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FAIRFIELD WOODS BUILDING COMMITTEE MEETING  
Thursday, January 21, 2010—7:00 pm  
Library Media Center, Fairfield Woods Middle School  
1115 Fairfield Woods Road, Fairfield, CT 06825

FEB - 9 2010  
TOWN CLERK'S OFFICE  
FAIRFIELD, CT

FINAL MINUTES

Members Present: Doreen Battimelli, Rich Kornutik, Dan McKnight, Neal Fink, Victor DeMaria, Kim Marshall, Chad Stewart

Members Absent: Bill Sapone, Jennifer Tierney

Others Present: Tom Cullen, Jack Boyle, Sal Morabito, John Fallon, Randall Luther, Todd Moss, Paul Hiller, Twig Holland, Karen Ronald, Cristin McCarthy-Vahey, Tom McCarthy, Meg Grosso, Judy Ewing, Greg Hatzis, Ty Tregellas, Mark Corcoran, FWMS parents

I. Call to Order

Vice-Chair Doreen Battimelli called the meeting to order at 7:08 pm.

II. Approval of Minutes

Dan McKnight made a motion to approve the minutes. Neal Fink seconded the motion. Chad Stewart made a friendly amendment to add that he and Kim Marshall were present at the last meeting and to add those names to the final minutes. The motion carried unanimously.

III. Discussions with Attorney Regarding Possible Site Issues

Attorney John Fallon gave a presentation on site issues and how they relate to the zoning process. He said there are no wetlands on the site so there will be no need to obtain an Inlands Wetlands permit application, but a wetlands compliance may be needed. Mr. Fallon said there are two options the Committee can take: one involves going before the Zoning Board of Appeals (ZBA); the other involves going before the Town Plan and Zoning Commission (TPZ). The ZBA grants variances and hears cases involving unique situations or conditions having to do with non-conforming lots or "hardships." Mr. Fallon gave the FWBC a handout on lot coverage and said FWMS is in a R-3 residential zone. The zoning regulations are for residential lots and not for special exception applications like schools. Houses cannot exceed the 15% limit, but a school might need a little more coverage and might be able to be justified. Information on file shows that the coverage of FWMS is now 14.6% and the request is for 17.25%. Mr. Fallon said the Committee could also ask for an amendment to allow for certain kinds of non-conformity. He noted that he was successful in getting such an amendment for development at Fairfield University.

Mr. Fallon recommended preparing for both the TPZ and ZBA, but the FWBC should first go to ZBA. The whole process takes about four to five months. Mr. Fallon said some requirements include performing a traffic survey so he recommended the Committee hire Mike Galante, a traffic engineer at Frederick P. Clark Associates, sooner rather than later. He also suggested approaching the neighbors or inviting them to a meeting.

Neal Fink made a motion to add to the agenda an item to address the hiring of a traffic consultant. Dan McKnight seconded the motion which was approved by a two-thirds vote.

Twig Holland discussed the process of getting a traffic engineer.

She said since it's a professional service it's exempt from needing a public bid. Mr. Fink asked about the cost of hiring a traffic engineer. Ms. Holland said about \$25,000. Mr. Stewart made a motion to recommend that the FWBC obtain at least two proposals for a traffic engineer. Mr. McKnight seconded the motion which carried unanimously.

#### IV. Presentation by Estimator of the Approved Project Cost

Todd Moss, estimator from Turner Construction Company, distributed a handout which reflected the costs of Option D plus and auditorium and an auxiliary gym. Minor renovation and code upgrade work for a 3,000 square area in the location of the stage which amounted to \$500,000 was removed from the original estimate. Mr. Moss said there is no curb cut cost covered in the estimate.

#### V. Vote on and Approve Project Cost Estimate for Funding Request

After discussion and questions about some of the details, Mr. Stewart made a motion to approve \$24,203,000 as the cost for Option D. Rich Kornutik seconded the motion which carried unanimously.

#### VI. Approve Invoices from TSK

Ms. Holland presented an invoice for Phases 1 & 2 for design services and printing costs in the amount of \$60,280.15 from Tai Soo Kim architects. This cost was part of a not to exceed amount of \$85,000. Randall Luther felt that amount of work actually done would at some point exceed that amount. Mr. Kornutik made a motion to approve the \$60,280.15. Victor DeMaria seconded the motion which carried unanimously.

#### VII. Discuss Presentation to be Made to the Board of Selectmen

Vice-Chair Battimelli will make the presentation to the BOS on behalf of the FWBC on Wednesday, January 27, 2010. Jack Boyle suggested putting together a packet of information for the BOS, BOF, BOE and RTM. Various committee members and members of the project team will be prepared to present information and answer questions at the BOS meeting.

Mr. Stewart asked Fiscal Officer Paul Hiller about bonding for the project. Mr. Hiller stated that the town's financial plans, and spoke about the economy and interest rates over the next few years. He said that there is time over the next 18 months or so, but that it is also a good time to borrow and lock in low interest rates. Mr. Boyle offered to send the latest enrollment information by e-mail, but was instead able to distribute it after the meeting ended.

#### VIII. Public Comment-None

#### IX. Adjourn

Mr. Stewart made a motion to adjourn the meeting at 8:54 pm. Mr. Fink seconded the motion which carried unanimously.

Respectfully submitted,

Jennifer S. Carpenter  
Recording Secretary