



**Town of New Fairfield  
Permanent Building Committee  
4 Brush Hill Road  
New Fairfield, CT 06812**

**SPECIAL MEETING MINUTES**

**Tuesday, March 19, 2021 at 3:30 p.m.**

**Virtual Venue/Meeting Access:**

**Web: <http://zoom.us/j/97296759670>**

**Dial-In: 312-626-6799 Meeting ID: 972 9675 9670**

**Members Present:** George Martignetti (Chair), Mike DelMonaco (Vice Chair), Paul Boniello, Ann Brown, Ed Sbordone (Alternate)

**Members not Present:** Don Kellogg, Anthony Yorio (Alternate)

**Others Present:**

**New Fairfield First Selectman:** Pat DelMonaco

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

**BOE:** Rick Regan

**Colliers Project Leaders:** Scott Pellman, Mark Schweitzer

**JCJ Architecture:** Christine O'Hare, Peter Bachmann

**O&G Industries:** Mark Sedensky, Jason Travelstead, Lorel Purcell

**Langan:** Katy Gagnon

**Call to order:**

Director of Business Operations Dr. Richard Sanzo explained the rules and procedures for virtual meetings. Chairman George Martignetti called the meeting to order at 3:32 p.m.

**Pledge of Allegiance**

**Opening Public Comment:** None

**Bus Lot updated design presentation by the design team**

- Revised Consolidated bus lot plan - George Martignetti stated there was a meeting with the residents of Ball Pond Rd to address their concerns with the proposed bus lot at the Consolidated site. JCJ presented a new configuration for the bus lot at the Consolidated site. The revised configuration would allow for an entrance on Ball Pond Rd, and an exit on Gillotti Rd. This scenario would limit traffic on Ball Pond Rd. The lot was also moved further back on the site which would bring it out of the vision of the Ball Pond Rd residents. The plan also featured a wood screen fence and evergreen screen.
  - Mike DelMonaco noted that the buses are equipped with tier 4 emissions which eliminates most of the odor from diesel vehicles.

Dr. Rich Sanzo continued with a memo drafted for the Zoning commission that outlined many alternate sites that had been explored during the design process for the Bus lot.

The memo stated that all the buses meet current emissions requirements for noise and odor control. Dr. Sanzo continued that the bus lot and Consolidated site work will now be separated from the CELA project as a separate phase, so it does not hold up the application approval for the construction scheduled at MHHS.

- Discussion on alternate sites to be evaluated - JCJ shared an alternate location for the bus lot located at the High School in the early stages. The preliminary design is to have the bus lot in the field behind the playground. This site would require more exploratory work to determine the amount of rock on the site. JCJ indicated that moving the bus lot to this location would add cost to the project. Colliers added that moving the bus lot to the HS would require approval from the State to ensure eligibility for reimbursement. JCJ also noted that an additional traffic study and storm water analysis would be needed if the bus lot is moved to this site.
  - Mike DelMonaco noted that there would be significant design and construction cost associated with this site vs. the consolidated site which is already a developed site.

#### **Add service request – additional design and alternative site evaluations**

- Review of design team Add service request to support bus lot revisions – JCJ shared a draft of the add service for the alternate bus site. PBC members discussed the cost and schedule implications of exploring the new bus lot location at the High School.

#### **Schedule Review**

- Separation of bid phases for MHHS site and Consolidated site – Colliers shared detailed schedule implications for relocating the bus lot. They showed a critical path summary and advised the project would need zoning approval for the MHHS site on Monday night to stay on track. If the project does not get the approvals required to meet the current schedule milestones there will be risk to missing the projected opening date of Fall 2022, as well as additional cost for schedule delays. Breaking out the bus lot as a separate phase would allow for the schedule at the MHHS site to continue as planned.

PBC members discussed budget approval options for continuing the bus lot relocation plan balanced with the schedule implications of breaking out the bus lot to a separate phase.

#### **Action Items**

- George Martignetti made a motion that the Permanent Building Committee approve additional services that have been rendered for the alternate bus lot location in the amount of \$7,000.00. Paul Boniello seconded the motion. **Vote 4-0-0 (Motion approved)**
  - This action pertains to the rendering for the alternate bus lot at Consolidated school.

The attorney for the Ball Pond residents, Mr. Lubus, made a statement that his clients would support moving the bus lot to the High School as their primary choice. His clients are grateful to the PBC for their effort investigating alternative bus lot sites.

- George Martignetti made a motion that the Permanent Building Committee approve additional services for exploratory work at the New Fairfield High School that JCJ has allocated as exploratory work in the amount of \$19,500.00. Ann Brown seconded the motion. **Vote 4-0-0 (Motion approved)**

JCJ noted that phase 1 for the exploratory work at the High School would be about three weeks.

Dr. Rich Sanzo stated that the design team would ask for a continuance on the special permit for the bus lot at the zoning meeting scheduled for Monday.

**Closing Public Comment:** Residents from Ball Pond thanked the PBC for all their work and reiterated they are still opposed to having a bus lot at the Consolidated site.

### **Adjournment**

George Martignetti made a motion to adjourn at 8:48pm. Mike DelMonaco seconded the motion. **Vote 4-0-0 (Motion approved)**

Received by Email on 4/12/2021 @ 12:32 pm  
by Holly Z Smith, Asst. Town Clerk, New Fairfield