



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

**SPECIAL MEETING MINUTES
Tuesday, June 21, 2022, 8:00 p.m.
Virtual meeting via Zoom**

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

Members absent: Anthony Yorio (Alternate)

Others Present:

New Fairfield First Selectman: Pat DelMonaco

New Fairfield Public Schools Administrators: Dr. Rich Sanzo

NF BOE Director of Buildings and Grounds: Phil Ross

New Fairfield BOE: Rick Regan

New Fairfield Fire Department: Mike Gill

New Fairfield Town Attorney: Neil Marcus

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

JCJ Architecture: Christine O'Hare

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 8:01 p.m.

Pledge of Allegiance

Opening Public Comment

None

Executive session pursuant to CGS §1-200(6)B and 1-210(b)4 for New Fairfield Consolidated Early Learning Academy Legal Matter

Don Kellogg made a motion to enter executive session pursuant to CGS §1-200(6)B and 1-210(b)4 for New Fairfield Consolidated Early Learning Academy Legal Matter. Mike DelMonaco seconded the motion. Don Kellogg invited Attorney Marcus, Dr. Sanzo, PBC members, Mark Schweitzer, Scott Pellman, Christine O'Hare, and Pat DelMonaco to the executive session. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to adjourn the executive session at 10:04 pm and return to the special meeting. Maureen Clegg seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion to take necessary steps to appeal the decision of the Zoning Commission to deny the site plan application for the school bus lot at 302 Ball Pond Rd. Paul Boniello seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg advised First Selectman DelMonaco to begin the appeal process. Neil Marcus advised he will work with the First Selectman and follow up with the PBC as needed. Mr. Marcus commended the PBC for their time and effort over the last two meetings.

Discussion of Consolidated Site

Don Kellogg stated there are discussions in town for alternate uses of the Consolidated building. He asked Phil Ross to review the Condition Assessment report for Consolidated with the PBC. He also asked Phil to provide his opinion on the partial demolition of the older parts of the building.

Phil Ross began by stating the original building was built in 1941. One difficulty with partial demolition is that the main electrical service comes in through the stone basement of the 1941 section. The 1940 and 1950 sections of the building are all wood framed. Roofs, siding, and bathrooms in those sections need total renovation. The newest part of the building built in 2000 needs a new roof, windows, and siding. Phil continued that the septic and water systems shared between Consolidated and MHHS wouldn't allow for much occupancy in a building on the Consolidated site.

Don Kellogg thanked Phil for his comments. Don stated JCJ should proceed with the demolition and grading plan for the Consolidated site.

Closing Public Comment

None

Adjournment

Don Kellogg made a motion to adjourn at 10:25 pm. Mike DelMonaco seconded the motion.

Vote: 5-0-0 (Motion approved)

Received by email on 07/01/2022 @ 8:30 a.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield