



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

**SPECIAL MEETING MINUTES
Tuesday, January 18, 2022 7:30 p.m.
Virtual meeting via Zoom**

Members present: Don Kellogg (Chair), Mike DelMonaco (Vice-Chair), Paul Boniello, Ed Sbordone (Alternate)

Members absent: Ann Brown, Anthony Yorio (Alternate)

Others Present:

New Fairfield Public Schools Administrators: Dr. Richard Sanzo

New Fairfield BOE: Rick Regan

New Fairfield Fire Marshal: Derreck Guertin

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

JCJ Architecture: Christine O'Hare, Bill Ayles, Alison DiVenere

O&G Industries: Joe Vetro

Call to order:

Director of Business Operations Dr. Richard Sanzo explained the rules and procedures for virtual meetings. Chairman Don Kellogg called the meeting to order at 7:32 p.m.

Pledge of Allegiance

Opening Public Comment

Deb Mangini, a Ball Pond Rd resident, expressed disappointment with the proposed location of the school bus parking lot.

Colin Stange, a Ball Pond Rd resident, stated he is opposed to the proposed location of the school bus parking lot at the Consolidated school site.

Bus Lot Update – Christine O'Hare from JCJ presented the latest plan for the school bus parking lot. She highlighted the bus lot has been moved further away from Ball Pond Rd, a new drive that exists to Gillotti Rd allowing for a one-way bus traffic entrance on Ball Pond Rd and fencing and plantings to screen all visible sides from the road.

- Mike DelMonaco asked what the size of the building will be. JCJ confirmed the building would be approximately 20x20 with an office, small mechanical storage space, and a bathroom.

Christine O'Hare continued by outlining the proposal for work. She noted the additional service would be for permit drawings and to bring the project to the Zoning Commission.

- Don Kellogg asked if “Permit Drawings” would include all necessary documentation for the Zoning commission. JCJ stated it includes anything required to get through the Zoning Commission process.
- Don Kellogg inquired about a balance on a previous bus lot design change. JCJ confirmed a credit of \$8,192.00 was due from a previous add service not fully used.
- Colliers stated the first add service would be closed out and credited back to the owner’s contingency. Colliers requested the PBC approve the total new add service for \$14,000.00, and they would close the prior add service and apply the credit for \$8,192.00.
- Don Kellogg asked Joe Vetro from O&G if the construction cost estimate of \$25,300.00 for the additional work for the drive was reasonable. Joe stated the figure does not include escalation but will be close to where it needs to be.
- Mike DelMonaco asked if the alternative sites that were considered will need to be addressed in the zoning meetings. Dr. Sanzo suggested once the documents are drafted, before the zoning meeting, the original memo be updated with the new design and how that addresses some concerns as well as observations from the temporary bus lot at the high school. JCJ stated they would help with any documentation needed for zoning as part of the \$14,000.00 add service.

Approvals

Don Kellogg made a motion to direct JCJ and the team to proceed with redesigning the bus lot at CELA with the revised driveway with an add service fee of \$14,000.00. Paul Boniello seconded the motion. **Vote: 3-0-0 (Motion approved)**

Closing public comment

Adjournment

Don Kellogg made a motion to adjourn at 7:48 pm. Mike DelMonaco seconded the motion. **Vote: 3-0-0 (Motion approved)**

Received by email on 02/08/2022 @ 9:58 a.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield