was how important the tree's location and size was in the scheme of the campus landscape. (i.e. is the tree part of a grand alee', does it frame the entry to a building, is it a large single specimen, is it working with other trees to create a space). Other factors taken into account was the tree species, heavier weighting was given to trees of unusual species (i.e. Ginkgo biloba, Liquidamber styraciflua, ...). Historically "New England" trees (Acer saccharum and Ulmus americana, ...) also received higher ratings. Species that are listed on the Connecticut Invasive Species List (Acer platanoides) received lower ratings.

The proposed Master Plan is based upon an approach which retains core buildings as well as the existing road and sidewalk network within a campus environment. This will permit the retention of the overwhelming majority of the highly rated existing trees.

D. Pootatuck River Aquifer Protection District

Background

The northeastern one-third of the campus is situated on the Pootatuck River Aquifer, a federally protected sole source aquifer. The Pootatuck River Aquifer consists of inter-bedded layers of sand and gravel with lesser amounts of silt and clay. The aquifer is susceptible to contamination due to its relatively high permeability and shallow water table. The aquifer is recharged from precipitation that percolates through shallow soils and via water from the Pootatuck River and its tributaries.

In 1978, the United States Geological Survey completed a study titled *Computer Modeling of Groundwater Availability in the Pootatuck River Valley*. The modeling study confirmed that the aquifer could produce significant quantities of potable water. A review of this report revealed the following pertinent information pertaining to the Pootatuck River Valley Aquifer:

- The Pootatuck River Aquifer consists of a deposit of stratified drift that is hydraulically connected to the Pootatuck River.

- The results of a hydrogeologic analysis using a mathematical simulation model indicated that approximately 4 million gallons of water are available to be withdrawn from the stratified drift aquifer daily under long term average conditions. The total amount of groundwater that can be withdrawn is limited by

the hydrologic characteristics of the aquifer in the northern part of the area, by existing pumping (FHH wells) at the center of the area and by the streamflow available for induced recharge in the southern part of the area. In order to obtain 4 mgd from the aquifer, 2.6 mgd would be derived from induced recharge of water from the Pootatuck River and the remaining 1.4 mgd would be derived from the capture of groundwater runoff. The removal of groundwater from the aquifer at this rate would result in significant flow reductions of the Pootatuck River adjacent to the FHH wells.

The campus is currently served by three stratified drift wells screened in the Pootatuck River Aquifer. Yield tests conducted at the time the wells were installed indicate a combined pumping capacity of 2.43 million gallons per day (mgd). The three wells are registered for pumping capacity of 1.8 mgd and possess pumps that can produce this quantity of water. The pumping capacity is six times the quantity (0.3 mgd) that Fuss & O'Neill estimates will be required for the FHH campus and its surrounding area resulting in a significant margin of safety.

Land Use Implications

For planning and zoning purposes the Town of Newtown regulates the area located above the Pootatuck River Aquifer as an aquifer protection district (APD). The Town's intent in regulating the APD is to promote the health and general welfare of the community by preventing the contamination of groundwater resources and to protect groundwater quality to ensure a present and future supply of safe and healthy drinking water.

The zoning regulations for the APD are applicable in addition to the requirements for the underlying zoning district. In the case of the campus, the underlying zoning is Fairfield Hills Adaptive Reuse (FHAR). Both the regulations of the APD and FHAR zones are applicable and in the event of conflict the more restrictive regulation applies. Thirty uses are permitted in the FHAR zone subject to the obtainment of a special exemption from the Planning and Zoning Commission. Permitted uses in the APD include single family dwellings, open space/passive recreation, managed forest land, and wells and accessory equipment for the purpose of providing public water. With a special exemption from the commission, principle and accessory uses for the underlying zoning district are permitted with the exception of nineteen prohibited uses that are outlined in the planning and zoning regulations. These prohibited uses generally include activities that involve the handling of significant quantities of petroleum products and industrial chemicals.

This portion of the campus occupied by the APD would require a special exemption from the commission to meet the requirements of both the underlying zoning (FHAR) and the APD zoning overlay district. The procedure for obtaining such an exemption requires that commission arrives at a finding of no significant environmental impact for the proposed activity with regard to the Pootatuck River Aquifer. The submission of an Aquifer Impact Assessment that provides baseline information would be required in order for the commission to evaluate the special exemption and ultimately arrive at a finding of no significant environmental impact.

The proposed Master Plan does not propose any activities other than open space as well as passive and active recreation for the area within the APD. An exception

might be the future use of Kent House or the potential construction of a high school academy within the western most portion of the APD. Any future activities within the APD which is comprised mostly of the east meadow area would require compliance with the APD regulations.

II. Condition and General Re-Use Potential of Existing Structures

A. Current Conditions

Just as the natural environment forms the framework for future use of the Campus, the existing structures form a framework for future use. Several of the existing structures were identified by groups in the community for potential use to meet their needs. These expressed needs, combined with the previous use, condition and location of individual buildings resulted in a focus on 10 buildings for potential re-use. These buildings include:

Bridgeport Hall	Newtown Hall
Canaan House	Plymouth Hall
Cochran House	Shelton House
Greenwich House	Stratford Hall
Kent House	Woodbury Hall
Staff Duplexes	Single-Family Homes

Each of these buildings was thoroughly inspected and studied as to re-use potential. A summary sheet of existing conditions and potential uses for 10 buildings on the Campus is included in Exhibit B. During the planning process, floor plans of each of the 10 buildings were prepared in graphic form for public dialogue and analysis. These plans are on file in the First Selectman's Office. These 10 buildings include those which had the greatest potential for re-use based upon input received, location, physical characteristics and condition. In addition to these buildings which form the core of the campus, there are other buildings which while not large buildings have been included in the Master Plan for potential re-use. These include Stamford Hall, the duplexes and the hospital administrator's house. All of these buildings are of a size, condition and configuration appropriate for the uses proposed in the plan.

There are several findings as a result of the analysis of existing buildings. These findings were as follows:

- The lack of heat in all the buildings except Canaan has resulted in moisture related problems ranging from peeling paint to damp basements.
- The longer a building has not been in use, generally the worse the condition.
- Some buildings have current and imminent roof problems which have the potential for accelerated deterioration.
- Although Cochran and Plymouth are newer buildings, the type and quality of construction has resulted in structural deterioration at a greater pace than some older buildings. One cause of this is the flat roof design which has resulted in water damage particularly in Cochran. The damage to Plymouth is limited to the gymnasium portion of the building.
- The buildings used as patient residences are larger with more interior divisions of space to accommodate individual rooms.
- The larger patient residences are built in a series of wings or modules which makes partial demolition in a vertical fashion feasible at specific locations in the building.

- The interior of older buildings generally have a higher level of interior finish with woodwork and plaster walls. The newer buildings use ceramic and cinder block for interior finish (Cochran and Plymouth).
- Buildings used for staff housing (Woodbury, Stamford, duplexes) have larger interior spaces than patient housing.
- Buildings which could be re-used for an activity similar to its built purpose have greater potential. Examples are Plymouth for recreation, theatre and program space; Bridgeport for large assembly and exhibition space; Stratford for dining/restaurant; Woodbury and core (non-patient portions) areas of Shelton, Canaan and Kent for office space.
- The possibility of reducing the size of larger buildings by partial demolition increases re-use feasibility and also retains the campus design by having buildings of compatible scale.

B. Re-Use Potential

Based on the condition, layout and location of existing structures as well as space needs expressed by the community, overall direction as to projected re-use was established. The needs of the community were established both by the Ad Hoc Advisory Committee outreach to the community during the March to June period as well as the workshops held in June. Exhibit C summarizes the requests received during this outreach process. The Ad Hoc Advisory Committee agreed upon a group of "keepers", "maybes" and demolitions". The "keepers" are structures for which either a public use or strong potential private use is foreseen. The "maybes" are structures with no public use identified and have less potential for private use due to condition, size or location. The "demolition" structures have very limited re-use potential because of location and/or conditions. It was further agreed that the "maybes" would generally require partial demolition in order to create a size feasible for re-use and to maintain the campus environment at a consistent scale.

The following lists the proposed re-use category for each building as approved by the Board of Selectmen. This material is presented graphically on Figure 5.

Structure	Re-Use Category
Woodbury	Keeper
Newtown	Keeper
Stratford	Keeper
Plymouth	Keeper
Bridgeport	Keeper
Duplexes	Keeper
Administrator's Residence	Keeper
Single Family Homes	Keeper
Shelton	Maybe
Canaan	Maybe
Kent	Maybe
Stamford	Demolish
Cochran	Demolish
Greenwich	Demolish

Fairfield	Demolish
Litchfield	Demolish
Bridgewater	Demolish
Yale	Demolish
Danbury	Demolish
Norwalk	Demolish

The categorization of these structures provided a basis for the Ad Hoc Committee to move on to the preparation of various alternative plans for analysis and public dialogue. A central part of this process was the design and location of the 7 net increase in playing fields approved at the Town Meeting. This playing field component was addressed as part of a joint effort between the various field users, the Parks and Recreation Commission and the Ad Hoc Committee. Based upon this process, an arrangement of playing fields in a portion of the site forming a crescent to the east and south of the core campus buildings was agreed upon. In addition, a phasing plan was agreed to with the first phase the 90 foot baseball fields and multi-use fields. The area to the south where the 2 youth baseball fields would remain in place with 2 additional youth baseball and 2 softball fields added as a second phase.

The proposed demolition of buildings is phased as follows to provide the fields:

Fields	Buildings To Demolish
Two 90 foot baseball	Litchfield, Bridgewater, Fairfield Yale, Greenwich
Four multi-purpose	Danbury
Two softball and two Youth baseball	Cochran

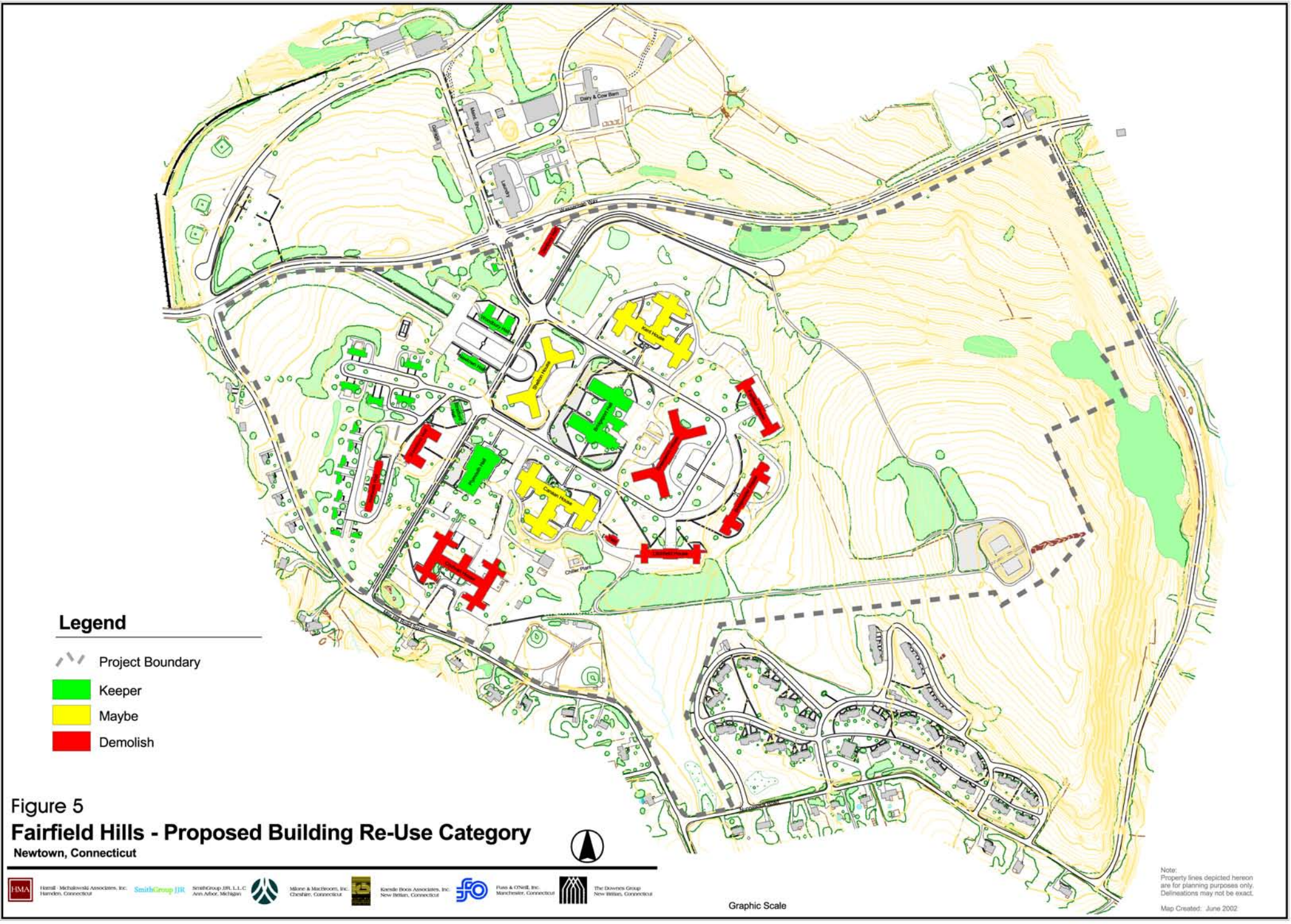


Figure 5

Fairfield Hills - Proposed Building Re-Use Category

Newtown, Connecticut

Hamill - Michalowski Associates, Inc. Hamden, Connecticut
SmithGroup JJR, L.L.C. Ann Arbor, Michigan
Milone & MacBroom, Inc. Cheshire, Connecticut
Keenan Bocis Associates, Inc. New Britian, Connecticut
Fuss & O'Neill, Inc. Manchester, Connecticut
The Downes Group New Britian, Connecticut

III. Description of The Master Plan

A. General Approach

The recommended Master Plan is based on the philosophy of achieving identified community goals while not precluding decisions by future generations. This philosophy can best be described in the words of two ancient Greek philosophers:

> "…. make a habit of two things – to help, or at least, to do no harm"
> Hippocrates 460-377 B.C.

> "The days that are still to come are the wisest witnesses"
> Pindar 518-438 B.C.

The Master Plan, Figure 6 proposes to achieve the two specific objectives approved at the Town Meeting in June 2001 – the provision of a town hall and Board of Education administrative space and seven additional playing fields. The plan shows the Town Hall located at the present location of Shelton House on the Campus. The decision to build a new building or adapt Shelton House for re-use as a Town Hall will be made following detailed architectural review. Figure 7 shows the potential layout of the new building approach and some perspective views of the new building alternative. The playing fields are proposed in locations established in consultation with the Parks and Recreation Commission. 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 plan.

The above activities, as well as purchase of the campus, environmental remediation and demolition, are the primary activities for which bond funding is in place. The $21,723,600 bond amount was comprised of 3 phases with the municipal space and playing fields as well as categories of environmental remediation, demolition and general site/infrastructure improvements. A Phase 3 category of additional disposition or demolition of buildings was identified but no funds were allocated. It was not anticipated that the bond issue funds would complete all activities on the Campus. The plan identifies other activities which may be implemented with funds not currently available. Some of the environmental remediation and demolition funds may be used to leverage other investments in these activities. It is anticipated that the primary source of other funds will be private investors as well as fund raising activities in the community or from federal, state program and foundation resources. However, future Town approvals of other expenditures would depend on the nature of the activities and the public benefit such as may be the case with Plymouth Hall, a new recreation facility and re-use of Bridgeport Hall.

It is important to note that vast majority of the 186 acre site comprising the Campus is proposed to be landbanked, open space and recreation fields. Such areas include 134 acres or 72% of the Campus. An additional 6 acres not including sidewalks, parking and streets is open space within the core for a total of 140 acres or 75% of the Campus in total.

Facilities

1. Woodbury: 30,000 gsf
2. Newtown: 16,000 gsf
3. Shelton: To Remain or Site of New Town Hall
4. Kent *(reduced)*: 50,000 gsf
5. Canaan *(reduced)*: 50,000 gsf
6. Stratford: 5,000 gsf
7. Plymouth: 600 seat auditorium - 24,000 gsf
8. Bridgeport: 40,000 gsf
9. Duplexes: 10,000 sf
10. Environmental Education Center: 3,000 gsf
11. Museum
12. Single Family Homes to Remain
13. 12 Recreation Fields

N

0 200 400 FEET

Figure 6

Fairfield Hills - Master Plan

Newtown, Connecticut

December 2004

Harrall-Michalowski Associates, Incorporated
Harnden, Connecticut

SmithGroup JJR, L.L.C.
Ann Arbor, Michigan

Milone & MacBroom, Incorporated
Cheshire, Connecticut

Kaestle Boos Associates, Incorporated
New Britian, Connecticut

Fuss & O'Neill, Incorporated
Manchester, Connecticut

The Downes Group
New Britian, Connecticut

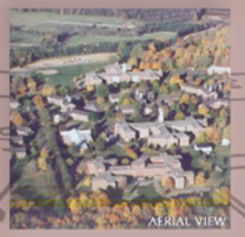

NEWTOWN HALL


CANAAN HOUSE


WOODBURY HALL


SHELTON HOUSE


STRATFORD HALL


AERIAL VIEW

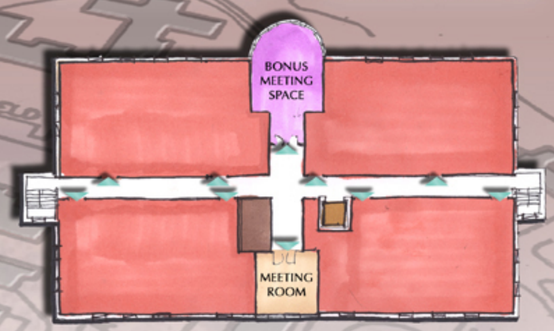

PLYMOUTH HALL

EXTERIOR VIEW


MEETING ROOM

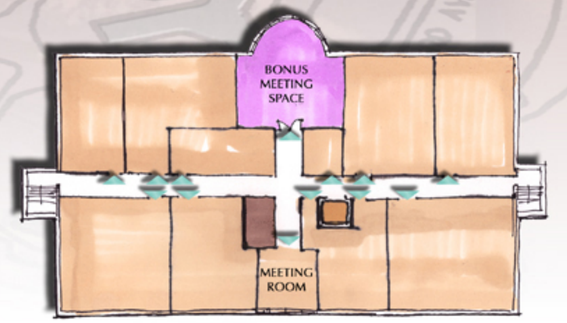
THIRD LEVEL

- TOWN OFFICES
  - Meeting Room
  - Parks & Recreation
- BOARD OF EDUCATION
  - Superintendent
  - Special Education
  - Meeting Rooms
  - Employee Lunch
  - Storage
- TOILETS
- BONUS MEETING SPACE
  - 700 SF



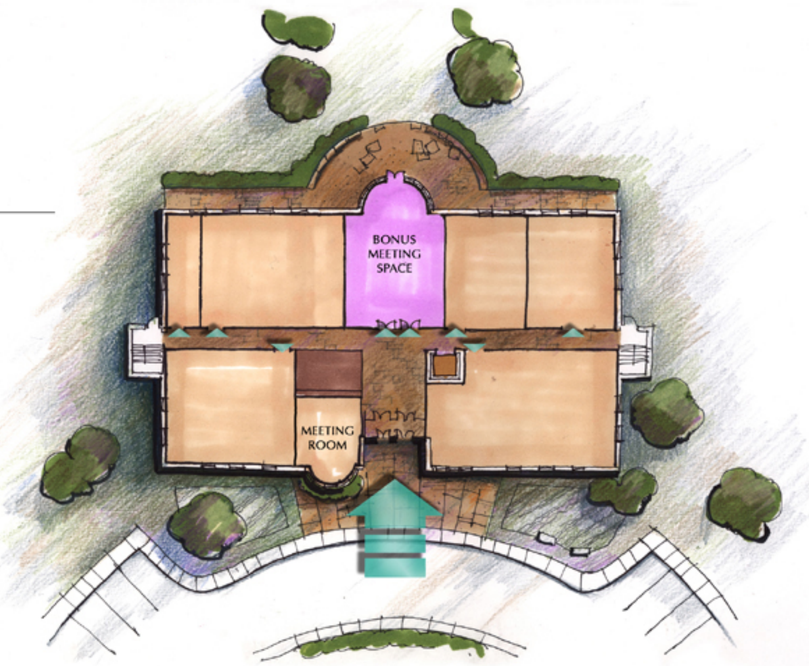
SECOND LEVEL

- TOWN OFFICES
  - Tax Collector
  - Finance
  - Probate Court
  - Meeting Rooms
  - Employee Lunch
  - Registrar of Voters
  - Health Department
  - Building Services
  - Storage
  - Building Committee
- TOILETS
- BONUS MEETING SPACE
  - 1000 SF



ENTRY LEVEL

- TOWN OFFICES
  - Town Clerk
  - Storage
  - Meeting Room
  - Tax Assessor
  - First Selectman
  - Building Offices
  - Meeting Space
  - Land Use Agency
- TOILETS
- BONUS MEETING SPACE
  - 1500 SF



0 5 10 20 40

Scale - 1"=20'

N

Figure 7

Fairfield Hills - New Town Hall

Newtown, Connecticut

JANUARY 2003

Harrall-Michalowski Associates, Incorporated
Hamden, Connecticut

SmithGroup JJR, L.L.C.
Ann Arbor, Michigan

Milone & MacBroom, Incorporated
Cheshire, Connecticut

Kaestle Boos Associates, Incorporated
New Britain, Connecticut

Fuss & O'Neill, Incorporated
Manchester, Connecticut

The Downes Group
New Britain, Connecticut

B. Re-Use Buildings

The plan identifies several buildings for specific re-use options. The re-use options are consistent with the characteristics of the existing buildings and needs expressed by the community as discussed in the previous sections. The assumption is that such re-use will be committed within 5 years of plan approval. If the 5 year period expires and no active, feasible proposals for re-use have been committed, the buildings should be programmed for demolition. Buildings proposed for re-use are listed below with a proposed use and potential sponsor/investor. In some cases, the recommended re-use assumes a reduction in the square footage of the building. In all cases the land under the buildings will remain in Town ownership and the option of sale or lease of buildings will depend on the specifics of the re-use.

Building	Preferred Re-Use	Reduced Size	Sponsor/Investor
Fairfield House	Demolish For Playing Field	No	Town
Bridgewater House	"	No	Town
Litchfield House	"	No	Town
Yale Laboratory	"	No	Town
Greenwich House	"	No	Town
Danbury Hall	"	No	Town
Cochran House	"	No	Town
Norwalk Hall	Demolish Land Bank	No	Town
Stamford	Demolish Land Bank	No	Private
Shelton House	Demolish For Town Hall Or Retain For Town Hall	Yes	Town
Kent	Demolish For Academy Or Retain For Private Use	Yes	Town/Private
Woodbury	Office, Educational, Similar Use	No	Private
Newtown	"	No	Private
Canaan	"	Yes	Private
Stratford	Restaurant, Office, Similar Use	No	Private
Plymouth	Community Use	No	Non-Profit/Town
Bridgeport	Assembly/Office/Community	No	Private/Town
Duplexes	Office/Retail	No	Private
Single Family Homes	Single-Family Affordable Housing	No	Non-Profit/Town
Administrator's House	Museum	No	Non-Profit/Town

C. Potential In-fill

Depending on the success of re-use of the buildings listed above, there may be the opportunity for in-fill of new buildings within the core area of the campus at a scale and in a use consistent with the balance of the campus. This is not a more intensive development plan. It is a plan as shown in Figure 8 which has basically the same uses and intensities as the basic Master Plan. The future use of Shelton, Canaan and Kent will determine the extent of potential in-fill. If any or all these buildings are not retained, the land area currently occupied by these buildings will be available for other uses. In the case of Cochran, this area is programmed for additional playing fields. This would be modified only if a use for Cochran emerges which the community believes to be of benefit to the community which outweighs the recreational use. An example of such a use would be a significant medical facility serving the community. Before any decision to retain Cochran

Facilities

1. Woodbury: 30,000 gsf
2. Newtown: 16,000 gsf
3. Shelton: To Remain or Site of New Town Hall
4. New Building A: 50,000 gsf
5. New Building B: 50,000 gsf
6. Stratford: 5,000 gsf
7. Plymouth: 600 seat auditorium - 24,000 gsf
8. Bridgeport: 40,000 gsf
9. Duplexes: 10,000 sf
10. Environmental Education Center: 3,000 gsf
11. Museum
12. Single Family Homes to Remain
13. 12 Recreation Fields

N

0 200 400 FEET

Figure 8

Fairfield Hills - Master Plan with Infill Uses

Newtown, Connecticut

December 2004

Harrall-Michalowski Associates, Incorporated
Harnden, Connecticut

SmithGroup JJR, L.L.C.
Ann Arbor, Michigan

Milone & MacBroom, Incorporated
Cheshire, Connecticut

Kaestle Boos Associates, Incorporated
New Britian, Connecticut

Fuss & O'Neill, Incorporated
Manchester, Connecticut

The Downes Group
New Britian, Connecticut

would be made, an alternative location on the Campus for the playing fields shown on the Cochran site would be approved.

The following guidelines are recommended for new construction in these potential re-use areas:

- Office use or municipal use (including open space and recreation)
- A style of architecture and materials compatible with the balance of the campus
- Maximum building height – 3 stories
- Maximum square footage per building – 50,000 sq.ft. (other than academy)
- Parking to be shared with other uses to greatest extent possible

This infill development would require an amendment to the Master Plan approved by the Planning and Zoning Commission.

One potential re-use which will have unique needs is the high school academy concept. If the Town decides to proceed with this concept at some point in the future, the area currently occupied by Kent should be the first site considered. The Board of Education has indicated that this is their preferred site. Most likely, the best approach would involve demolition of Kent and new construction of an academy. This site has several advantages including: proximity to the proposed playing fields; a location on the campus closest to the existing high school; the site can be developed without impacting other components of the plan; shared parking with the playing fields would be possible; and a new access road from Wasserman Way to the east of the existing entrance is a possibility to directly serve the site. However, it is important for the Board of Education to make the policy decisions as to the purpose, size and design of such an academy. This decision should be presented to the Newtown community in the level of detail and subject to community dialogue which has been the case with the planning effort for the entire Campus.

The balance of the campus comprised primarily of the West and East Meadow areas is proposed to be land banked. Decisions about these areas will be addressed over time by the community as a whole. It is assumed that future decisions will be based upon a consensus as to community needs at this undefined future date. In the interim and possibly for all time, these areas will be open space with opportunities for passive recreation such as trails, nature preserves and special event community outdoor activities such as concerts, fairs and similar non-permanent uses.. These two areas comprise 97 acres or 52% of the campus.

D. How The Plan Meets Community Objectives

The recommended Master Plan meets several basic objectives established by the Newtown community through dialogue over the last several years and specifically over the last 10 months. These objectives are as follows:

- **Prepare a plan through a process of extensive public participation.**

- The Fairfield Hills Master Plan Ad Hoc Committee held 26 meetings open to the public including invitations to over 45 community groups; sponsored a 2 night workshop in June, sponsored a tour of the campus on Saturday, October 5th with between 350 and 400 people in attendance; produced a video tour of the campus for broadcast on local access TV and sponsored a 2 session workshop on Saturday, November 16th.

- **Provide for seven additional playing fields and new municipal space for Town and Board of Education offices as specified in the bond issue approved by Town Meeting in June, 2001.**

  The recommended plan achieves both of these objectives. The playing fields shown on Figure 9 are of a type and location selected in consultation with the Parks and Recreation Commission. The plan recommends either a new Town Hall building or renovation of Shelton House to meet needs for the long term including effectively designed space for community organization meetings as well as for ease of future expansion if needed.

- **Maintain the architectural and site design characteristics of a campus.**

  The recommended plan accomplishes this objective by retaining the core buildings. In some cases, buildings such as Canaan and Kent are recommended to be reduced in size to keep building mass in scale. Any new buildings with the possible exception of the high school academy would be at a scale (3 story/50,000 sq. ft. maximum) to meet this objective. The architecture of any new buildings would have to be compatible with the traditional buildings on the Campus. Guidelines for compatible architecture will be included in the Master Plan submission to the Planning and Zoning Commission.

- **Conserve open space areas on the campus.**

  There are no current undeveloped areas of the campus proposed for development. All activities are proposed for the core area. In fact, the undeveloped areas would be expanded by demolition of Stamford Hall and Norwalk Hall. The existing undeveloped areas would be better linked to the core campus with increased access to all Newtown residents by a trail system. The proposed Environmental Education Center would further enhance the open space attributes of the Campus and provide a gathering spot for residents using the Campus as a base for walking trails throughout the Town. The undeveloped areas as well as the playing fields which are natural vegetation total 140 acres.

- **Do not plan all areas of the campus, but rather leave some choices for future generations.**

  The proposed plan designates approximately 97 acres or 52% of the campus (East and West Meadows) as landbanked for future discussions and decisions as to use. The uses and intensities of use will be limited to what is permitted under the

Facilities

1. Woodbury: 30,000 gsf
2. Newtown: 16,000 gsf
3. Shelton: To Remain or Site of New Town Hall
4. Kent *(reduced)*: 50,000 gsf
5. Canaan *(reduced)*: 50,000 gsf
6. Stratford: 5,000 gsf
7. Plymouth: 600 seat auditorium - 24,000 gsf
8. Bridgeport: 40,000 gsf
9. Duplexes: 10,000 sf
10. Environmental Education Center: 3,000 gsf
11. Museum
12. Single Family Homes to Remain

12 Recreation Fields

N

0 200 400 FEET

Figure 9

Fairfield Hills - Master Plan (Playing Fields)

Newtown, Connecticut

December 2004

Harrall-Michalowski Associates, Incorporated
Harnden, Connecticut

SmithGroup JJR, L.L.C.
Ann Arbor, Michigan

Milone & MacBroom, Incorporated
Cheshire, Connecticut

Kaestle Boos Associates, Incorporated
New Britian, Connecticut

Fuss & O'Neill, Incorporated
Manchester, Connecticut

The Downes Group
New Britian, Connecticut

Fairfield Hills Adaptive Reuse district (FHAR) of the Newtown Zoning Regulations. Within these permitted uses, a preference by category is as follows:

Preferred

- Office space.
- Medical or dental offices.
- Laboratory devoted to research and development.
- Restaurant, including outside service, but excluding drive-thru.
- Commercial or public recreational facility, indoor or outdoor; fitness center.
- Museum.
- Library.
- Outdoor sport fields.
- Town offices and programs.

Preferred With Limits

- Educational facility including accessory housing facilities.
- Hospital.
- Retail sales.
- Corporate headquarters.
- Publishing establishments.
- Bank.
- Structured parking.
- Existing single-family homes (not permitted in FHAR at present)

Not Preferred

- Shopping center.
- Wholesale businesses.
- Light manufacturing.
- Bulk storage and warehousing.
- Laundry service.
- Place of worship.
- Nursery, greenhouse (unless accessory)
- Printing establishments.
- Multiple family dwellings provided at least 25% affordable.
- Adult congregate living.
- Assisted living.
- Multiple family for elderly housing.
- Golf course.

It should be noted that open space is not a specific use currently listed in the FHAR regulations. However, a significant portion of the Campus will be such a use. In addition, the Plan proposes re-use of the existing single-family homes for affordable housing. While not listed as a permitted use in the FHAR Zone, such use may be a continuation of a pre-existing use or require an amendment to the FHAR regulations.

The eastern portion of the campus is a Conservation and Agriculture Zone. The uses permitted in this zone are those generally consistent with conservation of wildlife habitats, and passive recreation. The special exception uses include farming and more active recreation. Plan discussions to date as well as the steep topography of a substantial portion of this area are consistent with these uses.

IV. Plan Phasing

A. Phasing

For purposes of discussion, the same format as used at the November workshop to present the phasing and cost of activities is used herein. The table and relevant footnotes presents activities which would be Town activities. Concurrent with these activities it is anticipated that non-Town entities including private investors, non-profits and community organizations would be undertaking renovation activities and expending funds. We have not specifically listed activities which might possibly be undertaken by the Town such as renovation of Plymouth Hall or Bridgeport Hall, construction of a new recreation facility for use by Parks and Recreation or construction of a high school academy. These activities do not have funding in place and will require a series of decisions beyond the scope of the Master Plan. However, the Master Plan does make provision for these activities if the Town wishes to implement one or all of these activities. Likewise, there is no provision for a skate park or ice skating facility. These are decisions to be made in the future and there is adequate land available if such uses are desired. There is no scheduled time or expenditures for the museum and environmental education center shown on the plan. While these could be early phase activities, funding must be secured. We would think that community-based fund raising for these activities would be most logical.

In summary, the proposed phasing and expenditures are consistent with the flexibility approach which is central to the plan. Certain activities have a predecessor activity:

- The demolition of Litchfield, Fairfield, Bridgewater, Yale and Greenwich to construct two 90' baseball fields.

- The demolition of Danbury to construct four multi-purpose fields.

- The demolition of Cochran to construct two additional youth baseball and two softball fields.

- Design of the Town Hall and playing fields prior to construction.

- Concurrent with construction of the playing fields and the Town Hall, parking, landscaping and other accessory improvements will be constructed.

The timing and expenditure of Town funds for mothballing or demolition is less clear and will depend on the time frame of re-use decisions for specific buildings. Likewise, the funding of activities not currently budgeted, but possibly approved in the future by the Town such as an academy, recreation building, skate park, etc. will impact the schedule. The proposed schedule does meet the most important community needs without unnecessarily pushing short term decisions which will impact the long term future of the campus.

Table 1

PROPOSED FAIRFIELD HILLS MASTER PLAN
Estimate of Town Capital Expenditures

		Year Ending				
	Expenditure	**Jun-05**	**Jun-06**	**Jun-07**	**Jun-08**	**Totals**
1.	Purchase	*$3,900,000*				*$3,900,000*
2.	Water Rights	*$200,000*				*$200,000*
3.	Demolition & Remediation ***1***	*$600,000*	*$1,000,000*			*$1,600,000*
4.	Design of Playing Fields & Town Hall	*$0*	*$800,000*			*$800,000*
5.	Mothball Bridgeport, Shelton, Plymouth ***2***	*$300,000*	*$600,000*			*$900,000*
6.	Environmental Insurance	*$215,000*				*$215,000*
7.	Remediate Site Conditions	*$200,000*	*$600,000*			*$800,000*
8.	Construct Playing Fields - Four (4) Multi-Purpose & Two (2) 90' Baseball		*$600,000*			*$600,000*
9.	Town Hall Building - hard costs 4			*$4,000,000*	*$3,200,000*	*$7,200,000*
10.	Demolition & Remediation of Norwalk, Cochran, Greenwich, Stamford ***3***		*$2,300,000*			*$2,300,000*
11.	Parking/Site Improvements ***5***		*$300,000*	**$200,000**		**$500,000**
12.	Construct Playing Fields - Two (2) Softball			*$200,000*		*$200,000*
13.	Construct Playing Fields Two (2) Youth Baseball				*$200,000*	*$200,000*
14.	Construction Management/Contingency	$160,000	$600,000	$600,000	$40,000	$1,400,000
	Total Expenditures	$5,575,000	$6,800,000	$5,000,000	$3,440,000	$20,815,000

1. Buildings to be remediated and demolished include Litchfield, Fairfield, Bridgewater, Yale and Danbury.

2. Mothballing of Woodbury, Newtown, Stratford and duplexes will be less extensive in anticipation of renovation in 2006 and 2007. Plymouth and Bridgeport may need extensive mothballing depending on timing of renovation if it is beyond 2006. Kent may be demolished rather than mothballed if high school academy concept is solidified in 2006. Due to these various scenarios, a cost of $800, 000 is used for Bridgeport, Shelton, Plymouth and Stamford. If Shelton site is chosen for construction of a new Town Hall, this cost is reduced by $300,000 but added to the demolition cost. An additional 100,000 has been allocated for short term mothballing of Woodbury, Newtown, Stratford, duplexes and Kent.

3. Demolition of Greenwich will occur in 2006 or very early 2007 to facilitate site grading and construction of the 90' baseball fields.

4. Costs for Board of Education portion (14,000 sf.) of town hall space may be reimbursed by the State for $500,000 net reduction in cost or provide higher total budget.

5. Site improvements are primarily parking, landscaping and modest adjustments to existing internal road patterns and trails.

The Master Plan proposes the private use of Newtown Hall, Woodbury Hall, Stratford Hall, Bridgeport Hall, the five duplex buildings, the five single-family homes on South Mile Hill and eight single-family homes on campus. This private use would generate income through leases. The potential income is shown in Table 2.

Table 2

Potential Income From Private Use Buildings				
Lease Revenue	6/06	6/07	6/08	Total
1. Newtown, Woodbury, Stratford	$1,250,000			$1,250,000
2. Bridgeport		$500,000		$500,000
3. Duplexes	$400,000	$600,000		$1,000,000
4. Single Family South Mile Hill	$1,250,000			$1,250,000
5. Single Family On Campus	$1,200,000			$1,200,000
Total Lease Revenue	**$4,100,000**	**$1,100,000**		**$5,200,000**

The estimated amounts for these potential lease revenues are for planning purposes based upon modest assumptions of value. Actual lease rates would be based on after value appraisals. This potential income is not a prerequisite for completion of the core activities listed in Table 1.

If lease revenues do not occur, the following adjustments to expenditures can be made.

4. The single-family homes and Norwalk demolition costs could be delayed until revenue is received from properties proposed for private re-use, for $300,000 reduction in near term expenditures.

5. Parking, site and access improvements costs of $200,000 could be delayed until revenues are received from the private re-use of buildings since such improvements would be needed to support such re-use.

6. Construction Management/Contingency costs would be adjusted according to the rate of activity expenditure delays. A 10% reduction for $140,000 would be reasonable.

These adjustments would reduce expenditures shown in Table 2 to $18,260,000.

B. Estimate of Cash Flow

In order to provide the community with an indication of the cost/benefits of the proposed Master Plan, a spread sheet analysis has been prepared. This analysis covers a time period of 10 years out in the future from the current Town Fiscal Year 2003 which ends June 30, 2003. This period has been chosen for several reasons:

- The Town anticipates closing on the property with the State by June 30, 2003.
- A stable financial structure will be achieved by Fiscal Year 2013.
- A 10 year period is similar to the period used in other planning functions in the Town. For example, the Town Plan of Conservation and Development covers a 10 year period, the State of Connecticut Department of Education uses 8 year student enrollment projections to fund requests for local construction costs and 5-10 year periods are often used for capital improvement budgeting.

It should be further noted that fiscally conservative methods have been used in order not to overstate the potential positive fiscal impacts. These conservative methods or facts are as follows:

- The repayment of the bond issue approved by the voters in June 2001 will be a fixed debt at attractive public issue rates for the life of the bond. There will be no inflation of this payment. The Town may choose, as has been the case in the past, to pay down principal further reducing annual costs.
- The property management costs used in the early years of the project are based on a current contract between the State and Tunxis Management. This contract will

not be an assumed cost of the Town. This annual cost has the potential to be reduced by the use of current Town resources and other economies.

- The operation of Plymouth Hall is shown as a Town cost. If this building is used in a manner to meet community needs, but is operated by another entity, this will not be a Town cost. If the Town does run the building and some non-Town programs are tenants, there may be lease income. This has not been shown.

Table 4 shows the estimated cash flow over the ten-year period following purchase of the Fairfield Hills Hospital property. The table shows both anticipated expense and income. It should be noted that the debt service expense corresponds to the bonding already approved at the June 2001 Town Meeting and is not additional funding. Also as discussed above, the projected lease amounts in the income section are for planning purposes only. Any leases would be based upon appraisals undertaken prior to the specific transactions and will be based on the particulars of the transaction. The alternative of selecting the current Shelton House site for construction of the new Town Hall building would impact the estimated cash flow slightly by reducing revenue anticipated from private re-use of the building

TABLE 3

PROPOSED FAIRFIELD HILLS MASTER PLAN

Estimate of Cash Flow

Year Ending

Year		Jun-05	Jun-06	Jun-07	Jun-08	Jun-09	Jun-10	Jun-11	Jun-12	Jun-13	Jun-14	Jun-15
Item	EXPENSE											
1	Debt Service	$0	$600,000	$1,200,000	$1,800,000	$1,800,000	$1,800,000	$1,800,000	$1,800,000	$1,800,000	$1,800,000	$1,800,000
2	Temporary Space Rent	$50,000	$210,000	$216,000	$111,000	$0	$0	$0	$0	$0	$0	$0
3	Edmond Town Hall	$175,000	$175,000	$175,000	$157,500	$140,000	$122,500	$105,000	$87,500	$70,000	$52,500	$35,000
4	Town Hall Operation (40,000 sf)	$0	$0	$0	$80,000	$160,000	$160,000	$160,000	$160,000	$160,000	$160,000	$160,000
5	Maintenance New Fields	$0	$0	$96,400	$105,000	$64,200	$64,200	$64,200	$64,200	$64,200	$64,200	$64,200
6	Operation Plymouth Hall (+15,000 sf)	$0	$0	$178,000	$178,000	$178,000	$178,000	$178,000	$178,000	$178,000	$178,000	$178,000
7	Furniture	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
8	Sewer & Water Improvement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
9	Moving Costs	$0	$0	$0	$250,000	$0	$0	$0	$0	$0	$0	$0
10	FFH Property Management	$250,000	$500,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000
	TOTAL EXPENSES	$475,000	$1,485,000	$2,115,400	$2,931,500	$2,592,200	$2,574,700	$2,557,200	$2,539,700	$2,522,200	$2,504,700	$2,487,200
Item	INCOME											
1	State PILOT	$500,000	$500,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
2	**Lease-Newtown Hall ($400,000)**	$0	$0	**$400,000**	$0	$0	$0	$0	$0	$0	$0	$0
3	Land Lease Newtown ($13,993/yr)	$0	$0	$6,997	$13,993	$13,993	$13,993	$13,993	$13,993	$13,993	$13,993	$13,993
4	Taxes Newtown (70% base then $2/sf After)	$0	$0	$3,920	$7,840	$32,000	$32,000	$32,000	$32,000	$32,000	$32,000	$32,000
5	**Lease-Woodbury Hall ($625,000)**	$0	$0	**$625,000**	$0	$0	$0	$0	$0	$0	$0	$0
6	Land Lease Woodbury ($21,864)	$0	$0	$10,932	$21,864	$21,864	$21,864	$21,864	$21,864	$21,864	$21,864	$21,864
7	Taxes Woodbury (70% base then $2/sf after)	$0	$0	$6,125	$12,250	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
8	**Lease-Stratford Hall ($125,000)**	$0	$0	**$125,000**	$0	$0	$0	$0	$0	$0	$0	$0
9	Land Lease Stratford	$0	$0	$10,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000
10	Taxes Stratford	$0	$0	$1,225	$2,450	$12,500	$12,500	$12,500	$12,500	$12,500	$12,500	$12,500
11	**Lease-Canaan House**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
12	Land Lease Canaan House ($50,000)	$0	$0	$0	$0	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000
13	Taxes Canaan House (70% base then $2/sf after)	$0	$0	$0	$0	$0	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000
14	**Lease-Bridgeport Hall ($690,000)**	$0	$0	$0	**$690,000**	$0	$0	$0	$0	$0	$0	$0
15	Land Lease Bridgeport ($40,229)	$0	$0	$0	$20,115	$40,229	$40,229	$40,229	$40,229	$40,229	$40,229	$40,229
16	Taxes Bridgeport (70% base then $2/sf after)	$0	$0	$0	$6,762	$13,524	$92,000	$92,000	$92,000	$92,000	$92,000	$92,000
17	**Lease Duplexes**	$0	**$400,000**	**$600,000**	**$200,000**	**$200,000**	$0	$0	$0	$0	$0	$0
18	Land Leases Duplexes	$0	$4,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000
19	Taxes Duplexes	$0	$8,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000
20	**Single-Family South Mile Hill Sales**	$0	**$1,250,000**		$0	$0	$0	$0	$0	$0	$0	$0
21	Taxes	$0	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000
22	**Single-Family On Campus Lease**	$0	**$1,200,000**		$0	$0	$0	$0	$0	$0	$0	$0
23	Taxes	$0	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000
24	State Reimbursement for 14,000 sf. BOE in Town Hall @ 20%	$0	$0	$0	$0	$500,000	$0	$0	$0	$0	$0	$0
	TOTAL REVENUES	$500,000	$912,000	$1,819,199	$1,025,274	$1,209,110	$462,586	$462,586	$462,586	$462,586	$462,586	$462,586
	TOTAL ANNUAL CASH FLOW	$25,000	($573,000)	($296,201)	($1,906,226)	($1,383,090)	($2,112,114)	($2,094,614)	($2,077,114)	($2,059,614)	($2,042,114)	($2,024,614)

Notes:

1. Edmond Town Hall rent assumes 10% reduction per year as other uses move in;
2. Maintenance of new playing fields includes capital cost of new equipment in first two years of operation;
3. Sewer and Water improvement capital costs to be paid by non-town operators of treatment plants and system;
4. Property management fee based on current Tunxis cost to State with declining amount as buildings are demolished and cleared. Stabilized amount includes administration of campus operations.
5. **Lease revenues are for planning purposes. Actual lease rates would be based upon appraisals.**
6. Operation of Plymouth Hall assumes Parks and Recreation managing the building with 15,000 sf addition..

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Most importantly, the purpose of this analysis is to show the potential fiscal impact of the Master Plan as proposed. It is intended to give the taxpayers of Newtown a snapshot picture of the fiscal impact of the Master Plan. The Town's voters have already approved bonding for the project. The debt service cost in the spreadsheet is for that bonding.

There has also been discussion as to the market support for some of the private re-use proposals in the Master Plan. Some points addressing this market support issue are as follows:

- In terms of the question of where are the interested businesses, the Plan including individual buildings has not been marketed. This would be premature considering the Plan has not been approved.
- Despite lack of marketing, people have come to meetings of the Advisory Committee and expressed interest. As recent as three months ago, representatives of Open Information Systems currently leasing space in Sandy Hook came to a meeting and expressed strong interest in locating on the Campus as the company is outgrowing its current space. All the attributes of the site described by this company – unique buildings, access to transportation and most importantly, close to employees currently living in the area – have been attributes considered by the committee. Previously, a local businessman who has renovated property in Sandy Hook came to a meeting and stated that demand is outstripping supply. Most recently, Danbury Hospital announced interest in locating a diagnostic office on the Campus.
- The private uses being considered for the Campus are community based uses to serve the community. These include medical offices, service offices such as attorneys, insurance etc., small crafts/boutique space for local artisans, assembly/function space to serve the community for things such as the Annual Book Sale as well as other functions and the ability for local small companies to grow as well as local residents to possibly reduce their commute out of Town.

A discussion about Newtown's growth presents most clearly the case for some private economic activity on the Campus. Between 1993 and 2001 the total non-farm employment in Newtown grew from 7,370 to 7,420 for less than 1% increase. During a similar period between 1990 and 2000, the population grew from 20,779 to 25,031 for a 4,252 or 20.5% increase. The current number of Newtown residents in the labor force is over 12,000. What does this mean? There has been an increased demand for services as the population grew. At the same time, such services have not grown as reflected in the employment trends. This means people must drive out of Newtown for such services. In addition, people must drive out of Newtown for employment. Both of these continuing trends are quality of life negatives for Newtown residents. This is more of the reason to consider some economic development type uses on the Campus and not some tax driven economic development agenda. The Planning and Zoning Commission has recognized the mixed-use value of Fairfield Hills in its current Plan of Conservation and Development as well as in its Zoning Regulations. The Economic Development Commission has acknowledged its importance in the Strategic Plan of Economic

Development. The mixed-use approach taken in the proposed Master Plan is consistent with the policy documents of these two commissions.

V. Impacts Of The Master Plan

A. Traffic Impacts

An issue which has been discussed throughout the planning process is vehicular traffic using the road network surrounding the Campus presently and in the future. This issue is important for several reasons due to the location of the Fairfield Hills Campus in the geographic center of Town. With the construction of Wasserman Way (State Route 860), the Campus has been provided direct access to Route 84 at Exit 11. At the same time, Wasserman Way has become an important route for others to access Route 84. This situation is highlighted by the signs on Route 84 which direct eastbound traffic to use Exit 11 as a connection to Route 25 southbound. As various activities begin to occur at the Fairfield Hills Campus with the 5/6 School already open, the importance of safe and efficient traffic movement will grow. The following presents a discussion of existing conditions and projects traffic volume increases due to background growth to the year 2007. Background growth is traffic volume increases which will occur as a result of known traffic generation such as the 5/6 School and overall growth due to general development in the Town and region. The analysis includes an assessment of several intersections in terms of level of service based upon this background growth. The year 2007 inclusive of background growth is then analyzed in terms of traffic to be generated by activities proposed in the Master Plan. Specific recommendations are made to address conditions at intersections assessed as part of the year 2007 background growth analysis.

Existing Conditions - Transportation

The Fairfield Hills project area is generally bounded by State Route (SR) 860 (Wasserman Way) to the north, residential property to the south, Mile Hill South Road to the West and SR 490 (Nunnawauk Road) to the east. Access to and from Interstate 84 is generally from the east via Interchange 11. Other primary roadways in the area include Route 25 (South Main Street), SR 490 (Wasserman Way) and SR 860 (Mile Hill Road). Figure 1 identifies the project site in relation to the existing roadway network.

SR 860 is an east-west roadway that runs between Route 25 and SR 490. The corridor is identified as two separate roadways: Mile Hill Road and Wasserman Way.

Mile Hill Road is the segment of roadway west of Mile Hill South Road. It is classified as a collector roadway. The posted speed limit is 25 miles per hour (mph) and a traffic signal is present at its intersection with Route 25. The roadway provides two travel lanes, except at the Route 25 / Mile Hill Road intersection where multi-lane sections for turn lanes are provided. Queen Street and Tinkerfield Road, which are located roughly 580 feet east of Route 25, operate under stop sign control.

The segment of SR 860 referred to as Wasserman Way runs between Mile Hill South Road and Nunnawauk Road. This entire section of roadway was not open to traffic until 1998. The roadway is classified as a collector and the posted speed limit is 30 mph. A traffic signal controls movements at the Trades Lane / Fairfield Hills driveway intersection. Stop signs control traffic at the Mile Hill South Road and Nunnawauk Road intersections. The roadway varies between two and three lanes of travel. Just west of Nunnawauk Road, two westbound lanes allow for a climbing lane. Multi-lane sections are present at the signalized intersection to accommodate exclusive turning movements.

The following tables identify Average Daily Traffic Volumes and speed data along SR 860. The 85th percentile speed is the speed at which 85% of the traffic travels at or below.

Average Daily Traffic Volumes

Location	EB	WB	Total
SR 860			
W of Queen Street	-	-	13,300
W of Mile Hill South Rd	-	-	12,200
E of Mile Hill South Rd	5,800	4,900	10,700
W of SR 490	5,800	5,000	10,800

Source: ConnDOT, 2001.

Speed Data

Location	Average Travel Speed (mph)	85th Percentile Speed (mph)
SR 860		
Vicinity of Queen Street		
EB	38.5	43.1
WB	38.3	41.3
Vicinity of Mile Hill South		
EB	32.7	35.8
WB	33.6	36.3
0.15mi W of Trades Lane		
EB	38.8	42.7
WB	40.2	44.3

Source: ConnDOT, January 1999 and August 2001.

SR 490 runs between the Ward A. Garner Correctional Institute and Route 34. The corridor is identified as two separate roadways: Nunnawauk Road and Wasserman Way.

The roadway is primarily a collector roadway however, the section between the Interstate 84 ramps and Route 34 is classified as a principal arterial.

The section of SR 490 referred to as Nunnawauk Road is a two-lane roadway approximately 32 feet in width. The posted speed limit is 30 mph. Traffic entering Wasserman Way from Nunnawauk Road is controlled by a stop sign.

The section of SR 490 referred to as Wasserman Way provides multi-lane sections at the Interstate 84 ramps and Route 34. Traffic signals are present at these locations.

The following tables identify Average Daily Traffic Volumes and speed data along SR 490.

Average Daily Traffic Volumes

Location	EB/NB	WB/SB	Total
SR 490			
S of SR 860	550	500	1,050
E of Nunnawauk Rd	6,100	5,400	11,500
W of Rt 34	-	-	16,900

Source: ConnDOT, 2001.

Speed Data

Location	Average Travel Speed (mph)	85th Percentile Speed (mph)
SR 490		
0.3 mi S of SR 860		
NB	40.5	45.9
SB	39.2	44.9
0.4 mi W of Route 34		
NB	42.2	46.1
SB	43.1	46.5

Source: ConnDOT, May 2001.

Interstate 84, Interchange 11 is currently being studied by the Connecticut Department of Transportation (ConnDOT). A reconfiguration of the entire interchange to provide a diamond type interchange with an access road leading to the Route 34 corridor is being evaluated.

As highlighted in the 'Interstate 84 Corridor Deficiencies / Needs Study' (June 2000) the following was identified.

- The transition between the interstate and local street systems is problematic

- There are high accident rates at the interchange ramps due to the transition from high speed ramps to local roads.
- The intersection of Wasserman Way and the Interstate 84 ramps is deficient, experiencing poor Levels of Service.

As a short-term improvement, rumble strips and / or variable speed warning signs are proposed on the eastbound and westbound off-ramps prior to the merge point. In combination with these improvements, signal timing revisions are expected at the intersection of Wasserman Way and the Interchange 11 ramps. Improvements at the intersection of Route 34 and Wasserman Way will also be made. Short term improvements are expected to occur up to the year 2005.

Medium term improvements include the creation of a direct connection from Toddy Hill Road / Route 34 to the Interstate 84 on-ramp. The exiting on-ramp to I-84 from Wasserman Way is expected to remain during the medium term improvements. Medium term improvements are expected to occur between the years 2005 and 2010.

In the long term, the proposed interchange will be reconfigured as a low-speed, diamond-type interchange with direct access to the Route 34 corridor. Interstate traffic is expected to be supported by a 4-lane roadway terminating at Route 34, opposite Wasserman Way. Long term improvements are expected to occur during or after the year 2010.

Route 25 provides opportunities for motorists to travel north and south throughout the Town. Multiple curb cuts are provided and traffic signals are present at select locations.

Mile Hill South Road is a two lane local roadway approximately 23 feet in width. The roadway provides a connection between Turkey Hill Road in the south and SR 860 in the north. Currently, there is one access point on Mile Hill South Road into Fairfield Hills. This intersection is controlled by a stop sign for exiting traffic.

Queen Street is primarily a two-lane, north-south roadway that connects Route 6 (Church Hill Road) with SR 860 (Mile Hill Road). The posted speed limit, in the vicinity of Lovells Lane, is 25 mph and the roadway is classified as a collector roadway.

The section of Queen Street between Route 6 and Glover Avenue will be studied by others, through the Housatonic Valley Council of Elected Officials (HVCEO), and alternatives to create a pedestrian-safe corridor will be evaluated.

EXISTING AND BACKGROUND TRAFFIC

To determine the traffic impact of the future use of the campus on adjacent street traffic, representatives of Milone & MacBroom, Inc. (MMI) conducted A.M. and P.M. peak hour manual turning movement counts during the month of April 2002. This information was supplemented by data presented in the Traffic Impact Study prepared for the Newtown Fifth and Sixth Grade School on Trades Lane and available information from the Connecticut Department of Transportation (ConnDOT).

For planning purposes, it is anticipated that the proposed development will achieve near term completion in the year 2007. Town related facilities may open prior to this year however, overall impacts will likely be realized during the year 2007. The existing 2002 peak hour traffic counts were increased by 2% per year to the year 2007 to account for normal traffic growth. Inquiries were made to the State traffic Commission (STC) and the Town of Newtown concerning approved or pending developments (not yet operational) which may impact traffic conditions in the vicinity of the site. As a result of these inquiries, traffic for the Newtown 5/6 Grade School on Trades Lane was included in the hourly traffic volumes.

Figures 10 and 11 illustrate 2007 background traffic, which is defined as design year traffic and does not have the site as its origin or destination.

EVALUATION METHODOLOGY / ANALYSES

In discussing intersection capacity analyses, two terms are used to describe the operating condition of the road or intersection. These two terms are volume to capacity ratio (v/c) and Level of Service (LOS).

The v/c ratio is a ratio of the volume of traffic using an intersection to the total capacity of the intersection (the maximum number of vehicles that can utilize the intersection during an hour). The v/c ratio can be used to describe the percentage of capacity utilized by a single intersection movement, a combination of movements, an entire intersection approach, or the intersection as a whole. As the v/c ratio approaches 1, the intersection nears capacity and it may become impossible to accommodate all the vehicles attempting to travel through the intersection.

Level of Service for signalized intersections is defined in terms of delay, which is a measure of driver discomfort, frustration, fuel consumption and lost travel time. Specifically, the Level of Service criteria is stated in terms of the average control delay per vehicle. Control delay includes initial acceleration delay, queue move-up time, stopped delay and final acceleration delay. Level of Service is rated on a scale from A to F and is summarized in the following table.

Level of Service Criteria
Signalized Intersections

Level of Service	Control Delay Per Vehicle (seconds)
A	≤10.0
B	>10.0 and ≤20.0
C	>20.0 and ≤35.0
D	>35.0 and ≤55.0
E	>55.0 and ≤80.0
F	>80.0

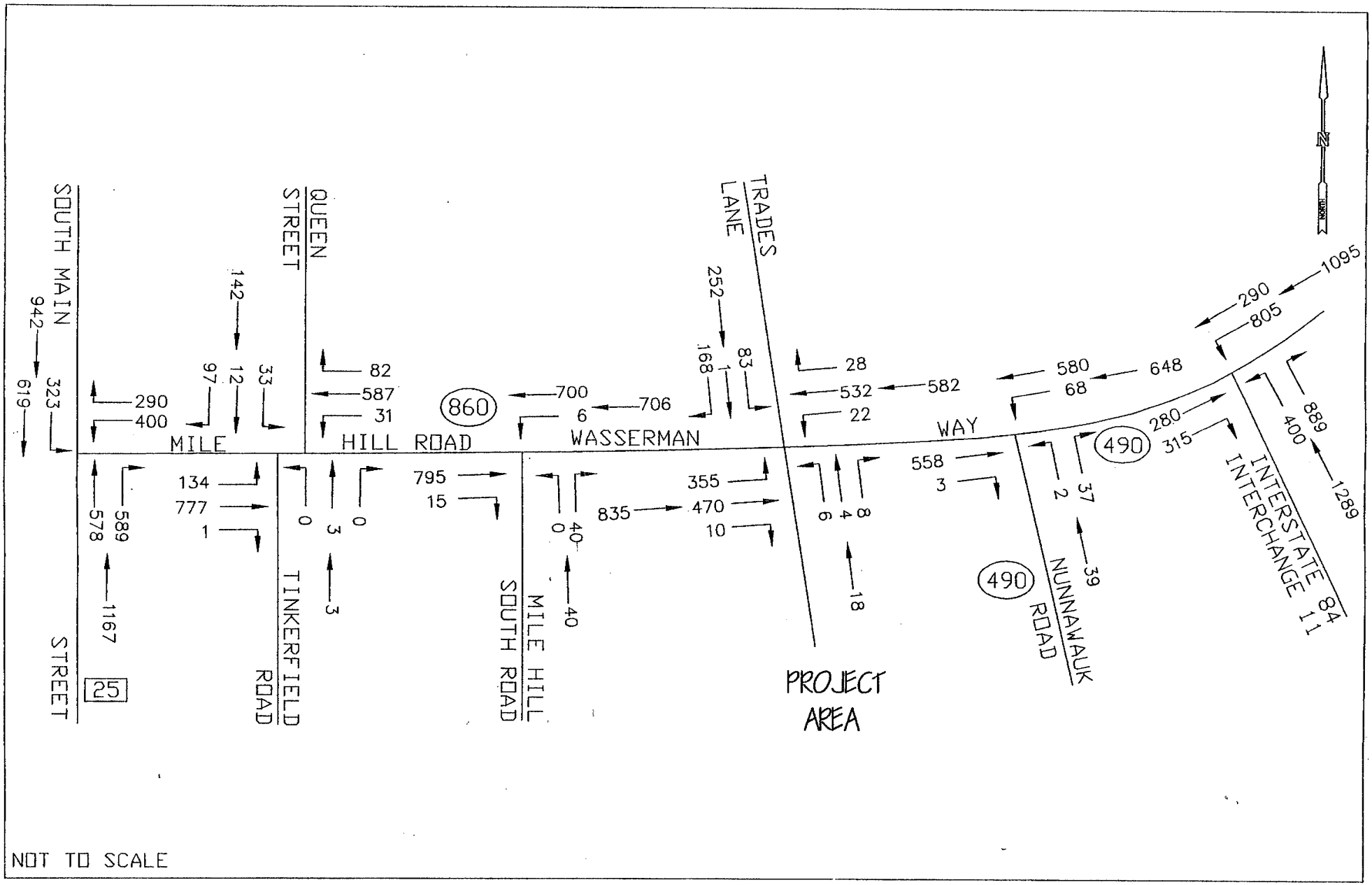


FIGURE 10

BACKGROUND 2007 TRAFFIC VOLUMES

AM PEAK HOUR

NEWTOWN, CONNECTICUT

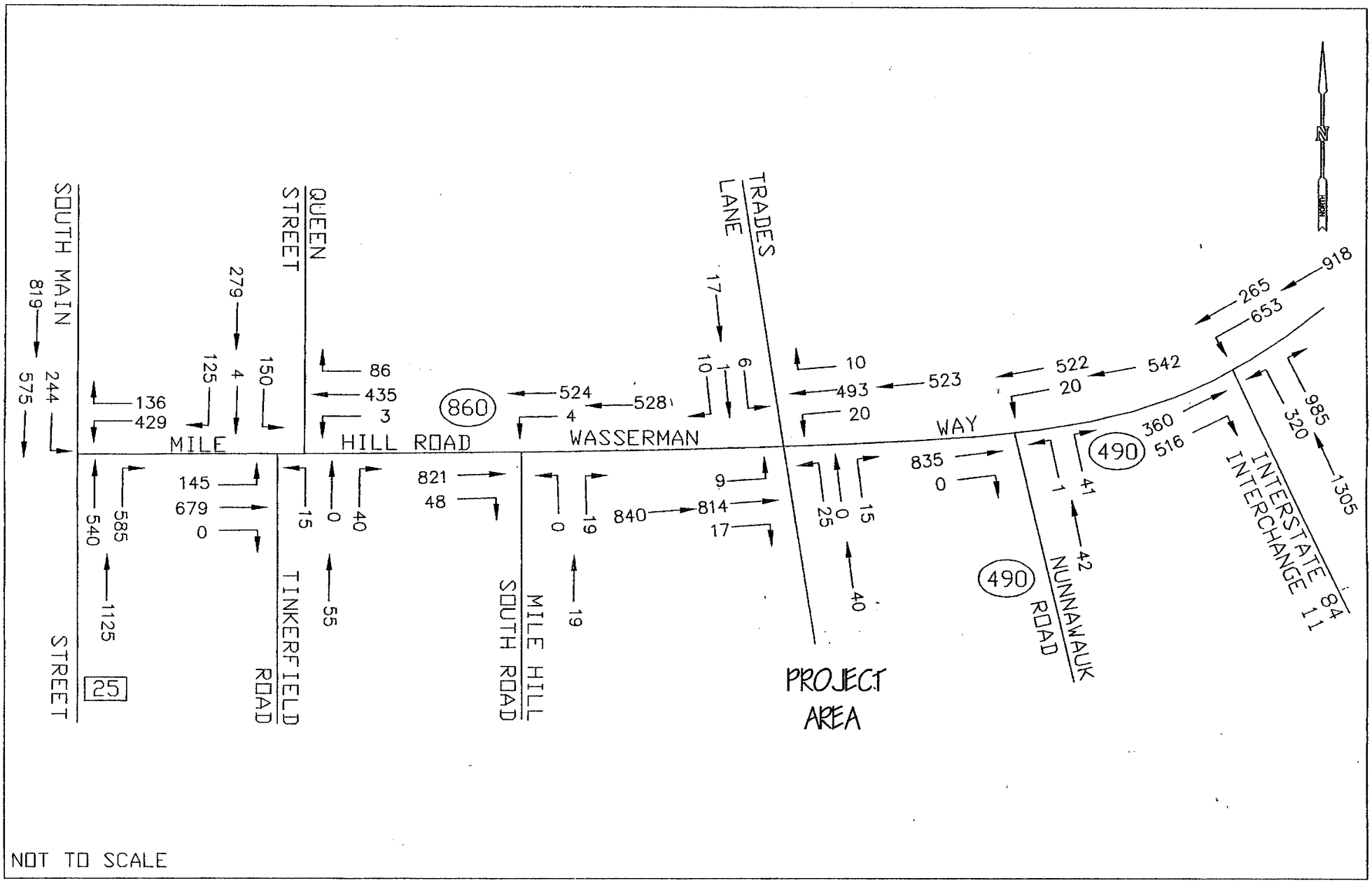


FIGURE II

BACKGROUND 2007 TRAFFIC VOLUMES

PM PEAK HOUR

NEWTOWN, CONNECTICUT

Level of Service for unsignalized intersections is defined in terms of average control delay. For two-way stop sign controlled intersections, Level of Service is defined for each minor street movement and not the intersection as a whole. For all-way stop controlled intersections, Level of Service is defined for each approach as well as the intersection as a whole. The following table represents Level of Service criteria for unsignalized intersections.

Level of Service Criteria
Unsignalized Intersections

Level of Service	Delay Range (seconds/vehicle)
A	≤10
B	>10 and ≤15
C	>15 and ≤25
D	>25 and ≤35
E	>35 and ≤50
F	>50

Level of Service is generally used to describe the operation (based on average control delay time) of both signalized and unsignalized intersections, while v/c ratio is applied to signalized capacity analyses only.

These definitions for v/c ratio and Level of Service, as well as the methodology for conducting signalized and unsignalized intersection capacity analyses, are taken from the "Highway Capacity Manual" (Special Report No. 209), published by the Transportation Research Board.

Using the above-referenced methodologies, A.M. and P.M. peak hour capacity analyses were conducted at the following intersections:

- Mile Hill Rd. at Route 25
- Mile Hill Rd. at Queen Street and Tinkerfield Road
- Wasserman Way at Mile Hill South Road
- Wasserman Way at Trades Lane and Fairfield Hills Drive
- Wasserman Way at Nunnawauk Rd.
- Wasserman Way at Interstate 84, Interchange 11 Ramps

The following table and Figure 12 summarize the Level of Service and delays calculated for the intersections analyzed in this study.

Level of Service Summary
2007 Background Conditions

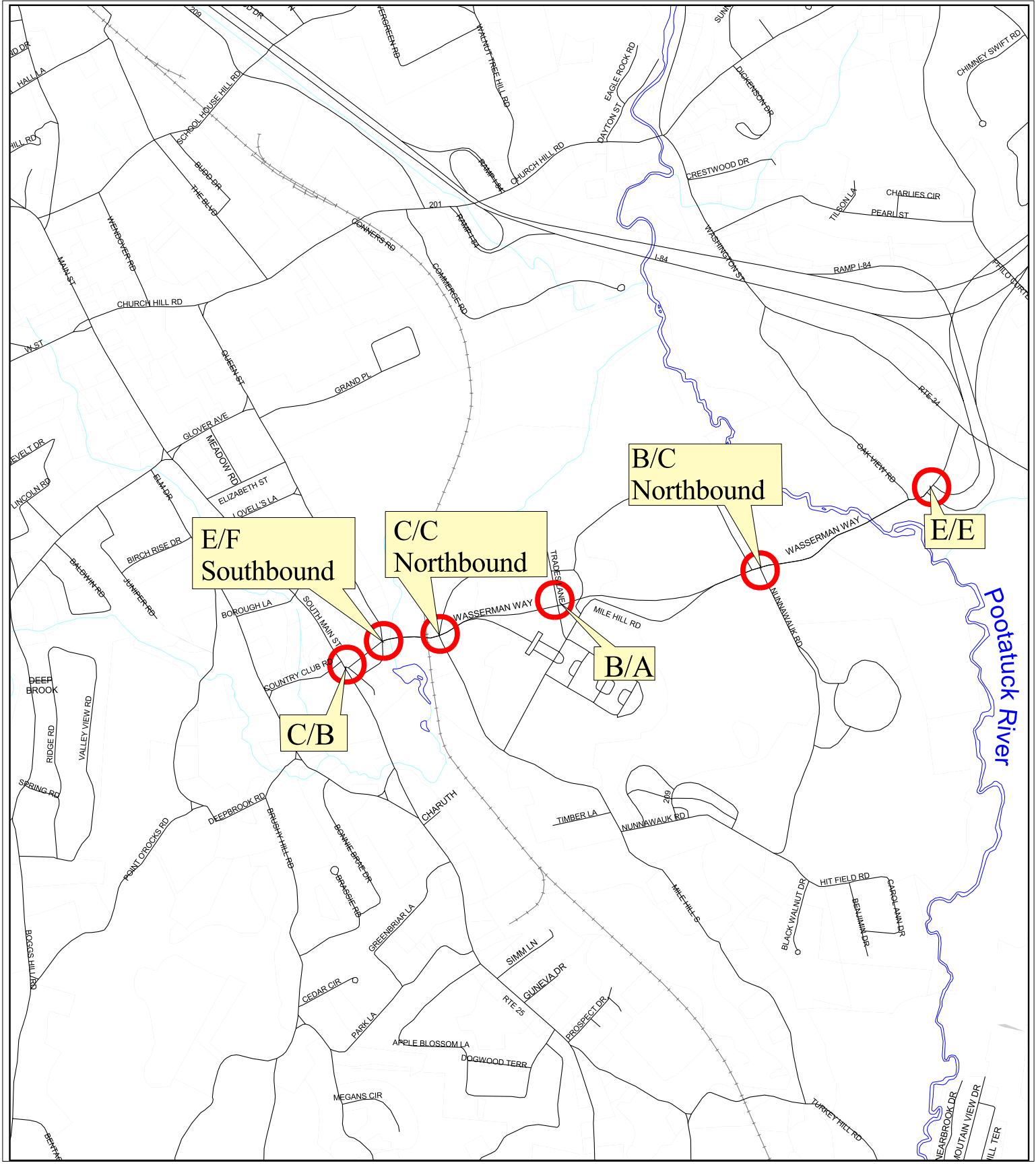
Location	AM Peak Hour	PM Peak Hour
Signalized Intersections*		
Mile Hill Rd. at Route 25	C/22.1	B/19.8
Wasserman Way at Trades Lane and Fairfield Hills Drive	B/11.4	A/5.2
Wasserman Way at Interstate 84, Interchange 11 Ramps	E/60.9	E/55.1
Unsignalized Intersections**		
Mile Hill Rd. at Queen Street and Tinkerfield Road		
Southbound	E/45.8	F/229.6
Eastbound Left	A/9.6	A/9.0
Wasserman Way at Mile Hill South Road		
Northbound	C/15.5	C/15.5
SR 860 at SR 490		
Northbound	B/13.2	C/16.5

* Level of Service / Intersection Delay (seconds)
**Level of Service / Approach Delay (seconds)

The LOS for the intersection of Wasserman Way at Trades Lane and the Fairfield Hills Drive incorporates phasing and timing recommendations from the Newtown Fifth and Sixth Grade School traffic impact study.

The 1998 LOS for the Wasserman Way and the Interstate 84, Interchange 11 ramps was determined to be LOS F during the AM and PM peak hours (I-84 Deficiencies / Needs Study). Our analyses indicate the intersection will operate at LOS E during the 2007 background AM and PM peak hours. This slight improvement in LOS may be the result of the opening of Wasserman Way as an improved road. Operational problems do however present themselves during both time periods due to the high volumes of turning traffic and the wider intersection which is a result of the island separating the Interstate 84 ramps. As discussed in an earlier section, improvements to this intersection will be made.

Queen Street at its intersection with Mile Hill Rd. is expected to operate at LOS E and F during the 2007 background AM and PM peak hours, respectively. Due to the close



Legend

A / B AM Peak Hour / PM Peak Hour

Map Created: May 2002
Graphic Scale

Figure 12

Fairfield Hills - Level of Service - 2007 Background Conditions **Newtown, Connecticut**

Harrall - Michalowski Associates, Inc.
Hamden, Connecticut

SmithGroup JJR, L.L.C
Ann Arbor, Michigan

Milone & MacBroom, Inc.
Cheshire, Connecticut

Kaestle Boos Associates, Inc.
New Britian, Connecticut

Fuss & O'Neill, Inc.
Manchester, Connecticut

The Downes Group
New Britian, Connecticut

proximity of the Route 25 intersection in combination with westbound vehicle queues and the volume of through traffic on Mile Hill Rd., the southbound approach on Queen St. to the intersection experiences long delays entering Mile Hill Rd.

TRANSPORTATION ISSUES

The following transportation issues identified as part of the year 2007 background growth were considered in the preparation of the Master Plan.

- The Queen Street southbound left turn volume experiences excessive delays during the peak hours primarily due to the volume of through traffic on Mile Hill Road.

- Although the overall intersection operates at Level of Service C or better during peak hours, the westbound left turn lane at the Mile Hill Road / South Main Street intersection operates at Level of Service D during the AM and PM peak hours. The addition of site generated traffic to the westbound left turn lane may require roadway improvements to provide additional capacity and storage capabilities.

- For planning purposes it has been assumed that overall impacts as a result of the proposed Master Plan will likely be realized during the year 2007. Medium term improvements associated with Interstate 84, Interchange 11 are expected to be designed and / or constructed between the years 2005 and 2010. There is a possibility that motorists at the Interstate 84, Interchange 11 Ramps and SR 490 will experience excessive delays during peak periods. Depending on the scheduling of Interstate 84 improvements, the Connecticut Department of Transportation may require short-term improvements to be implemented to accommodate traffic from Fairfield Hills.

- Modifications to the existing Fairfield Hills driveway at Wasserman Way and Trades Lane are expected.

- Options to provide an additional access point on Wasserman Way will be evaluated as the Master Plan is implemented. Such an access would not be necessary based upon the activities currently included in the plan.

- The on-site circulation pattern will remain very similar to the present pattern. Some improvements are shown on the Master Plan in Figure 13 to convert intersections to circles or roundabouts. These improvements are suggested more as design features and are not needed to meet a traffic capacity requirement.

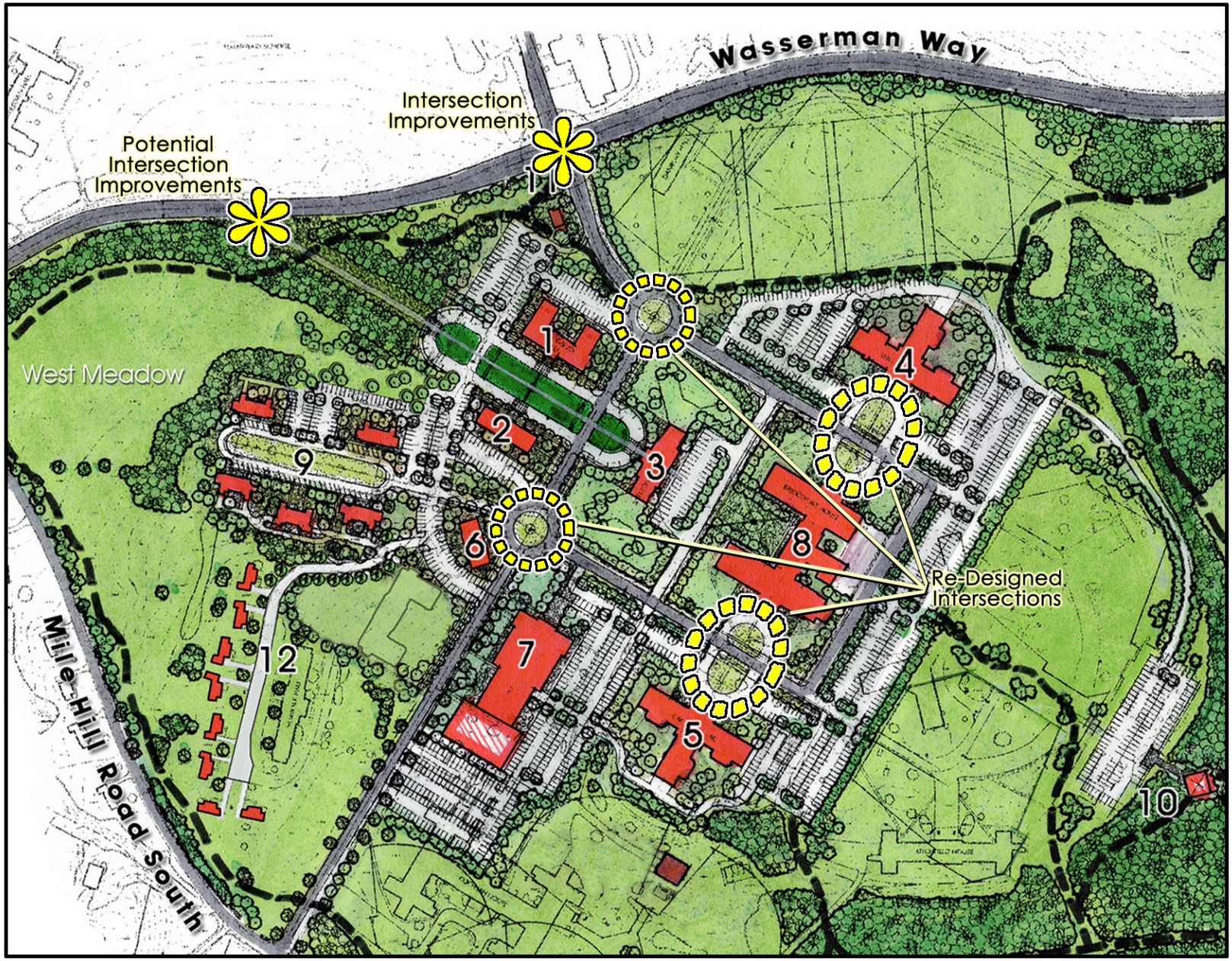


Figure 13

Fairfield Hills - Road Changes / Parking

Graphic Scale

Newtown, Connecticut

Proposed Improvements To Mitigate Traffic Issues

The number of trips that would be generated by activities shown on the Master Plan have been calculated. The table below summarizes the number of trips associated with this plan.

TRIP GENERATION
PLANNING PEAK HOUR VOLUMES
FAIRFIELD HILLS
NEWTOWN, CT

	A.M. Peak Hour		**P.M. Peak Hour**	
	Enter	**Exit**	**Enter**	**Exit**
Office (1)	330	40	45	270
High School (2)	100	35	20	55
Restaurant (3)	25	25	35	20
Recreational Community Center (4)	45	20	30	60
Assembly Hall (5)	10	Neg	70	10
Recreational Fields (6)	Neg	Neg	220	35
Dormitory Short Stay (7)	15	5	10	10
Total	**525**	**125**	**430**	**460**

(1) Land Use Code 750 – Office (New Town Hall, Woodbury, Newtown, Shelton, Canaan, Duplexes)
(2) Land Use Code 530 (High School or Kent office space)
(3) Land use Code 832 – High Turnover (Sit-Down) Restaurant (Stratford)
(4) Land Use Code 495 – Recreational Community Center (Plymouth)
(5) Bridgeport – Assume staff only for A.M. peak, 1.5 vehicle occupancy and 25% of total seating arrives during P.M. peak hour.
(6) Based on other studies made by MMI (12 Fields)
(7) Stamford assumed rate of 0.5 trips per unit for both A.M. and P.M. peaks
Neg = Negligible

Proposed Improvements

- To mitigate background 2007 traffic conditions as well as Master Plan activities a traffic signal is recommended at the intersection of Queen Street and Mile Hill Road. The installation of a traffic signal is expected to improve the Level of Service from F to likely a D. This would also address recent issues related to the 5/6 School buses.

- The installation of a traffic signal at Mile Hill Road and Queen Street will require coordination with the existing traffic signal at the intersection of Route 25 and Mile Hill Road.

- Prior to acceptance of a traffic signal at Mile Hill Road and Queen Street by the State, a detailed signal warrant analysis would be required. Additionally, due to the close proximity of the existing traffic signal at Route 25 and the fact that Mile Hill Road is a State road, coordination with officials from the Connecticut Department of Transportation (ConnDOT) will be on-going. The Department will likely require an analysis of the accident history in this area in conjunction with the signal warrant

analysis. Part of this analysis would examine the concept of restricting right turns from Queen Street to Mile Hill Road.

- Due to heavy volumes of traffic experienced during the A.M. and P.M. peak hours and the lack of sufficient gaps in traffic for Queen Street motorists to enter Mile Hill Road, it may be desirable to run the traffic signal during these peak times only and have the signal flash during off-peak time periods. This is not a ConnDOT standard, however, this option should be investigated during the design of this signal.

- There is a potential for eastbound traveling motorists along Mile Hill Road to queue up between the Tinkerfield Road and Route 25. In an effort to minimize this queue length, fine tuning of the signal timings will be required to permit an easterly progression as well as the installation of a queue detector.

- The existing offset geometry of Tinkerfield Road and Queen Street is not desirable. However, due to the existing location of wetlands and watercourses (southeast corner) and existing grades, it will have to be maintained. Based on this condition, traffic signal phasing will result in split side street operations in order to provide for protected movements. These protected movements are expected to increase the total cycle length.

- Existing grades in the area are steep and, in severe weather, could become problematic. As one travels westbound, advance signing to indicate there is a signal ahead should be installed if a traffic signal is installed at Queen Street.

- A review of the Mile Hill South/Mile Hill Road/Wasserman Way intersection was also made. Intersection sight line distances from Mile Hill South Road, measured 10 feet behind the edge of pavement, indicate that approximately 340 feet of visibility is available when looking left or to the west. This sight line is limited due to the existing vertical geometry of the roadway. Based on ConnDOT guidelines for a speed limit of 36 miles per hour (MPH) (the 85^{th} percentile speed in the area of Mile Hill South Road), a minimum of approximately 345 feet of visibility should be provided. In an effort to reinforce that there is a roadway approaching as one travels eastbound from Queen Street, there is an existing advance warning sign. In an effort to keep the speeds down and provide eastbound traveling motorists with improved signage, the installation of flashers on the existing sign should be explored. The intersection sight distance looking to the right or east from Mile Hill South Road exceeds minimum published rates for the 85^{th} percentile speed. There has been discussion by the Police Chief to possibly make Mile Hill South a one-way southbound road to address safety issues. Such a proposal should be considered.

- At the intersection of Wasserman Way/Trades Lane/Fairfield Hills Drive, construction of an eastbound right turn lane is recommended. This will accommodate site traffic and address the issue of the closure of the current one-way entrance from Wasserman Way if such a closure is implemented in the future. The right-of-way following

demolition of Danbury Hall should be widened to allow future widening of Fairfield Hills Drive and Wasserman Way if such need emerges.

B. Utilities and Drainage Impacts

Due to its past use as a hospital, the Fairfield Hills Campus has a fully developed utility infrastructure including public water, sanitary sewers, storm drainage, electric and telephone service. This infrastructure is of varying ages and condition depending on the specific systems. However, in general, the systems date back to the 1930's when the hospital was originally opened with a variety of upgrades over the years. For example, the original sanitary sewer plant serving the Campus was abandoned and the Campus is served by the recently constructed Town sewer plant. Other upgrades have included the covering of what were previously open water reservoirs on the Campus to create concrete water storage facilities. The following describes existing utility infrastructure as shown on Figure 14 the Fairfield Hills Utilities Map.

The following is a description of the existing water, sanitary sewer and stormwater systems at the Fairfield Hills Hospital (FHH) campus, based on review of available mapping, visual observations and discussions with Town and FHH management staff.

1. Water System

Water is supplied to the FHH campus by two stratified drift wells (#7 and #8) located on land owned by the Pootatuck Fish & Game Club (PFGC). (Another well (#3) located on FHH property, has also been used in the past as a partial backup supply.) The PFGC wells are high yield, in the range of 200 to 400 gpm each, and are physically located in concrete buildings, and were installed in approximately 1947. The wells pump water to the pump house on Mile Hill Road. Some minor water treatment is provided at the pump house for chlorination and phosphate addition. This capacity has been determined to be sufficient on a daily basis to meet the needs of the Campus as shown in the Master Plan as well as any future development which may occur.

Well #3 and the pump house are on State owned land. The other 2 wells are on land owned by the Pootatuck Fish and Game Club (PFGC). The PFGC has leased the use of the water to the State, which is a 99 year agreement to supply water to the campus.

Water is conveyed from the pump house to two storage tanks on the southeast side of the campus. These two in-ground concrete tanks, or bunkers, are reportedly of 500,000 gallon capacity each. These were originally open storage, but were later covered for water quality purposes.

Most of the water mains were installed in the 1930's, and are reportedly 6" to 12" inch diameter cast iron pipes with leaded joints. Newer mains serve Garner Correctional Institute (8 inch diameter) and the Nunnawauk Meadows Housing Complex (10 inch diameter), and a newer 16 inch main was installed on the campus in the 1950's to improve fire protection capability.

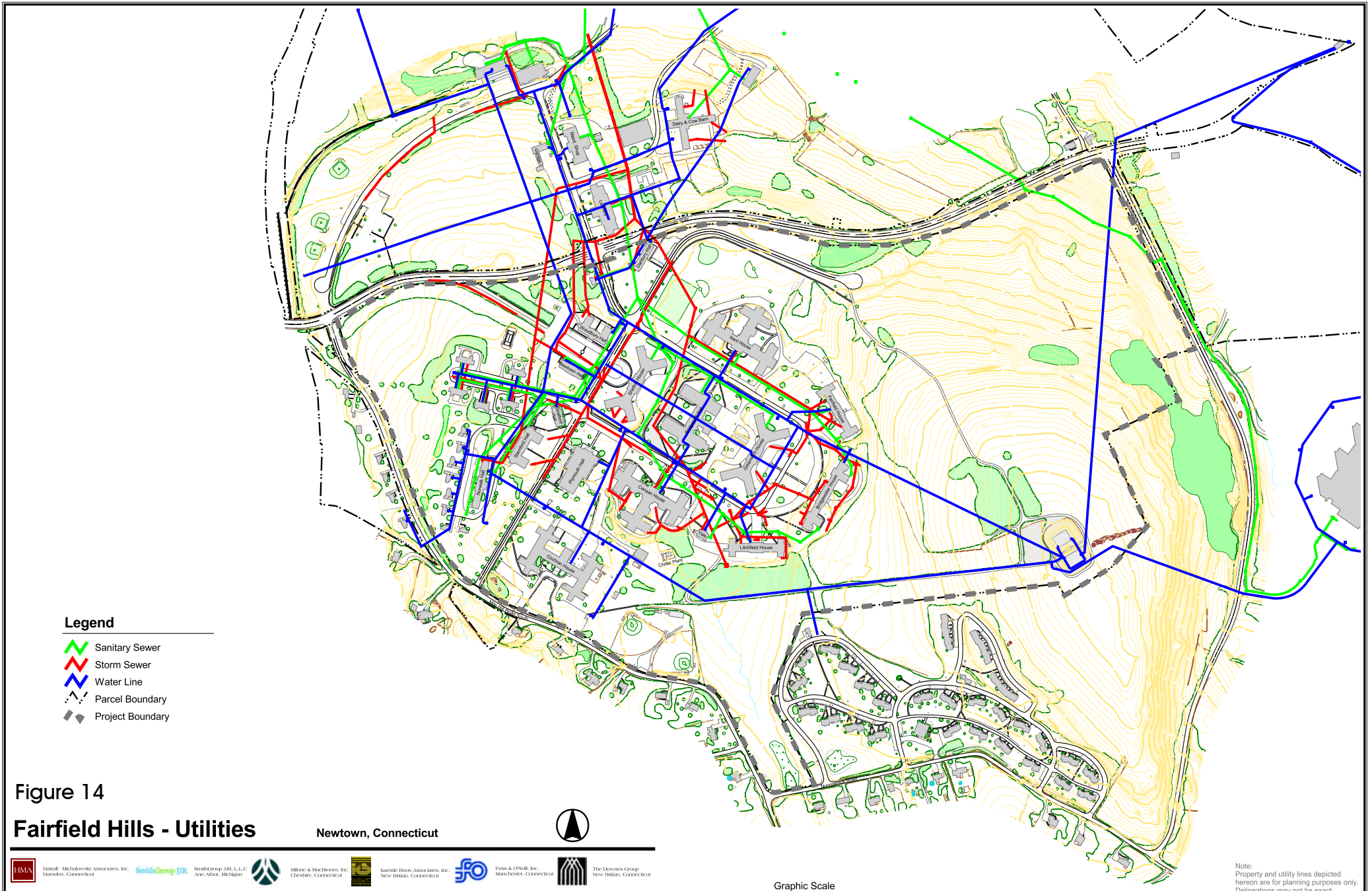


Figure 14

Fairfield Hills - Utilities

Newtown, Connecticut

Harrall - Michalowski Associates, Inc.
Hamden, Connecticut

SmithGroup JJR, L.L.C.
Ann Arbor, Michigan

Milone & MacBroom, Inc.
Cheshire, Connecticut

Kaestle Boos Associates, Inc.
New Britian, Connecticut

Fuss & O'Neill, Inc.
Manchester, Connecticut

The Downes Group
New Britian, Connecticut

Note:
Property and utility lines depicted hereon are for planning purposes only. Delineations may not be exact.

We estimate there are about 30,000 feet of mains in this system that are 6 inch diameter and larger, plus numerous water service lines smaller than 6 inch. Approximately 11,000 feet of this length are the transmission mains between the wells and the tanks and between the tanks and the campus. The 30,000 foot estimate does not include the main to Garner C.I. (approximately 1,900 feet). There is also an interconnection with the United Water Connecticut water system for potable water, which is intended primarily for emergency domestic water supply use.

The system has been transferred to the Newtown WPCA which has contracted with Aquarion to manage the system.

2. Wastewater Collection System

The sewer system serving the FHH campus was owned by the State, and also serves Garner Correctional Institute and Nunnawauk Meadows. These sewers discharge into the Town's sewer system (installed in 1995) near the FHH's abandoned (but still extant) wastewater treatment plant, adjacent to Deep Brook.

There are approximately 15,000 feet of sewers in the FHH system. The bulk of the sewer lines were installed in the 1930's and are likely 8 inch diameter vitrified clay pipe (VCP). The VCP of this vintage was not as durable or watertight when it was new as are today's materials, and this VCP has been in place for many decades.

The sanitary sewer system conveys wastewater from each building on the campus, and also collects infiltration and inflow (I/I) from the service area. Infiltration is groundwater that enters the sewer pipes and manholes through cracks and non-watertight joints, while inflow comes from storm drains and roof leaders that are improperly connected to the sanitary sewer. Flow monitoring records from the flowmeter where the State's flow enters the Town sewer system indicate the presence of both infiltration and inflow, and the FHH flows peak significantly when there is a heavy precipitation event. A previous I/I study of the FHH sanitary system also documented significant amounts of extraneous water (I/I) in this older system.

The system has been transferred to the Newtown WPCA which has contracted with Aquarion to manage the system. Based upon the proposed plan for the campus, the allocation of wastewater treatment between the Garner Correctional Institute and other uses is more than adequate to accommodate re-use of the campus.

3. Stormwater System

The FHH stormwater system collects surface water and groundwater from several sources. A watercourse that drains onto the campus from the Nunnawauk Meadows area is collected near the Canaan House. Catch basins capture surface water from parking lots, roadways and some lawn areas. According to older mapping, each building is connected to the drainage system, where stormwater from roof drains and groundwater from foundation drains enter into the system. This assumption will be checked for buildings that will remain at the campus, as it is possible that some cross connections have been made to sanitary sewers over time, contributing to the observed inflow from the campus to the wastewater treatment plant.

Pipe sizes in the system range from 4" diameter to twin 36" diameter pipes. Pipe material is reportedly concrete. An estimated total of 22,000 l.f. of stormwater pipes are in the campus area.

There are at least 3 stormwater system outlets that drain across Old Farm Road to Deep Brook. The major outlet consists of twin 36" diameter pipes, and is located east of the power plant.

4. Storm Water Management

Existing Conditions: The campus is situated on a topographic high, west of the Pootatuck River and south of Deep Brook. The 186 acre property drains to both watercourses, however storm water runoff from the existing campus development primarily drains toward Deep Brook. A small portion of the campus development flows toward the Pootatuck River.

The campus has an existing storm water drainage system, which was built in the 1930's. A small watercourse flows from the Nunnawauk Meadows area onto the campus, and is captured by the drainage system.

The main storm water outfall or discharge location is located east of the power plant and storehouse. Twin 36" concrete pipes convey storm water to a concrete lined channel and eventually to Deep Brook.

Approximately 23 acres of buildings and pavement cover the watershed that drains to the twin 36" pipes. With woods and lawn, the TR-55 curve number is approximately 80.

Proposed Conditions: For the long term plan, drainage patterns on the 186 acre property will not change significantly. Most of the storm water runoff will continue to be routed toward the twin 36" pipe discharge location at Deep Brook. The existing drainage system is functioning adequately and can remain in place with minor modifications for new catch basin locations.

The proposed Master Plan will consist of approximately 20 acres of buildings and pavement cover, for the watershed that drains to the twin 36" pipes. This is less impervious cover than is on site at present. With woods and lawn, the TR-55 curve number is approximately 79. With the reduction of impervious cover, peak discharge rates and storm water runoff volumes will be reduced somewhat as shown on the following summary:

	Runoff Volume	**Peak Discharge (25 year)**
Existing Conditions	39 Ac-Ft	237 cfs
Long Term Plan	38 Ac-Ft	229 cfs

Based upon this future situation, there is no need to provide additional on-site drainage systems or detention facilities. There will be more detailed design undertaken to determine the need for improvements to improve the quality of water which drains into Deep Brook.

VI. Conformance With Fairfield Hills Adaptive Re-Use Zone Requirements

To meet the requirements of the P&Z for approval as the Master Plan under the Fairfield Hills Adaptive Reuse Zone, the Plan must include the following per the regulations:

1. Submission of a master planned development proposal which shall provide the Commission with an overall development scenario and shall include a description of the project's phasing, potential impact on historic factors and natural resources and the existing infrastructure.

2. An environmental impact study concerning the development plan's expected effect upon the environment in general, the aquifer, and the campus character.

3. A plan for vehicular and pedestrian circulation patterns and parking areas which plan shall demonstrate a harmonious integration of traffic and parking with the site design and the area immediately surrounding the campus.

4. A landscaping plan consistent with the intent and purpose of the zone.

The Master Plan described in this document conforms with these submission requirements as follows:

1. The Plan contains an overall development scenario as well as a phasing plan.

2. The impact on historic factors is addressed by the retention of a number of structures within the historical campus design. In addition, any new development must be at a scale and of architectural character which is compatible with the historical character of the Campus. The proposed use of the former Administrator's house for a museum can present the story of Fairfield Hills as well.

3. The environmental impact is described in several sections including the wetlands and aquifer impact sections.

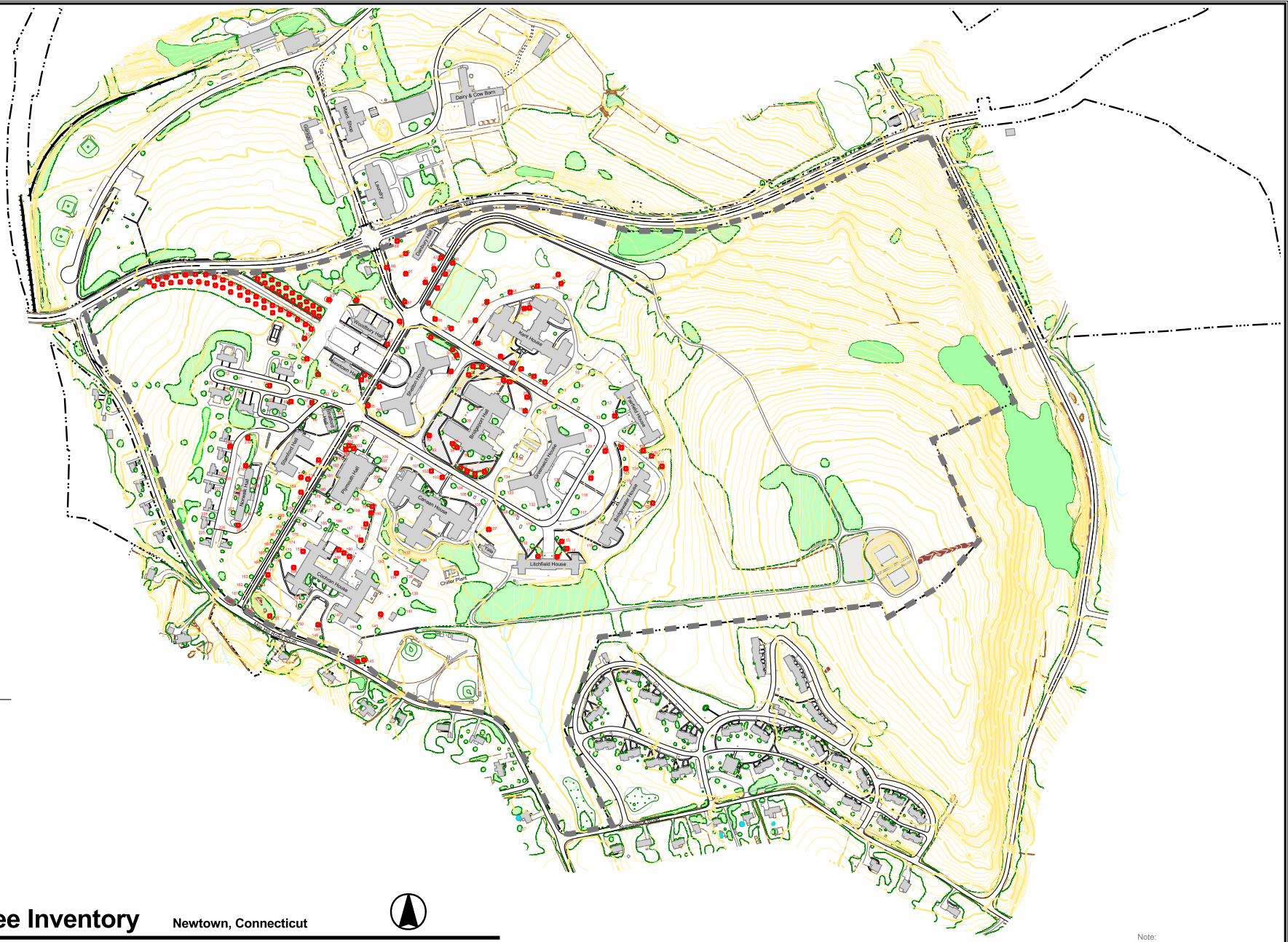
4. The traffic section describes a plan for circulation patterns and the impacts on future road conditions.

5. A plan for pedestrian circulation is included as both an internal site feature as well as the ability to link to the pedestrian network off the Campus. The proposed Environmental Interpretive Center proposed in the vicinity of the 90 foot baseball fields can serve as a unique feature of this pedestrian circulation system.

6. A series of smaller parking lots are proposed to serve the users of the Campus without the need for large expanses of parking. The shared parking by different users at different times is key to this approach.

7. The landscaping plan is based on the meticulous inventory of the existing landscaping with preservation of this existing vegetation as the primary principle.

Exhibit A



Legend

- Parcel Boundary
- Project Boundary

Fairfield Hills - Tree Inventory

Newtown, Connecticut

Graphic Scale

Note:
Property lines depicted hereon are for planning purposes only. Delineations may not be exact.

Map Created: May 2002

Harrall - Michalowski Associates, Inc., Hamden, Connecticut
SmithGroup JJR, L.L.C. Ann Arbor, Michigan
Milone & MacBroom, Inc. Cheshire, Connecticut
Kaestle Boos Associates, Inc. New Britian, Connecticut
Foss & O'Neill, Inc. Manchester, Connecticut
The Downes Group New Britian, Connecticut

Fairfield Hills
Newtown, CT

Tree Survey

Date: 5-17-02
By:GDH
Sheet:1

Tree #	Tree Species: Latin/Common Name	Landscape Value (1-4)	Size (Cal.,HT.)	Health (Good/Decline)
1	Acer saccharum/ Sugar Maple	2	24" cal.	G
2	Acer platanoides/ Norway Maple	2	24" cal.	G
3	Acer platanoides/ Norway Maple	2	24" cal.	G
4	Acer platanoides/ Norway Maple	2	24" cal.	D
5	Acer platanoides/ Norway Maple	2	24" cal.	G
6	Acer platanoides/ Norway Maple	2	24" cal.	G
7	Acer saccharum/ Sugar Maple	4	36" cal.	G
8	Acer saccharum/ Sugar Maple	3	30" cal.	D
9	Pseudotsuga menzizsii/ Douglasfir	4	25' ht	G
10	Tsuga canadensis/ Eastern Hemlock	1	20, ht.	D
11	Pseudotsuga menzizsii/ Douglasfir	4	25' ht	G
12	Picea glauca/ White spruce	1	12' ht.	D
13	Acer saccharum/ Sugar Maple	4	30" cal.	G
14	Acer saccharum/ Sugar Maple	4	30" cal.	G
15	Acer platanoides/ Norway Maple	2	30" cal.	G
16	Acer saccharum/ Sugar Maple	4	30" cal.	G
17	Acer saccharum/ Sugar Maple	4	30" cal.	G
18	Acer platanoides/ Norway Maple	3	30" cal.	G
19	Acer platanoides/ Norway Maple	2	36" cal.	D
20	Acer platanoides/ Norway Maple	3	36" cal.	G
21	Ulmus americana/ American Elm	4	36" cal.	G
22	Cornus florida/ Flowering Dogwood	1	8" cal.	D
23	Cornus florida/ Flowering Dogwood	1	8" cal.	D

24	Prunus cerasifera/ Myrobalan Plum	2	12" cal.	G
25	Ulmus americana/ American Elm	4	48" cal.	D
26	Acer platanoides/ Norway Maple	3	36" cal.	G
27	Acer saccharum/ Sugar Maple	3	30" cal.	G
28	Acer platanoides/ Norway Maple	2	36" cal.	G
29	Acer platanoides/ Norway Maple	2	36" cal.	G
30	Acer saccharum/ Sugar Maple	2	24" cal.	D
31	Prunus cerasifera/ Myrobalan Plum	1	8" cal.	D
32	Acer platanoides/ Norway Maple	3	36" cal.	G
33	Acer platanoides/ Norway Maple	3	36" cal.	D
34	Acer saccharum/ Sugar Maple	4	48" cal.	G
35	Acer saccharum/ Sugar Maple	3	12" cal.	G
36	Acer saccharum/ Sugar Maple	3	30" cal.	G
37	Acer saccharum/ Sugar Maple	3	24" cal.	G
38	Acer saccharum/ Sugar Maple	3	30" cal.	G
39	Acer saccharum/ Sugar Maple	3	30" cal.	G
40	Acer platanoides/ Norway Maple	2	30" cal.	G
41	Acer saccharum/ Sugar Maple	2	30" cal.	D
42	Acer saccharum/ Sugar Maple	2	36" cal.	G
43	Acer platanoides/ Norway Maple	2	36" cal.	G
44	Acer saccharum/ Sugar Maple	1	12" cal.	D
45	Platanus occidentalis/ Sycamore	4	36" cal.	G
46	Platanus occidentalis/ Sycamore	4	36" cal.	G
47	Acer saccharum/ Sugar Maple	2	12" cal.	G

48	Acer platanoides/ Norway Maple	1	18" cal.	D
49	Acer saccharum/ Sugar Maple	1	12" cal.	D
50	Acer saccharinum/ Silver Maple	1	12" cal.	D
51	Tsuga canadensis/ Eastern Hemlock	1	40' ht.	D
52	Tsuga canadensis/ Eastern Hemlock	1	40' ht.	D
53	Acer saccharum/ Sugar Maple	4	36" cal.	G
54	Platanus occidentalis/ Sycamore	4	36" cal.	G
55	Platanus occidentalis/ Sycamore	4	36" cal.	G
56	Acer saccharum/ Sugar Maple	2	30" cal.	D
57	Acer platanoides/ Norway Maple	3	30" cal.	G
58	Acer platanoides/ Norway Maple	3	30" cal.	G
59	Acer platanoides/ Norway Maple	3	30" cal.	G
60	Ginkgo biloba/ Maidenhair Tree	4	12" cal.	G
61	Acer saccharum/ Sugar Maple	4	48" cal.	G
62	Liquidamber styraciflua/ American Sweetgum	4	24" cal.	G
63	Qurecus palustrius/ Pin Oak	4	30" cal.	G
64	Acer platanoides/ Norway Maple	2	36" cal.	G
65	Liquidamber styraciflua/ American Sweetgum	4	30" cal.	G
66	Acer platanoides/ Norway Maple	2	36" cal.	G
67	Liquidamber styraciflua/ American Sweetgum	4	36" cal.	G
68	Acer platanoides/ Norway Maple	2	30" cal.	D
69	Cornus florida/ Flowering Dogwood	2	12" cal.	D
70	Acer platanoides/ Norway Maple	2	30" cal.	D
71	Acer platanoides/ Norway Maple	2	30" cal.	G

72	Ulmus americana/ American Elm	1	36" cal.	D
73	Ulmus americana/ American Elm	4	36" cal.	G
74	Platanus occidentalis/ Sycamore	4	36" cal.	G
75	Liquidamber styraciflua/ American Sweetgum	4	30" cal.	G
76	Tilla americana/ American Linden	3	30" cal.	G
77	Acer platanoides/ Norway Maple	1	36" cal.	D
78	Acer saccharum/ Sugar Maple	3	36" cal.	G
79	Acer saccharum/ Sugar Maple	3	36" cal.	G
80	Acer platanoides/ Norway Maple	2	30' ht.	G
81	Acer saccharum/ Sugar Maple	4	30" cal.	G
82	Acer saccharum/ Sugar Maple	4	30" cal.	G
83	Acer saccharum/ Sugar Maple	1	48" cal.	D
84	Sorbus acuuparia/ European Mountainash	2	12" cal.	G
85	Acer platanoides/ Norway Maple	3	36" cal.	G
86	Acer platanoides/ Norway Maple	1	24" cal.	D
87	Acer saccharum/ Sugar Maple	4	30" cal.	D
88	Acer saccharum/ Sugar Maple	2	24" cal.	D
89	Acer saccharum/ Sugar Maple	4	36" cal.	G
90	Qurecus palustrius/ Pin Oak	4	36" cal.	G
91	Sorbus acuuparia/ European Mountainash	2	12" cal.	G
92	Acer platanoides/ Norway Maple	3	30" cal.	G
93	Acer saccharum/ Sugar Maple	3	24" cal.	G/D
94	Liquidamber styraciflua/ American Sweetgum	4	36" cal.	G
95	Thuja occidentalis/ Arborvitae	4	25' ht.	G

96	Thuja occidentalis/ Arborvitae	4	25' ht.	G
97	Cornus florida/ Flowering Dogwood	4	12" cal.	G
98	Acer saccharum/ Sugar Maple	4	36" cal.	G
99	Ulmus americana/ American Elm	4	36" cal.	G
100	Quercus bicolor/ Swamp White Oak	4	36" cal.	G/D
101	Acer platanoides/ Norway Maple	1	18" cal.	D
102	Acer platanoides/ Norway Maple	1	18" cal.	D
103	Acer platanoides/ Norway Maple	1	18" cal.	D
104	Quercus bicolor/ Swamp White Oak	4	36" cal.	G
105	Acer platanoides/ Norway Maple	2	30" cal.	G
106	Acer platanoides/ Norway Maple	2	24" cal.	G
107	Acer platanoides/ Norway Maple	3	24" cal.	G
108	Acer platanoides/ Norway Maple	3	30" cal.	G
109	Acer platanoides/ Norway Maple	3	24" cal.	D
110	Acer saccharum/ Sugar Maple	4	30" cal.	G
111	Acer saccharum/ Sugar Maple	4	36" cal.	G
112	Acer rubrum/ Red Maple	1	12" cal.	G
113	Acer platanoides/ Norway Maple	3	24" cal.	D
114	Acer saccharum/ Sugar Maple	3	30" cal.	G
115	Tsuga canadensis/ Eastern Hemlock	1	20' ht.	D
116	Acer saccharum/ Sugar Maple	4	30" cal.	G
117	Picea abies/ Norway Spruce	4	40' ht.	G
118	Acer saccharum/ Sugar Maple	4	18" cal.	G
119	Acer saccharum/ Sugar Maple	4	18" cal.	G

120	Acer rubrum/ Red Maple	4	18" cal.	G
121	Acer platanoides/ Norway Maple	1	8" cal.	D
122	Cornus florida/ Flowering Dogwood	2	8" cal.	G
123	Acer saccharum/ Sugar Maple	4	18" cal.	G
124	Tsuga canadensis/ Eastern Hemlock	1	25' ht.	D
125	Tilla americana/ American Linden	3	18" cal.	G
126	Tilla americana/ American Linden	3	18" cal.	G
127	Tilla americana/ American Linden	3	18" cal.	G
128	Acer saccharum/ Sugar Maple	2	18" cal.	D
129	Acer saccharum/ Sugar Maple	4	24" cal.	G
130	Acer saccharum/ Sugar Maple	4	24" cal.	G
131	Acer saccharum/ Sugar Maple	4	30" cal.	G
132	Acer rubrum/ Red Maple	3	24" cal.	D
133	Acer saccharum/ Sugar Maple	3	24" cal.	G
134	Acer platanoides/ Norway Maple	3	30" cal.	G
135	Acer saccharum/ Sugar Maple	4	30" cal.	G
136	Pinus strobus/ Eastern White Pine	1	12" cal.	G
137	Acer platanoides/ Norway Maple	1	12" cal.	D
138	Picea glauca/ White spruce	1	25' ht.	D
139	Pinus strobus/ Eastern White Pine	2	15' ht.	G
140	Picea glauca/ White spruce	1	25' ht.	G
141	Acer platanoides/ Norway Maple	1	24" cal.	D
142	Acer saccharum/ Sugar Maple	1	18" cal.	D
143	Picea glauca/ White spruce	1	25' ht.	G

144	Acer saccharum/ Sugar Maple	3	24" cal.	G
145	Acer saccharum/ Sugar Maple	4	36" cal.	G
146	Picea abies/ Norway Spruce	4	48" cal.	G
147	Acer saccharum/ Sugar Maple	4	30" cal.	G
148	Cornus florida/ Flowering Dogwood	3	10" cal.	G
149	Cornus florida/ Flowering Dogwood	3	8" cal.	G
150	Cornus florida/ Flowering Dogwood	3	10" cal.	G
151	Acer saccharum/ Sugar Maple	3	24" cal.	D
152	Picea pungens/ Colorado Spruce	2	25' ht.	G
153	Acer saccharum/ Sugar Maple	2	48" cal.	G
154	Acer rubrum/ Red Maple	1	18" cal.	D
155	Cornus florida/ Flowering Dogwood	2	10" cal.	G
156	Acer saccharum/ Sugar Maple	3	12" cal.	G
157	Acer saccharum/ Sugar Maple	3	24" cal.	G
158	Picea glauca/ White spruce	2	30' ht.	G
159	Acer saccharum/ Sugar Maple	4	30" cal.	G
160	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
161	Tilla cordata/ Littleleaf Linden	4	24" cal.	G/D
162	Tilla cordata/ Littleleaf Linden	4	24" cal.	G/D
163	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
164	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
165	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
166	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
167	Tilla cordata/ Littleleaf Linden	4	24" cal.	G

168	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
169	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
170	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
171	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
172	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
173	Tilla cordata/ Littleleaf Linden	4	24" cal.	D
174	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
175	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
176	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
177	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
178	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
479	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
180	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
181	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
182	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
183	Tilla cordata/ Littleleaf Linden	4	24" cal.	G
184	(8)Thuja occidentalis/ Arborvitae	3	20'-30' ht.	G
185	Malus species/ Crabapple	2	15' ht.	G
186	Picea glauca/ White spruce	1	20' ht.	G
187	Picea glauca/ White spruce	1	20' ht.	G
188	Prunus cerasifera/ Myrobalan Plum	1	10" cal.	G
189	Acer platanoides/ Norway Maple	1	10" cal.	G
190	Acer platanoides/ Norway Maple	1	10" cal.	G
191	Acer platanoides/ Norway Maple	2	10" cal.	G

192	Acer platanoides/ Norway Maple	2	10" cal.	G
193	Picea glauca/ White spruce	2	25' ht.	G
194	Acer platanoides/ Norway Maple	2	10" cal.	G/D
195	Acer platanoides/ Norway Maple	1	10" cal.	G
196	Picea glauca/ White spruce	1	8' ht.	G
197	Tilla cordata/ Littleleaf Linden	1	18" cal.	D
198	Malus species/ Crabapple	1	10" cal.	G
199	Quercus palustrius/ Pin Oak	4	30" cal.	G
200	Malus species/ Crabapple	3	12" cal.	G
201	Quercus palustrius/ Pin Oak	4	30" cal.	G
202	Quercus palustrius/ Pin Oak	4	12" cal.	G
203	Quercus palustrius/ Pin Oak	4	12" cal.	G
204	Quercus palustrius/ Pin Oak	1	8" cal.	G
205	Malus species/ Crabapple	4	24" cal.	G
206	Quercus palustrius/ Pin Oak	4	18" cal.	G
207	Malus species/ Crabapple	3	12" cal.	G
208	Quercus palustrius/ Pin Oak	4	18" cal.	G
209	Acer rubrum/ Red Maple	2	18" cal.	G/D
210	Acer platanoides/ Norway Maple	4	24" cal.	G
211	Ginkgo biloba/ Maidenhair Tree	4	8" cal.	G
212	Ginkgo biloba/ Maidenhair Tree	4	8" cal.	G
213	Acer saccharum/ Sugar Maple	4	10" cal.	G
214	Acer saccharum/ Sugar Maple	4	10" cal.	D
215	Acer saccharum/ Sugar Maple	4	10" cal.	G

216	Acer saccharinum/ Silver Maple	1	36" cal.	D
217	Liquidamber styraciflua/ American Sweetgum	3	30" cal.	G
218	Picea pungens/ Colorado Spruce	2	40' ht.	G
219	Acer saccharum/ Sugar Maple	3	24" cal.	G
220	Acer rubrum/ Red Maple	2	36" cal.	D
221	Acer rubrum/ Red Maple	2	36" cal.	D
222	Quercus palustrius/ Pin Oak	4	30" cal.	G
223	Quercus palustrius/ Pin Oak	4	30" cal.	G
224	Liquidamber styraciflua/ American Sweetgum	4	30" cal.	G
225	Quercus palustrius/ Pin Oak	4	36" cal.	G
226	Quercus palustrius/ Pin Oak	4	36" cal.	G
227	Liquidamber styraciflua/ American Sweetgum	4	36" cal.	D
228	Liquidamber styraciflua/ American Sweetgum	4	36" cal.	D
229	Liquidamber styraciflua/ American Sweetgum	4	36" cal.	G
230	Liquidamber styraciflua/ American Sweetgum	4	36" cal.	G
231	Quercus palustrius/ Pin Oak	4	36" cal.	G
232	Acer saccharum/ Sugar Maple	4	48" cal.	G
233	Acer rubrum/ Red Maple	4	36" cal.	G

Exhibit B

Bridgeport Hall

Building Summary

Similar to many other Fairfield Hills structures, Bridgeport was constructed in 1933. The total structure houses approximately 68,000 square feet, and includes a partial basement. Consisting of one story with varying ceiling heights, this building remains in excellent condition. Its primary use included central food preparation, as well as patient and staff dining, hence the vaulted ceiling heights ranging from 11'-6" to 19-0". Similar to other campus structures, Bridgeport is arranged symmetrically, its spacious areas are naturally lit from large round top and palladian style windows. Constructed of brick, pre-cast, and an asbestos shingled sloped roof, it sits in the center of the campus. Bridgeport's interiors generally consist of beige brick wainscoting and plaster with wood trim and banding accents.

The roof structure consists of long span roof trusses that bear on load bearing masonry walls. Wood planking spans between truss members. Curved bottom cords of each truss form the structure of the rounded ceilings and arched areas. The floor structure over the basement area is a cast-in-place ribbed slab bearing on a steel frame encased in concrete. From the exterior, there appears to be crawl spaces below the dining areas. Bridgeport also contains an elevator that was used to cart food to the basement area were it was delivered to each patient building.

Much of the exterior remains in good condition; however, some masonry requires restoration and re-pointing. All exterior exposed woodwork at fascias, rakes and cupolas show signs of peeling and localized areas of rot and are also in need of restoration. Further analysis of the existing window units are required to determine their condition and their ability to perform relative to the re-use of the existing building.

Currently a steam heating system is in place but is not served by a boiler plant. The building is not heated, and is not fitted out for air-conditioning. Further analysis of these systems as well as plumbing, electrical, telephone, etc. is required to determine the extent of renovation required relative to the re-use of the existing structure.

Insulating values of exterior walls, attic separations, etc. do not conform to current energy codes and need further consideration for any change of use modifications that may take place.

Similar to all the structures at Fairfield Hills, the floor level at Bridgeport is two to four feet above grade and is not handicapped accessible. New wheelchair ramping, door clearance changes, and numerous handicapped accessible improvements will be necessary to meet ADA compliance.

Bridgeport Hall lends itself to many different options for future use. Its excellent condition, dramatic spaces, and durable finishes set the structure apart as one of the finest buildings at the campus. The taller spaces could serve as multi-purpose rooms accommodating the building user as well as miscellaneous town-wide needs. The opportunities for kitchen services also pose the option for revenue generating banquet spaces. The halls at Bridgeport could be rented for private venues. The limited height, however, makes these spaces less desirable as gymnasium space.

The Canaan House

Building Summary

Completed in 1940, and added to and improved during it's tenure, the Canaan House houses approximately 208,800 square feet on three floors. The structure also includes a full basement and attic. Primarily used for patient care and residency the building remains in good condition. The character of the existing brick structure is simply adorned with sloped pediments at entrances, arched window openings, a limestone cornice and white trim. Many interior spaces are also tastefully detailed with original woodwork and subtly detailed plaster surfaces.

Vented at a center cupola, the asbestos shingle roofing sits on a nailable pre-cast concrete plank. This planking spans steel roof trusses and forms the shape of the pitched roof. The floor of the attic space consists of a concrete ribbed slab. The remaining floor slabs are also cast-in-place ribbed concrete bearing on concrete encased steel beams at interior locations, and a load bearing brick wall at the exterior perimeter. The interior partitions are plaster over terra-cotta clay tile. Although these walls are not load bearing many may be bracing the exterior walls and would need to be assessed if any demolition is required.

Several steel lintels show signs of corrosion with spalling masonry above. The re-pointing of the masonry and the replacement of the steel lintels are required at each location. Exterior sills and miscellaneous masonry areas including the limestone watertables and cornices will also need re-pointing in the future.

Several areas of exterior woodwork, particularly at the cupola areas show signs of peeling and localized areas of rot indicating the need for repair and repainting. The original windows should also be replaced to conform to new energy codes and the modern demands of any change in building usage.

Currently a steam heating system is in place and is served by a portable boiler plant. The building is also fully air-conditioned and is served by an on site chiller. Further analysis of these systems including plumbing, electrical, telephone, etc. is required to determine the extent of renovation required relative to the re-use of the existing structure.

Insulating values of exterior walls, attic separations, etc. do not conform to current energy codes and need further consideration for any change of use modifications that may take place.

The entry level of the Canaan House sits approximately ½ story above grade and is not handicapped accessible. Along with new wheelchair ramping at several locations and numerous ADA required improvements to all the Lavatories, hallways, stairways, etc., the replacement of the existing elevator will be required to accommodate accessibility.

The potential flexibility of interior partitions, existing structural column spacing, and significant floor area give the Canaan House an advantage for re-use as a municipal town office building. The existing structure also offers several opportunities for clean demolition lines where excess square footage may not be required. Along with it's integral flexibility, the Canaan House poses advantages from a mechanical infrastructure perspective with a recently installed air-conditioning system. Additional attributes include the good condition of the building and the strong sense of arrival at its entrance.

The Cochran House

Building Summary

The Cochran House was completed in 1956, and houses approximately 188,422 sq.ft. on three floors. The structure also includes a basement and penthouse areas at the roof level. Vacant for several years, Cochran was primarily used as a patient care hospital and the location for the assessment of incoming patients. One of the newer buildings on the campus, Cochran presently stands in fair condition at best. The existing structure lacks the architectural character present at most of the campus; instead it embodies a very utilitarian style representative of its use.

Primarily brick, the exterior of Cochran is banded horizontally with limestone, and is minimally detailed with simulated coins formed by brick reveals at all the outside corners. A low-sloped roofing system and parapet wall with limestone coping cap the 1956 structure. Red polished granite surrounds the aluminum and glass entry, and forms the balustrade flanking the approach. The exterior walls are a composite assembly of brick and cinder masonry units, cladding a reinforced concrete frame. This frame consists of cast in place ribbed concrete slabs at each floor level supported by reinforced concrete beams and columns. Most of the interior partitions do not appear to be load bearing, however; since some may be acting as structural shear walls, further assessment is required.

Most of Cochran's brick and limestone exterior is showing significant signs of water infiltration. Cracking and brick movement was noted at several locations, as well as substantial spalling. The water infiltration appears to be significant enough to potentially deteriorate structural steel supporting the brick masonry. In many cases the spalling has perpetuated to the point of "popping" brick faces. Long term failure of joint sealants of the limestone bands and parapet coping has also contributed to extensive decay at many areas, particularly the horizontal coping surfaces. Typically pitched to the roof, these sections of stone are level allowing additional rainwater to infiltrate. At a minimum the veneer at Cochran will need to undergo significant restoration. The entire roof parapet down to the third floor window heads will need to be removed and rebuilt. Further analysis could conclude with the recommendation to rebuild the entire exterior wall.

Along with the extensive exterior repairs required at Cochran, new windows would be required to conform to energy codes and the needs of any change in building usage. The refurbishment and repair of the entrance granite work is also required. A preliminary roof inspection also shows areas of roofing and flashing failures and will require repair or re-roofing based on further analysis.

Cochran is fully air-conditioned and is served by an on site chiller. Although the electrical heating and plumbing systems are original, the entire mechanical system has been renovated within the past 10-12 years. Required work for the reuse of this system would include duct cleaning of the entire system. Further analysis of these systems is required relative to the re-use of the existing structure.

Like all the buildings at the Fairfield Hills Campus the main floor at Cochran sits above grade and is not handicapped accessible. Wheelchair ramping and numerous ADA required improvements are required to make this structure code compliant.

Cochran's lack of architectural character and need for extensive renovation hinder the opportunities for reuse of this structure.

The Greenwich House

Building Summary

The Greenwich House was built in 1933 and houses approximately 99,986 square feet of space on 3 stories. Primarily used as the patient hospital prior to the erection of the Cochran house, and nearly identical to the Shelton House, Greenwich stands in fair condition at a mirrored location to Shelton. The structure also includes a full basement and attic. The existing brick building is capped with sloping asbestos shingle roofs and copulas, but lacks the grand portico synonymous to the Shelton House and Fairfield Hills. At one point several years back, a fire moved through the first floor wing. Although there was significant damage to the finishes and furnishings the structure remains intact. The condition of the building is fair and like Shelton in need of restoration.

The floor slabs are cast-in-place ribbed concrete bearing on concrete encased steel beams at interior locations, and a load bearing brick wall at the exterior perimeter. The interior partitions are plaster over terra-cotta clay tile.

Many steel lintels show signs of corrosion with spalling masonry above and alongside window openings. Years of water penetration and cyclical freeze/ thaw damage have deteriorated many areas of masonry. Re-pointing of the masonry and the replacement of the steel lintels are required at these locations.

All areas of exterior woodwork, particularly at the sunrooms, cupolas, and cornices, have significant signs of peeling and rot, much of which will need replacement. All the original windows will need replacement.

Although the building is unheated, a steam heating system is in place and in need of a boiler plant. Further analysis of these systems including plumbing, electrical, telephone, etc. is required to determine the extent of renovation required relative to the re-use of the existing structure.

Insulating values of exterior walls, attic separations, etc. do not conform to current energy codes and need further consideration for any change of use modifications that may take place.

The entry level of Greenwich, similar to Shelton House, sits approximately ½ story above grade and is not handicapped accessible. Along with new wheelchair ramping at several locations and numerous ADA required improvements to all the lavatories, hallways, stairways, etc., the installation of a new elevator will be required to accommodate accessibility.

The Greenwich House, although very similar to the Shelton House, lacks its prominent location.
The Greenwich House also lacks the drama of a main entry. Due to the structure's rigid symmetry, there are additional challenges for the demolition of any one area or the construction of a new one. The marginally fair condition of Greenwich and its lack of interior character make for a questionable reuse of the structure.

The Kent House

Building Summary

The mirror image of the Canaan House, Kent was completed in 1940. Added to and improved during its tenure, it houses approximately 208,800 square feet on three floors. The structure also includes a full basement and attic and was primarily used for patient care and residency. Very similar to Canaan, the character of the existing brick structure is simply adorned with sloped pediments at entrances, arched window openings, a limestone cornice and white trim. Many interior spaces are also tastefully detailed with original woodwork and subtly detailed plaster surfaces. However, due to the lack of heat, the interior has deteriorated and is not equal to Canaan House in its present condition.

Vented at a center cupola, the asbestos shingle roofing sits on a nailable pre-cast concrete plank. This planking spans steel roof trusses and forms the shape of the pitched roof. The floor of the attic space consists of a concrete ribbed slab. The remaining floor slabs are also cast-in-place ribbed concrete bearing on concrete encased steel beams at interior locations, and a load bearing brick wall at the exterior perimeter. The interior partitions are plaster over terra-cotta clay tile. Although these walls are not load bearing many may be bracing the exterior walls and would need to be assessed if any demolition is required.

Although a steam heating system is in place, the building stands unheated or air-conditioned. Further analysis of the systems including plumbing, electrical, telephone, etc. is required to determine the extent of renovation required relative to the re-use of the existing structure.

Insulating values of exterior walls, attic separations, etc. do not conform to current energy codes and need further consideration for any change of use modifications that may take place.

The entry level of the Kent House sits approximately ½ story above grade and is not handicapped accessible. Along with new wheelchair ramping at several locations and numerous ADA required improvements to all the lavatories, hallways, stairways, etc., the replacement of the existing elevator will be required to accommodate accessibility.

The potential flexibility of interior partitions, existing structural column spacing, and significant floor area give the Kent House an advantage for re-use as office spaces. The existing structure also offers several opportunities for clean demolition lines were excess square footage or a change of use is necessary. The Kent house also plays an important role from a campus planning perspective. Its location adjacent to Bridgeport symmetrically balances the campus plan sitting opposite the Canaan House. The requests for a gymnasium, pool, and YMCA, coupled with the pivotal planning role Kent plays makes this structure a possibility for reuse with recreation related office space at the front of the building and newly built recreation spaces added to the rear as a possible option.

Newtown Hall

Building Summary

Constructed in 1933, Newtown Hall remains one of the finest buildings on the Fairfield Hills campus. Originally used as an administration building. Newtown Hall is in excellent condition and could house a use of approximately 16,500 square feet within its two stories. This building also houses an attic and a basement. The simple, yet handsome brick structure, is capped by a symmetrical hipped roof. A large cupola reinforces the symmetry along with a large, ornamental pre-cast entry colonnade and pediment. Although simply organized, the interior of Newtown Hall is very tastefully detailed. The main entry is adorned with plaster and wood moldings and proportioned comfortably. Most remaining office spaces are still fitted out with the original wood doors, transoms, and trim, all in excellent condition.

The sloping asbestos shingle roofing sits on a 2x12 wood rafter structure, supported by a steel frame. The floor slabs are cast-in-place ribbed concrete bearing on concrete encased steel beams at interior locations, and a load bearing brick wall at the exterior. Steel columns carry much of the interior structural loads from the roof and floors down to the basement. The interior partitions are plaster over terra-cotta clay tile. Although these walls are not load bearing many may be bracing the exterior walls and would need to be assessed if any demolition is required.

Much of the exterior remains in good condition with the exception of some miscellaneous re-pointing and concrete restoration at the main entrance

Currently a steam heating system is in place but is not served by a boiler plant. The building is not heated, and is not fitted out for air-conditioning. Further analysis of these systems including plumbing, electrical, telephone, etc. is required to determine the extent of renovation required relative to the re-use of the existing structure.

Insulating values of exterior walls, attic separations, etc. do not conform to current energy codes and need further consideration for any change of use modifications that may take place.

The entry level of Newtown Hall, like many other structures at Fairfield Hills sits approximately ½ story above grade and is not handicapped accessible. Along with new wheelchair ramping at several locations and numerous ADA required improvements to all the lavatories, stairways, etc., a new elevator will need to be installed depending on the proposed use to accommodate accessibility.

Newtown Hall, lends itself as an existing structure, to a very straight forward reuse as a leaseable office building. Its layout, condition, quality of architecture and construction clearly lead to this use. Although an elevator will need to be added to this building, many of the existing rooms are the appropriate size and proportion for new offices.

Plymouth Hall

Building Summary

Built in 1956 Plymouth Hall stands as a newer structure against the original 1930's buildings. Its diversified original usage included a gymnasium, auditorium and stage with a fly loft, and a small bowling ally in the basement level. Arts and crafts spaces and a chapel were also part of the original building. Plymouth's façade fronts on Fairfield Circle and is reminiscent of the Fairfield Hills original architecture. The remaining sides and rear of the structure; however, deviate from the character of the main campus with an over-simplified 50's look. Primarily built of brick, the structure includes a sloped roof in the front areas and flat roofs over the remaining portions. Isolated areas of pre-cast concrete and painted wood add detail at the entry façade. The interior of Plymouth, like the rear and side portions of the exterior, is of a 50's vernacular and lacks the character and detail of many of the 1930's campus buildings.

In general, both the interior and exterior of Plymouth is in fair condition. Along with the required re-pointing and wood restoration necessary at most of the Fairfield Hills structures, some of Plymouth's steel roof purlins at the gymnasium show corrosion and will need to be replaced. Most steel lintels show significant signs of rust and deterioration, and diagonal masonry cracking below windowsills, is prominent outside the Gymnasium. Most steel lintels will need replacement.

The primary structure at the Gymnasium is pre-cast concrete hinged arches spanned with steel beam roof purlins. Cementitous wood fiber decking, span between purlins. Brick on concrete masonry units comprise the infill between the structure. The structure over the auditorium appears to be long span steel trusses with lightweight pre-cast plank decking.

A steam heating system is in place and is not served by a boiler plant. The building is not heated, and is not equipped for air-conditioning. Further analysis of these systems including plumbing, electrical, telephone, etc. is required to determine the extent of renovation required relative to the re-use of the existing structure.

Insulating values of exterior walls, attic separations, etc. do not conform to current energy codes and need further consideration for any change of use modifications that may take place.

Plymouth Hall's main level sits two to three feet above grade. Along with wheelchair ramping and new door clearance requirements, numerous additional ADA required improvements are necessary for handicapped accessibility.

Plymouth Hall certainly has unique attributes relative to the remaining campus. The auditorium space and the arts and crafts related spaces lend this structure to be a community based Cultural and performing Arts Center. The renovated auditorium could help fill the need for such space within the community. Although this building lacks some of the character and richness in other Fairfield Hills buildings, a tastefully done renovation could define an enjoyable experience. The court within the gymnasium at Plymouth, however, is far smaller than a regulation size. Furthermore, this part of the structure is in need of repair. This is an area of the building that could be demolished and rebuilt to serve a similar purpose correctly.

The Shelton House

Building Summary

The Shelton House was built in 1933 and houses approximately 89,000 square feet of space on 2 ½ stories. Primarily used for patient housing and some administration, the Shelton House is the entry structure of the complex and serves as the front of the campus. The structure also includes a full basement and attic. The existing brick building is capped with sloping asbestos shingle roofs and cupolas and is recognized by its monumental pre-cast concrete pediment and colonnade at the entrance. The condition of the building is fair and in general need of significant restoration.

The floor slabs are cast-in-place ribbed concrete bearing on concrete encased steel beams at interior locations, and a load bearing brick wall at the exterior perimeter. The interior partitions are plaster over terra-cotta clay tile.

Most steel lintels show signs of corrosion with spalling masonry above and alongside window openings. Years of water penetration and cyclical freeze/ thaw damage have deteriorated many areas of masonry. Re-pointing of the masonry and the replacement of the steel lintels are required at all of these locations.

All areas of exterior woodwork, particularly at the sunrooms, cupolas, and cornices, there is significant signs of peeling and rot, much of which will need replacement. All the original windows will need replacement.

Although the building is unheated, a steam heating system is in place and in need of a boiler plant. Further analysis of these systems including plumbing, electrical, telephone, etc. is required to determine the extent of renovation required relative to the re-use of the existing structure.

Insulating values of exterior walls, attic separations, etc. do not conform to current energy codes and need further consideration for any change of use modifications that may take place.

The entry level of the Shelton House sits approximately ½ story above grade and is not handicapped accessible. Along with new wheelchair ramping at several locations and numerous ADA required improvements to all the lavatories, hallways, stairways, etc., the installation of a new elevator will be required to accommodate accessibility.

The Shelton House, although the most prominent Fairfield Hills structure by its location, has no sense of arrival at its main entrance. Instead, its grand front portico and pediment is in reality a front to the campus entry. Significant interior work will need to be done to address this issue. Due to the structure's rigid symmetry and site location, there are additional challenges for the demolition of any one area or the construction of a new one. The marginally fair condition of Shelton and its lack of interior character make for a questionable reuse of the structure.

Stratford Hall

Building Summary

Stratford Hall, constructed in 1933 was formally used as a dining hall and library. This structure contains about 9,000 square feet including its basement. The quaint yet stately brick structure opens gracefully to the outdoors with five large round top windows. Inside, an impressive vaulted ceiling defines the main space and is bordered on each side by arcades of a similar vocabulary. Intricate plaster detailing, wood panels, and molding richly articulate this grand interior space.
Although the exterior of this structure is sound, a prolonged steam leak on the interior has damaged much of the interior finishes and will need repair for the ultimate reuse of the building.

Most likely the sloping asbestos shingle roofing sits on a long span steel truss. The floor slabs below is cast-in-place ribbed concrete and bears on concrete encased steel beams, steel columns, and load bearing masonry at interior locations. The perimeter is supported by a load bearing masonry wall.

Much of the exterior remains in good condition with the exception of some miscellaneous re-pointing and concrete restoration. Steel lintels at flat window arches will need replacement and repainting of the existing trim and banding is also required.

Although damaged, a steam heating system is in place and is not served by a boiler plant. The building is not heated, and is not equipped for air-conditioning Further analysis of these systems including plumbing, electrical, telephone, etc. is required to determine the extent of renovation required relative to the re-use of the existing structure.

Insulating values of exterior walls, attic separations, etc. do not conform to current energy codes and need further consideration for any change of use modifications that may take place.

The entry level of Stratford Hall, like many other structures at Fairfield hills sits a few feet above grade and will need new wheelchair ramping for accessibility. New lavatories and other ADA required improvements are necessary to accommodate accessibility.

Stratford's dramatic space clearly lends itself to a fine restaurant. Part of this space could become a bar and lounge area with the remainder dining. To accommodate this change of use a new kitchen and service area would need to be constructed. Site area is also available to develop a south facing outdoor dining area. Another use could be for a single user office space or small convenience retail/service use.

Woodbury Hall
Fairfield Hills Park

Building Summary

Woodbury Hall was constructed in 1933 and was primarily used for nursing staff residency. This structure contains about 30,000 square feet on 2 stories and includes a basement and an attic. Similar to the massing and street presence of Newtown, Woodbury is also very symmetrical. Its symmetry is reinforced by a large entrance pediment and balanced by gabled roof ends. The organization of the plan is simple and signature spaces are fitted out with raised panel woodwork and tastefully articulated plasterwork.

The sloping asbestos shingle roofing sits on a 2x12 wood rafter structure, supported by a steel frame. The floor slabs are cast-in-place ribbed concrete bearing on concrete encased steel beams at interior locations, and a load bearing brick wall at the exterior. Steel columns carry much of the interior structural loads from the roof and floors down to the basement. The interior partitions are plaster over terra-cotta clay tile. Although these walls are not load bearing many may be bracing the exterior walls and would need to be assessed if any demolition is required. Current conditions in the basement suggest a significant drainage problem around the perimeter of the building. Heavy flooding and moisture infiltration over time has perpetuated into mildew problems and must be dealt with.

Much of the exterior remains in good condition with the exception of some miscellaneous re-pointing and concrete restoration at the main entrance and other masonry areas. Small built-up roofing sections at the ends of the building show signs of wear and moisture, and are in need of replacement.

Currently a steam heating system is in place, but is not served by a boiler plant. The building is not heated, and is not fitted out for air-conditioning. Further analysis of these systems including plumbing, electrical, telephone, etc. is required to determine the extent of renovation required relative to the re-use of the existing structure.

Insulating values of exterior walls, attic separations, etc. do not conform to current energy codes and need further consideration for any change of use modifications that may take place.

The entry level of Woodbury Hall, like many other structures at Fairfield Hills sits approximately ½ story above grade and is not handicapped accessible. Along with new wheelchair ramping at several locations and numerous ADA required improvements to all the lavatories, stairways, etc., a new replacement elevator may need to be installed depending on the proposed use to accommodate accessibility.

Woodbury Hall although used primarily for staff dorms, also has a layout that lends itself to offices. Many of the existing rooms at this location are of the size and proportion appropriate for administrative spaces. Woodbury has a large entry space with a fireplace off of the entrance vestibule that would serve well as a waiting and reception area. The repair of the moisture and flooding condition of the basement, the need for a replacement elevator, and other required improvements will by mandatory to bring this structure to a leaseable level.

Exhibit C

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

Babe Ruth Baseball	-	Need 2 fields now Need 5 added by 2010 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. Currently use trails same as Newtown Bridle.

Golf Course	-	Interest in this use but no organized support.
Newtown Forest Association	-	Supports open space.

Service Groups

Daytar	-	Provides services for people with disabilities. Not looking for particular space but supports cultural and athletic uses that clients could participate in.
VNA	-	Use Edmond Town Hall once a month for a meeting and have a thrift shop. Current space is 900 square feet, could use more.
Rotary	-	No particular space needs but need balance in plan to generate some tax revenue.
Youth Services	-	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.
Womans Club	-	Supports bike/walking trail, community garden. Restore beauty of Fairfield Hills with flower beds, etc.
Lions Club	-	Supports Town needs, athletic fields and walking trails. Should have some economic development but also consider land banking for future.
Historical Society	-	Need space to display materials. Create Newtown Heritage Center. Possibly antique shows in Bridgeport Hall.
Friends of Library	-	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.
St. Johns Food Pantry	-	Located in St. Johns Church basement in 300 square feet. Do 2,000 – 3,000 meals a month.

Senior Center	-	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.).
Salvation Army Food Kitchen	-	In Town hall South as part of Social Service Office in 400 sq. ft. area. Need larger area as well as storage.
K-9 Advocates	-	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

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

Exhibit D

4.22.415 The affordable housing units shall be offered for sale or rent as set forth herein:

(1.) Employees of the Town of Newtown shall be given first preference in both the rental and sale of affordable units. Employee of the Town of Newtown" shall mean a full-time employee of the Town or of the Newtown Board of Education.

4.23 Fairfield Hills Adaptive Reuse

4.23.100 Purpose and intent. The purpose of this zone is to permit the conversion and reuse of the former Fairfield Hills Hospital campus in a manner that is in harmony with the character of the existing campus and surrounding neighborhood. The zone is designed to allow the economic reuse of the site so as to contribute to the well being of the community while at the same time encourage the conservation of the overall site design and cohesive layout of the main campus. The zone encourages the maintenance of the historic integrity of the campus and existing structures located there.

The intent of the FHAR zone is to focus on a campus setting and encourage use of the property, existing buildings and new structures that will reinforce and contribute to the overall cohesiveness of the area. A campus setting is typically characterized by an integrated site design with complementary land uses that work together as a whole. The property has a unique central location in the community and Fairfield Hills Hospital played a major role in Newtown's overall development and history. The property is environmentally sensitive and has areas located within the aquifer protection district. The reuse of the property should be planned, new structures should blend in with existing historic structures, and the environmental integrity of the site should be maintained.

4.23.200 Procedure. An adaptive reuse of the Fairfield Hills site possesses unique circumstances. The principal uses shall be permitted subject to the granting of a special exception by the Commission. Such special exception shall meet the standards, criteria, conditions and procedures which are set forth in Section 8.04 hereof, and such application shall include the additional information and studies as set forth below.

(1) Submission of a master planned development proposal which shall provide the Commission with an overall development scenario and shall include a description of the project's phasing, potential impact on historic factors and natural resources and the existing infrastructure.

(2) An environmental impact study concerning the development plan's expected effect upon the environment in general, the aquifer, and the campus character.

(3) A plan for vehicular and pedestrian circulation patterns and parking areas which plan shall demonstrate a harmonious integration of traffic and parking with the site design and the area immediately surrounding the campus.

(4) A landscaping plan consistent with the intent and purpose of the zone.

4.23.300 Permitted uses. Subject to the obtaining of a special exception from the Commission, the following uses are permitted. Uses that are not listed as permitted shall not be permitted by variance.

(1) Retail sales, limited to no more than 40,000 square feet per tenant.

(2) Shopping center, with no more than 40,000 square feet per tenant.

(3) Wholesale business, limited to no more than 40,000 square feet per tenant.

(4) Educational facility, including accessory housing facilities.

(5) Light manufacturing that involves one or more operations including the fabricating, processing, converting, altering, packaging, bottling or assembling of products, provided the operations are conducted solely within an enclosed building or group of buildings and provided that such operations are not precluded by Section 4.03 of these Regulations.

(6) Bulk storage and warehousing of materials, as set forth in Section 4.18.180 of these regulations.

(7) Office space.

(8) Medical or dental office.

(9) Laboratory devoted to research and development or testing of specimens or products.

(10) Corporate headquarters for one or more corporations.

(11) Printing establishments. (Effective 6/21/99)

(12) Laundry service, including on-site or off-site laundering and dry cleaning services that do not

conduct on-site cleaning. (Effective 6/21/99)

(13) Publishing Establishment.

(14) Restaurant, including outside service, but excluding drive-thru facilities and outside entertainment.

(15) Commercial or public recreational facility, indoor or outdoor, fitness center.

(16) Museum.

(17) Library.

(18) Theater, movie theater/complex.

(19) Place of religious worship.

(20) Bank, financial institution.

(21) Hospital.

(22) Multiple family dwellings, provided that at least 25% are affordable housing units as defined at Section 4.22.101 and further that the density shall be calculated pursuant to Section 4.22.314 of these regulations.

(23) Adult congregate living facility, as set forth beginning at Section 4.10.250 of these regulations.

(24) Assisted living facility for the elderly.

(25) Multiple family for elderly housing, as set forth beginning at Section 4.10.100 of these regulations.

(26) Structured parking, providing that such parking is clearly incidental to a permitted use.

(27) Hotel, motel, conference center.

(28) Nursery, greenhouse.

(29) Golf course.

(30) Outdoor sport field.

4.23.400 Area, height and yard requirements.

4.23.410 Minimum lot area. The minimum lot area shall be at least 150 acres of contiguous land owned or controlled by the applicant.

4.23.420 Minimum setbacks. Any structure shall be setback 100 feet from any street line or 125 feet from the

centerline of the street, whichever is greater. All structures shall be setback 100 feet from the nearest property line.

4.23.430 Number of stories. All structures shall be limited to three stories.

4.23.440 Building h eight. Building height shall comply with Section 5.01 and Section 5.02 of these regulations. The conversion of existing structures shall be encouraged. If any existing structures in the zone now exceed or breach the requirements of Section 5.01 and Section 5.02, the nonconformity shall not be expanded but may be altered to facilitate the reuse of existing buildings.

4.23.450 Maximum structural coverage. The maximum building coverage shall be 7% of the entire lot. The maximum building, storage loading, paved areas, parking, roadways, driveways and sidewalk coverage shall be 17% of the entire lot.

4.23.500 Parking and pedestrian walkways. Sections 7.06, 7.07, 7.08, and 7.09 of these regulations concerning parking shall apply. The placement of parking areas and pedestrian walkways shall allow convenient passage for motor vehicles and pedestrians upon the campus. Parking areas, whether structured parking areas or not, shall be landscaped to buffer the parking from the sight of neighboring properties. Parking areas shall be located so as to maintain the main campus character but to allow for expansive lawn and planted areas to be incorporated into the design.

4.23.600 Signs. Sections 4.03.600, 6.01, 6.02, and 6.03.500 through 6.03.550 of these regulations concerning signs shall apply. Notwithstanding the provisions of Section 6.04 of these regulations, no internally illuminated sign, including without limitation all neon signs even if inside windows, may be erected, whether by special permit or otherwise.

4.23.610 Permitted signs. Only the following signs shall be permitted. The size is the maximum area.

(1) One double facing sign or single facing sign or wall sign per building. Size: 9 square feet.

(2) Two directory type signs up to 20 square feet for the name and address of the entire FHAR zoned area.

(3) Pedestrian walkway signs to facilitate the flow of pedestrian traffic.

(4) All signs shall be shown as part of the application for special exception and no other signs shall be

erected or maintained, except as permitted in Sections 6.03.500 through 6.03.550.

4.24 Conservation and Agriculture

4.24.100 Purpose and intent. The purpose of this zone is to provide for the long term maintenance of land in an undeveloped state by limiting its use to wildlife habitats, the growing of agricultural crops, foresting, and passive recreation.

The intent is to preserve and protect existing and potential drinking water supplies, preserve and protect plant and animal wildlife and unique natural features, preserve and protect watersheds and stream feeders to promote healthy aquatic life, maintain vistas, protect sensitive archaeological sites, provide recreational opportunities for the general public, and retain agriculture as a beneficial industry within the Town of Newtown.

The following lands shall be eligible for designation as a CA zone: municipally-owned land, state and federally-owned land, and privately owned forest land, nature preserves, fish or game preserves, undeveloped land, land currently used for any kind of farming, land immediately over a sole source aquifer and any land immediately adjacent to any land previously listed in this paragraph and any land immediately adjacent to land zoned CA.

4.24.200 Permitted Uses. No land, building or other structure shall be used, altered or added to which is arranged, designed, intended to be used or capable of being used except for one of the following principal uses. Uses that are not listed as permitted shall not be permitted by variance.

(1) Foresting, including without limitation the harvesting of lumber.

(2) Pedestrian hiking trails.

(3) Natural wildlife habitat.

(4) Nature preserve.

(5) Open space.

4.24.300 Notwithstanding the provisions of Section 4.24.200, the following principal uses are permitted in the CA zone subject to obtaining a special exception from the Commission in accordance with the standards, criteria, conditions and procedures set forth in Section 8.04 hereof, and the additional standards and criteria set forth herein below. No land, building or other structure

shall be used, altered or added to which is arranged, designed, intended to be used or capable of being used except for one of the following principal uses. Uses that are not listed as permitted shall not be permitted by variance.

(1) Crop farming.
(2) Bicycle trail.
(3) Equestrian trail.
(4) Playground for children's outdoor games and recreation.
(5) Outdoor sport field.

4.24.310 No new building, structure, or parking shall be permitted in the CA zone in expansion of those buildings, structures and parking already extant as of May 21, 1998.

4.24.320 Any playground, outdoor sport field, or corp farming within a CA zone shall be controlled through the utilization of management practices which minimize the use of chemicals to control weeds and pests and which minimize the use of fertilizers. As part of the special exception application, the applicant shall submit to the Commission a turf management and environmental management plan detailing methods to be employed to avert harmful effects to the environmental health of the property and adjacent properties. The plan shall include any potential use of pesticides, fungicides, weed killers, and fertilizers.

4.24.330 Any playground or outdoor sport field within a CA zone shall not be paved nor served by grandstands or bleachers for spectators.

4.24.340 Notwithstanding the provisions of Sections 4.24.300, 4.24.310, and 4.24.320, the following uses are permitted in the CA zone as long as they remain clearly accessory to the principal use:

(1) Greenhouses.
(2) Surface parking, including without limitation paved parking areas. The provisions of Section 7.06 shall apply.
(3) Playground structures intended for use by children only.

4.24.400 Area, height, and yard requirements. Section 5.01 and Section 5.02 of these regulations concerning height limitations shall apply to the CA zone. The conversion of existing structures shall be encouraged. If any existing structure in the zone now exceeds or breaches the requirements of Sections 5.01 and 5.02, the nonconformity shall not be expanded, but may be altered to facilitate the reuse of the existing building.

4.25 Hawleyville Center Design District - East (HCDD-E) (Added,

explosives;

4.03.400 Mobile home parks, trailer parks and individually occupied mobile homes or trailers, except as set forth in 4.21.400 and 4.21.500 hereof;

4.03.500 Rock or stone crushers, processing of sand, sand and gravel, or concrete batch plants;

4.03.600 Signs which rotate, vibrate, move or swing or which have rotating, vibrating, moving or swinging parts;

4.03.700 Storage outdoors of any unregistered motor vehicle or obsolete and/or unused contractors' machinery or equipment. This section shall not prohibit outdoor storage of unregistered operable motor vehicles used on farms.

4.03.800 Slaughterhouse, rendering plant or refinery,

4.03.900 Tank farm or individual above ground storage tanks over 5,000 gallons capacity;

4.03.1000 Used car sales lot except where conducted on the same premises as a new car sales lot and clearly incidental thereto.

4.04 Aquifer Protection District (APD)

Intent and Purpose

It is the intent of this section to promote the health and general welfare of the community by preventing the contamination of ground resources and to protect ground water quality within the Town of Newtown and in particular the Pootatuck Aquifer to ensure a present and future supply of safe and healthy drinking water. The Aquifer Protection District is designated as an overlay zone.
The purpose of this section is to facilitate the adequate provision of clean water by prohibiting, within the Aquifer Protection District, land uses which can contaminate ground water resources and by regulating other land uses which may have the potential to contaminate or down grade existing and potential ground water supplies.

The stratified drift deposits of the Pootatuck Aquifer are composed predominately of inter-bedded layers of sand and gravel with lesser amounts of silt and clay. These deposits are underlain by crystalline bedrock mostly gneiss and schist. The Pootatuck Aquifer is capable of supplying large quantities of drinking water in Newtown and its protection is critical.

The Pootatuck Aquifer (a federally protected sole source aquifer) is highly susceptible to contamination because of its relatively high permeability and shallow water table which is recharged mainly from precipitation that percolates from the land surfaces within the watershed.

4.04.100 Applicability

These regulations shall be in addition to the requirements for the underlying zoning districts as designated on the Zoning Map. Both the requirements of the Zoning Regulations as set forth in other sections and the requirements contained herein for the Aquifer Protection District shall apply within such zone. In the event of a conflict, the more restrictive requirements shall apply.

4.04.110 Aquifer Protection District Maps

The Aquifer Protection District (ADP) is hereby established on those lands serving as the primary and secondary recharge areas and those lands within the preliminary (Level B) aquifer protection areas of the Pootatuck Aquifer. The Aquifer Protection District is delineated o two maps. The first map is entitled: "Aquifer Protection Districts" and is overlaid on the Newtown Connecticut Zoning Map dated effective June 27, 1959 amended to July 1, 1969 and July 1976, scale 1" = 1200' prepared for The Housatonic Valley Council of Elected Officials by Cahn Engineer, Inc. - Wallingford, Connecticut (Adopted effective 3/13/81). The second map is entitled "Preliminary (Level B) Aquifer Protection Areas, United Water Connecticut (formerly Newtown Water Co.) Map B-059, approved July 18, 1991, Fairfield Hills Hospital Map B-071, approved April 24, 1992, Newtown, Connecticut" scale 1:12,000 printed November 30, 1998 by the State of Connecticut Department of Environmental Protection.

4.04.200 Permitted Uses and Activities

Uses permitted in an Aquifer Protection District are the following principal uses where permitted in the underlying zone. No use variance shall be granted to allow any use in the district which is not expressly permitted in this section.

1. Single family dwellings having two (2) or more acres of land per dwelling.
2. Open space and passive recreation.
3. Managed forest land.
4. Wells and accessory equipment for the purpose of providing the public water supply.

4.04.300 Prohibited Uses

The following uses and activities are prohibited in an Aquifer Protection District:

1. Sanitary landfills, septage lagoons, waste water treatment facilities, transfer stations.
2. Printing and publishing establishments which involve the use of acid/bases, heavy metal wastes, solvents, toxic wastes, or solvent based inks.
3. Public garages.
4. Filling stations.
5. Car wash facilities
6. Multiple family housing, adult congregate living facilities with a density of more than one unit per two acres except when connected to public sewers.
7. Road salt storage.
8. Kennels except when connected to public sewers and water.
9. Manufacture, storage, transport, processing or disposal of hazardous materials or waste.
10. The mining or removal of sand and gravel.
11. Underground storage of hazardous materials including but not limited to fuel oil or petroleum.
12. Dry cleaning establishments with on-site cleaning operations.
13. Hotels and motels except when connected to public sewers and public water.
14. Outdoor storage of any commercial vehicles or construction equipment.
15. Maintenance of any commercial vehicles or construction equipment.
16. Maintenance of public utility service vehicles or outdoor storage of public utility vehicles.
17. Classification and smelting of nonferrous metals.
18. Medical or dental offices, veterinary hospitals, beauty and nail salons, funeral parlors, research or medical laboratories except when connected to public sewers and water.
19. Single family dwellings having less than two (2) acres of land per dwelling except when connected to public sewers.

4.04.400 Uses and Activities Requiring a Special Exception

Principal or accessory uses permitted in the underlying zoning districts as provided for in Article IV - Permitted Uses that are not listed in Section 4.04.200 or as prohibited in Section 4.04.300, shall be subject to obtaining a special exception in accordance with the standards, criteria, conditions, and procedures as set forth n Article VIII, Section 8.04 hereof and the additional standards, criteria, conditions and procedures

set forth herein.

4.04.500 Procedure

The granting of a special exception by the Planning and Zoning Commission will be subject to the Planning and Zoning Commission's finding that a proposed activity will not have a significant environmental impact on the Pootatuck Aquifer (FONSI). This finding will be determined following an evaluation of the proposed activity and its impact on the ground water resources. Should the Planning and Zoning Commission find that the proposed use has the potential to cause substantial adverse impact on the ground water resources or the application does not meet the standards set forth in these regulations, the application shall be disapproved.

Upon receipt of an application the Planning and Zoning Commission shall refer such application to the Newtown Conservation Commission who will evaluate the proposed activity and review the impact on the ground water resources as an agent for the Planning and Zoning Commission. The Conservation Commission will perform an assessment of the proposed activity by reviewing the applicant's written evaluation concerning the impact a proposed activity may or may not have on the Pootatuck Aquifer. The aquifer impact assessment requirements and standards set forth beginning at Section 4.04.600 shall be the basis for determining the impacts of a proposed activity.

The Conservation Commission shall render a recommendation to the Planning and Zoning Commission within thirty-five (35) days of its receipt of the referral. Failure by the Conservation Commission to respond in writing within thirty-five (35) days shall be taken as no comment on the proposal. Any applicant may request an aquifer impact assessment from the Conservation Commission prior to applying for a special excepting approval.

If the Conservation Commission finds that a proposed activity would not have a significant aquifer impact, it shall recommend that a finding of no significant impact (FONSI) be rendered by the Planning and Zoning Commission.

If the Conservation Commission finds that the proposed activity will have a substantial adverse impact on the aquifer, it shall include information in reasonable detail to support its findings and will issue a recommendation against the FONSI.

If the Conservation Commission finds that the proposed activity will have a substantial adverse impact on the

aquifer, the Planning and Zoning Commission will be required to have four (4) positive votes to approve a special exception. Failing four (4) positive votes, the special exception shall be denied.

4.04.600 Aquifer Impact Assessment

Every land use located within the Aquifer Protection District which requires the filing of an application for approval by the Planning and Zoning Commission shall be subjected to an aquifer impact assessment. All information pursuant to Section 4.04.610 shall be submitted to the Planning and Zoning Commission upon application.

4.04.610 Aquifer Impact Assessment Requirements

An application for an Aquifer Impact Review shall include, in addition to any other application requirements, a written aquifer impact assessment prepared by a professional with special expertise who is familiar with ground water mottling. The purpose of the assessment is to evaluate the impact on the proposed activities upon the aquifer. The aquifer impact assessment shall include, in so far as is pertinent to the application, the information listed below. The Planning and Zoning Commission may waive the requirements for some of the following information if they determine that it is not relevant to the specific application.

1. Detailed written document concerning the environmental assessment and impacts of the proposed activity. The environmental assessment shall address direct and indirect effects, both short-term and in the long-term, which would result from the implementation of a proposed action and shall contain sufficient detail for the purposes of determining environmental significance of the activity on the environment in general and the aquifer in particular.
2. The amount and composition of any hazardous materials that will be used, handled, stored, generated, treated, or disposed of on the property.
3. Provisions for treatment, temporary storage, and/or disposal of any hazardous materials.
4. Locations of adjacent (within 500 feet of property line) private drinking water supply wells. Location of public water supply wells within 1,000 feet of property line. Distance to AA streams (tributary to public drinking water supply).
5. Site and Building plans showing all information required pursuant to Sections 8.04.200 through 8.04.321 hereof.
6. Whether public sanitary sewers and water supply are

approved to service the use.

7. Septic system location, size, and capacity.
8. Details of the hydrologic budget including natural and man-induced sources of recharge and withdrawal.
9. Potential impacts resulting from the planned discharges or withdrawals, including impacts to other users of the aquifer (sells, surface expressions of groundwater, etc.) In terms of levels, quantity of water available and induced quality changes. Impacts resulting from induced infiltration, including quantity implications to both the ground water and surface water systems.
10. Provisions for storm water management and pretreatment.
11. Emergency plan to protect and control hazardous material leaks and spills, including but not limited to inspections, notification of officials, containment, and cleanup procedures.

4.04.700 Aquifer Protection Standards

The following minimum standards shall be met for all uses within an aquifer protection district.

1. Storm Water Management

1. No wastewater discharges shall be connected to the storm water system.

2. Storm water from developed site areas shall require pretreatment of runoff prior to discharge. The design shall provide detention ponds, basins, swales, oil separators, or other measures designed to treat runoff, contain pollution, control peak flow, and/or allow for clean water infiltration into the ground.

3. Storm water contact with sources of pollution (such as dumpsters and waste receptacles) shall be prevented with roofs, covers, berms, or by directing runoff away from sources.

4. Parking, storage, loading and other areas where vehicular activity occurs shall be an impervious surface.

2. Floor Drains

Floor drains are prohibited except where connected to public sanitary sewers in accordance with DEP (or local authorized agent) approval.

3. Pesticide and Fertilizer Use

Any use which includes more than 2 acres of land used for crop, lawn, garden, or landscaping shall be accompanied by a management plan. The management plan shall indicate

types of materials, application schedule, if any, chemical pesticides or fertilizers and conformance with applicable best management practices.

4. Manufacture and Storage of Hazardous Materials

At all areas and facilities where hazardous materials are already manufactured, stored, transported, processed or disposed of prior to June 21, 1999, any change to the existing use or improvements at the facility shall be designed for the control of inadvertent or accidental spills, leaks, or other discharges. The following standards shall apply:

1. Manufacturing, processing, or other activities using hazardous materials shall only be conducted on flooring impervious to the material being used and within a building or structure.

2. Underground storage tanks and distribution lines for hazardous materials are prohibited.

3. Above ground storage tanks, containers or drums shall be within a building or structure meeting the following requirements:

a) Have an impervious floor and containment area or dike of adequate size to contain thirty percent (30%) of the total storage capacity or one hundred ten percent (110%) of the largest tank, whichever is larger.
b) Area shall be protected by a roof and adequate sides to prevent exposure to precipitation.

c) Tank overfill protection devices shall be designed to prevent release of overfill outside the storage area.

d) Storage areas shall be located outside of flood zones or shall be flood proofed.

e) Have no floor drains.

4. Venting systems for evaporation or distillation of hazardous materials shall be designed with a recovery system to prevent the discharge of contaminated condensate or drippage.

5. Loading or transfer activities shall be conducted on impervious surfaces, roofed, and diked to capture and control any spills or leaks.

6. Best management practices shall be followed for all usage, storage, or handling of hazardous materials. (Effective 6/21/99)