



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

SPECIAL MEETING MINUTES

Monday, March 8, 2021 at 7:30 p.m.

Virtual Venue/Meeting Access:

Web: <http://zoom.us/j/97068774604>

Dial-In: 929-205-6099 Meeting ID: 970 6877 4604

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

Members not Present: Joseph Letizia, Shane Cosentino

Others Present:

First Selectman: Pat Del Monaco

BOE: Peggy Katkocin, Ed Sbordone, Rick Regan

PBC: Don Kellogg, Paul Boniello

New Fairfield Engineer: Tony Iadarola

New Fairfield Public Schools Administrators: Dr. Pat Cosentino, Dr. Richard Sanzo

Zoning Enforcement Officer: Evan White

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

JCJ Architecture: Christine O'Hare, Peter Bachman

Langan: Katy Gagnon, Chris McLean, Joe Aveni

O&G Industries: Mark Sedensky

Members of the public: Approximately 15 to 20 members of the public were in attendance.

Call to order:

Director of Business Operations Dr. Richard Sanzo explained the rules and procedures for virtual meetings.

Chairman John Moran called the meeting to order at 7:31 p.m. Mr. Moran stated that Vice Chairman Kevin Van Vlack would be running the rest of the meeting. Mr. Van Vlack elevated Tomas Kavaliauskas to a full voting member.

Public Hearing:

SP-21-004 Special Permit for 302 Ball Pond Road (Consolidated School Site) under section 3.1.2 Special Permit Uses (A) Applicant: Town of New Fairfield:

Rich Sanzo, Director of Business Operations for the New Fairfield BOE, began the presentation with an introduction of the second part of the Consolidated Early Learning Academy (CELA) project. This part of the project entails demolition of the existing Consolidated School and construction of a school bus lot in the northwest corner of the site at 12 Gillotti Road which is part of the parcel of 302 Ball Pond Road. Mr. Sanzo noted he was joined by project team members from the Board of Education (BOE), Permanent Building Committee (PBC), Superintendent of Schools, and the design team from JCJ Architecture and Langan. Many locations for the bus lot were explored. Each of the alternative sites explored presented financial, logistical, or operational challenges.

Project team members from Langan Engineering continued outlining the project site details including demolition of the existing building, removal of the ring road along the western property line, and a new bus parking lot. The bus lot is sized for 26 regular buses and 9 smaller buses and vans. There will also be a 20x20 Bus Operations building with a 6ft chain link fence enclosing the whole area. Langan continued by sharing traffic study data that was obtained in September 2020. The landscape architect from Langan advised they are providing a total of 13 shade trees and 82 evergreen trees with a goal of providing year-round screening of the bus lot. 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.

JCJ advised that the Bus Dispatch Building will be 20x20. The interior will include an office for the dispatcher, a bathroom, and storage.

Time was provided for commissioners to discuss the project site with the project team. Commissioners shared their thoughts on the plantings used for screening, maintenance of the site and plantings, location of the lot on the site, salvaging building materials prior to demolition.

Many members of the public asked questions regarding the proposed bus lot. Specific topics discussed were pollution from diesel buses, lighting pollution, noise pollution, bus maintenance and washing in the lot, property values, having one entry and exit point, alternative locations for bus lot, and bus storage during the summer. An attorney for residents stated that if no other site can be found they would request additional requirements for the bus lot including no personal vehicles left in the parking lot overnight, buses stored at a different location during the summer, lights shut off overnight, noise and pollution abatement study, additional screening, compensation for loss of property value.

Kevin Van Vlack made a motion to continue the public hearing for SP-21-004 Special Permit for 302 Ball Pond Road (Consolidated School Site) under section 3.1.2 Special Permit Uses (A) Applicant: Town of New Fairfield. Tomas Kavaliauskas seconded the motion. **Vote:**

John Moran	Yes
Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
Kevin Van Vlack	Yes

The continuation is scheduled for March 22, 2021.

Adjournment

Kevin Van Vlack made a motion to adjourn at 9:00pm. Tomas Kavaliauskas seconded the motion. **Vote: All in favor**