

**THE ZONING COMMISSION**  
**Town of New Fairfield**  
**New, Fairfield, CT 06812**  
**SPECIAL MEETING**  
**MINUTES**  
**Monday, March 22, 2021**  
**7:30pm**  
**Virtual meeting via Zoom**

Present: Chairman John Moran, Stephen Hanrahan, Tomas Kavaliauskas (Alternate), Kevin Van Vlack and Zoning Enforcement Officer Evan White. Shane Cosentino, Joe Letizia and Gary Mummert (Alternate) were not in attendance.

Town Officials present: Superintendent of Schools Dr. Pat Cosentino, Director of Business and Operations Dr. Rich Sanzo, First Selectman Pat Del Monaco, Director of Buildings and Grounds Phil Ross, Town Engineer Tony Iadarola and BOE Chairman Peggy Katkocin

Director of Business and Operations Dr. Rich Sanzo explained the rules and regulations for virtual meetings.

**Call to Order:** Chairman John Moran called the meeting to order at 7:31 pm. Tomas Kavaliauskas was elevated to a full member for the purpose of this meeting.

**Public Comment-** None

**Public Hearing**

- Continued- SP-21-003-Special Permit for 24 Gillotti Road (Meeting House Hill School) under section 3.1.2 Special Permit Uses (A) Applicant: Town of New Fairfield
- 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

Director of Business and Operations Dr. Rich Sanzo gave a brief update on the projects for both the Meeting House Hill School and Consolidated School sites. He noted that since the last Zoning Commission meeting, the PBC has worked to provide a solution for concerns regarding the bus lot at the current Consolidated School site. This includes modifications to the proposals or the possibility of an alternative site. Since this work is ongoing, the bus lot part of the project has been separated into an additional phase for the project. This allows the PBC to move forward with the rest of the project while giving time to come up with viable solutions for the bus lot.

Chairman John Moran spoke of concerns with the landscape plan and asked for diversity of plants for the project. He would like to discuss this further with the Landscape Architect. Joe Aveni from Langan Engineering offered to review this with the commission in the near future.

Steve Hanrahan spoke of safety concerns regarding the measurements for the bus lot at the Meeting House Hill School campus. It was noted that this area is not being considered as an alternative to the Consolidated School bus lot.

Katy Gagnon from Langan Engineering gave a brief update on the project. Town Engineer Tony Iadarola explained the project specifically regarding the drainage system.

Kevin Van Vlack made a motion to close SP-21-003-Special Permit for 24 Gillotti Road (Meeting House Hill School) under section 3.1.2 Special Permit Uses (A) Applicant: Town of New Fairfield. Tomas Kavaliauskas seconded the motion.

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

Kevin Van Vlack made a motion to continue 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 until the April 7, 2021 meeting. Tomas Kavaliauskas seconded the motion.

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

### **Business Items**

Kevin Van Vlack made a motion to approve SP-21-003-Special Permit for 24 Gillotti Road (Meeting House Hill School) under section 3.1.2 Special Permit Uses (A) Applicant: Town of New Fairfield with the following criteria:

- The Zoning Commission will have a chance to approve the landscape plan.
- All department approvals are met including the Fire Marshal, Town Engineer and Building and Health approvals.
- All traffic and pedestrian plans are approved by the Zoning Commission.
- The storm water mitigation plan is approved by the Zoning Commission.

Tomas Kavaliauskas seconded the motion.

Steve Hanrahan	Yes
Tomas Kavaliauskas	Yes
John Moran	Yes

Kevin Van Vlack	Yes
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The high school and CELA project will be discussed at the next regular Zoning Commission meeting on April 7<sup>th</sup>.

John Moran thanked everyone for their hard work with the school projects.

**Adjournment**

Kevin Van Vlack made a motion to adjourn the meeting at 7:57pm. Tomas Kavaliauskas seconded the motion. **All in favor**

**Received by Email on 3/29/2021 at 12:24 p.m.  
By: Holly Z Smith, Asst. Town Clerk, New Fairfield**