Common School Working Group Agenda
Thursday October 23, 2025 6:00PM – 7:30PM
Fairfield Town Office, Chester Arthur Room

Meeting Notes

1. **Additions/Changes to Agenda.** None
2. **Welcome and Introduction.**
3. **Architectural Design Work with GVV – Review and Discussion**
    - Chi introduced the materials sent for review and discussion. There is a concept prepared that has community use on first floor opening up the room reserving second floor for income generating use such as 2 housing units. Basement would be for rec department and team use.
    - Confirmed that the school did not pay rent to use the building.
    - Discussion of liking it becoming more prominent by tree cutting in front to become more visible from Route 36.
    - Discussed connection from Soule/South Rd access point.
    - Visual/inviting connection from rear that faces school/library.
    - Housing would likely require separate entrance for fire/building code permit. Limitations around design due to this purpose.
    - Bowing on the second floor due to steel beam. Wood settling, but not the steel. Solution depends on use of the second floor.
    - Steel posts have rust on the bottom in the basement. Need to confirm they have the right load bearing capacity. Shouldn't cover them up.
    - Chi has suggested that the first floor is appealing as a community use with the second floor as 2 housing units, which would generate income. For big open community space – there is a tradeoff of big windows on the first-floor vs tin ceiling on the second floor. After-school programming would also use community space on first floor. Basement could be for rec department/team changing.
    - Is there a disadvantage to having the after-school program on the second floor? Bring Faith into the conversation.
    - The first floor will have a larger capacity with more load bearing and easier fire escape plans. One consideration.
    - One design presented by Chi for the first floor has a basic kitchen/food prep space could be in the center as an island that provides some division to the big room or

against a wall. Group generally liked the concept of integrating the kitchen into design. Space for sinks, cabinets, hot pot, etc.

- Focus building uses on needs. Ae we sure we have identified community needs?
- Other than housing, is there an opportunity for small business incubation?
- Discussion of housing challenges. Need for property management/maintenance – likely hiring property manager. Discussed drawbacks of housing in the whole building.
- It was noted that all uses require property management.
-

4. **Communication/outreach – updates and next steps?**

   Tabled.

5. **Fundraising**
   - Capital Campaign Discussion. Tabled.
   - Village Trust initiative Application Update. Tabled.
6. **Other Business**
   - Next meeting Chi will have digital designs for review.
   - Julie and Sorrell volunteered to follow up with Faith and Melissa about after school feasibility.
   - Mary offered to reach out to the Brick Store and new Soule House owners – what are their needs and are there opportunities to support each other and coordinate uses for mutual benefit.