



THE ZONING COMMISSION
Town of New Fairfield
4 Brush Hill Road
New Fairfield, CT 06812

MINUTES

Wednesday, February 24, 2021 at 7:30 p.m.

Virtual Venue/Meeting Access:

Web: <http://zoom.us/j/93351878783>

Dial-In: 929-205-6099 Meeting ID: 933 5187 8783

Members Present: John Moran (Chair), Kevin Van Vlack (Vice chair), Shane Cosentino, Stephen Hanrahan, Tomas Kavaliauskas (Alternate), Gary Mummert (Alternate)

Members not Present: Joseph Letizia

Others Present:

First Selectman: Pat Del Monaco

BOE: Ed Sbordone, Rick Regan

BOF: Wesley Marsh

PBC: Don Kellogg

Network Administrator: Paul Gouveia

New Fairfield Public Schools Administrators: Dr. Pat Cosentino, Dr. Richard Sanzo, James D'Amico

Zoning Enforcement Officer: Evan White

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

JCJ Architecture: Christine O'Hare, Jeff Elliott

Langan: Katy Gagnon, Chris McLean, Joe Aveni, Chris Prisk

O&G Industries: Mark Sedensky

Members of the public: Approximately 10 to 15 members of the public were in attendance.

Call to order:

Network administrator Paul Gouveia explained the rules and procedures for virtual meetings.

Vice Chairman Kevin Van Vlack called the meeting to order at 7:32 p.m. Mr. Van Vlack announced that 24 Gillotti Road was pushed to a later date and only 54 Gillotti Road would be heard. Tomas Kavaliauskas was elevated to a full member for the purpose of this meeting.

Public Comment: None

Public Hearing:

SP-21-002 Special Permit for 54 Gillotti Road (New Fairfield high School):

Rich Sanzo, Director of Business Operations for the New Fairfield BOE, began with an introduction of the objectives and goals of the school projects.

Project team members from JCJ Architecture continued outlining design goals for the High School noting that the new High School will be a separate building from the Junior High School connected by a plaza area. Once the new High School is complete and occupied the existing High School classroom wing and the existing auditorium will be demolished. The natatorium, gymnasium, and the cafeteria will remain. JCJ continued the presentation detailing floor plans, elevation, and building materials.

The engineering team at Langan informed the group that they had received approval from the Inland/Wetlands commission and a building height variance had been granted. They reviewed site access plans, a revised parent and bus drop off/ pick up location, and an overall site circulation plan. The project was designed to meet the storm water management plan requirements in section 6.7 of the zoning ordinance. The landscape architect from Langan advised they are providing a total of 92 shade trees, 113 understory trees, 60 evergreen trees, 155 evergreen shrubs, and over 1,000 native grasses. The site lighting will be low profile full cutoff energy efficient LED fixtures at a 12ft mounting height. The fixtures will have the same finish and height as the fixtures at MHHS.

Time was provided for commissioners and members of the public to discuss the High School plan with the project team members.

Kevin Van Vlack made a motion to continue the public hearing for special permit SP-21-002- Special Permit for 54 Gillotti Road (New Fairfield High School) under section 3.1.2 Special Permit Uses (A) Applicant: Town of New Fairfield. Steve Hanrahan seconded the motion.

Vote: 5-0-0 (Motion approved)

The continuation is scheduled for the April 7, 2021 regular meeting.

Adjournment

Kevin Van Vlack made a motion to adjourn at 8:51pm. Tomas Kavaliauskas seconded the motion. **Vote 5-0-0 (Motion approved)**