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HERBERT C. ROSENTHAL
FIRST SELECTMAN

TOWN OF NEWTOWN
OFFICE OF THE FIRST SELECTMAN

To The Citizens of Newtown:

Newtown is presented with a unique opportunity on June 6 to vote on two resolutions which are critically important for the Town's future. The Board of Education has done an excellent job of documenting the need for the 5/6 school to solve overcrowding in the Middle School and elementary schools. I also want to compliment them for coordinating the school project with the Town's efforts to acquire Fairfield Hills and for their support in that endeavor.

Last week, Councilman Donald Studley and I concluded our negotiations with representatives of the State of Connecticut and signed "Negotiated Terms and Conditions of Sale, Fairfield Hills". The highlights of that agreement are as follows:

- Purchase Price of \$3.9 million
- 100,000 gallons per day - \$1 million of free sewer capacity
- The firehouse/laundry building and approximately 4 acres added to the 185 acres and buildings in the original offer
- Trades Lane and Old Farm Road from its intersection with Trades Lane to the west, will become Town roads
- State Office of Policy & Management and State Department of Public Works will support the Town's application to the Department of Environmental Protection for a "Covenant Not To Sue" from the D.E.P.
- State will transfer rights for the Fairfield Hills Water Co. to the Town and will purchase water from the Town.
- Town will create a \$200,000 conservation fund with The Potatuck Club for aquifer protection and conservation
- Town will Purchase environmental insurance
- Town maintains the right to negotiate additional sewer capacity in the future

Subsequently, the Board of Selectmen and Legislative Council both unanimously approved a bonding resolution to fund capital projects including the purchase of Fairfield Hills. The projects include municipal and school offices in Shelton House, playing fields at Newtown High School and approximately seven fields at Fairfield Hills, code updates at Edmond Town Hall, demolition and abatement of up to eight buildings at Fairfield Hills, and other costs associated with the purchase of Fairfield Hills. The items are covered in the "Fairfield Hills Campus Proposed Work Program and Cost Estimates" prepared by Harrall Michalowski Associates, Inc., dated May 21, 2001. This plan and the "Negotiated Terms and Conditions of Sale" are available at the Library, First Selectman's Office and on the Economic Development Commission website, www.newtown.org.

The Legislative Council wisely included funding in the debt service of the annual budget just approved so that the future financial impact of the bonding and operations of the Fairfield Hills related projects will be approximately an additional 8/10 of a mil spread over the next three years. The financial impact will be reduced by any future revenue produced at the site.

The Board of Selectmen and I have committed to a process for the master plan required by Planning & Zoning regulations for redevelopment of Fairfield Hills. The process will include public input and forums as well as Legislative Council and Town Meeting approvals before submission to the Planning & Zoning Commission for their final approval process.

The most important consideration in purchasing Fairfield Hills, the geographic heart of our community, is that these 189 acres plus the over 100 acres of former FHH land that we already own or shortly will own, allows us to control our own destiny. We will determine what happens rather than being at the mercy of the State or a developer who purchases the property from the State. I urge voters to put the Town's future first and vote for both resolutions Wednesday, June 6 at 7:30 at Newtown High School auditorium.

Sincerely,

Herbert C. Rosenthal
First Selectman