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Over 200 acres in Newtown will be served by expanded infrastructure project

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advanced the potential for development in Hawleyville with the approval of funding for the design and installation of a new sewer line. The new line will serve over 200 acres of undeveloped and underdeveloped commercial and industrial zoned real estate located off I-84 at Exit 9. The sewer expansion is the last piece of infrastructure upgrades needed in this northwestern area of Newtown. Public water, natural gas, fiber optics and upgraded electric power are already in place. Newtown's Fast Track permitting process and Business Incentive Program round out the package and send the message that we will help get your business up and running as quickly as possible.

Hawleyville is located in Newtown, CT directly off Exit 9 of I-84. Few large commercial properties are available in western Connecticut so this municipal infrastructure investment is sure to be noticed. A Newtown location provides easy Interstate access to the northeast with connections to air and rail transportation. In addition to having one of the largest (140 acres) available sites off I-84 in western Connecticut, Newtown has several available sites with land use approvals in place. In other words, we have sites that are shovel ready.

A contract for the design of the Hawleyville sewer extension has been awarded to Fuss & O'Neill engineering firm and construction will immediately follow the design phase. The Town sees opportunities for new job creation and commerce with this new infrastructure project and is expecting that the sewer line extension will be ready for connections before the end of the year. The Newtown Economic Development Commission has been a strong supporter of the infrastructure investment and worked with the Water Sewer Authority to accomplish the funding approval. The commission members see expanded opportunities that will help create new jobs and generate business growth and development in Newtown.

New businesses openings and housing development in the exit 9 area has been steady over the past few years. Business owners have formed a group to help market their services to residents and visitors to the Newtown and Bethel communities. The Stony Hill Four Corners Business Association meets regularly to coordinate and plan events and works together to help member businesses prosper. Newtown's Hawleyville area has many new residents to support the businesses. The Liberty at Newtown was completed a few years ago while the Wood's at Newtown, a Toll Brothers community, is currently under construction. These two age-restricted communities along with the Maplewoods assisted living complex contribute to the active residential market in Newtown. Plans for expanded medical services in the area are also underway. The Maplewood Medical Center, a 26,400 s/f mixed-use office building is expected to break ground this spring. Davita Dialysis Center has already announced plans to occupy space in the new building.

Newtown's business friendly Fast Track permitting process and the Business Incentive Program have been successful in attracting new projects to our community. The Shoppes at Lexington

Village is an example of a redevelopment project that will bring 54,000 s/f of new retail and office space to the central business district in the Borough of Newtown. A couple of existing Newtown businesses have already expressed an interest in occupying space in the village where they can expand their businesses and create new jobs. The land use staff worked with the developer utilizing the Fast Track process to gain local land use approvals while the Economic Development Commission helped with tax incentives that will offset some of the increase in taxes. The developer will pass the savings along to their tenants to create an attractive leasing package. Newtown's central business district has been a very desirable and successful location for businesses and an attractive location for residents to conduct their business.

Progress with the economic recovery consultancy in Sandy Hook Village has been made over the winter. The Sandy Hook Organization for Prosperity (SHOP), a private business association that supports the commercial area has been working with the CT Main Street Center on a branding and action plan project. A marketing coordinator has been hired and will be working with local businesses to roll out the new brand this spring and summer. SHOP members have worked hard over the winter and are excited to welcome their new coordinator and also to welcoming a few new businesses and residents to the village. A new commercial building is taking shape on Washington Ave. that will provide for new business opportunities while two new housing communities will fill the village with new residents. The village is a unique and picturesque area with several boutique shops and restaurants where residents and visitors can relax, shop and enjoy. Recent streetscape improvements to the village include new sidewalks, lighting, landscaping and pedestrian amenities. Keep a watch out for more news on the opportunities in Sandy Hook and Hawleyville in coming months.

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