

FAIRFIELD WOODS BUILDING COMMITTEE MEETING

Thursday, July 1, 2010—7:00 pm

1st Floor Conference Room

Independence Hall, 725 Old Post Road

Fairfield, CT 06824

FINAL MINUTES

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

Members Absent: Chad Stewart, Jennifer Tierney

Others Present: Randall Luther, Nathan Tuttle, Judy Ewing, Sal Morabito, Mark Corcoran, John Fallon, Tom Cleary, Perry Liu, Brian McDonald, Mike Galante, Ralph Martin, Ken Procino, Phil Ryan, Mark Roming, Mr. and Mrs. Rosch

I. Call to Order

Chairman Bill Sapone called the meeting to order at 7:05 pm.

II. Approval of Minutes

Randall Luther of TSK noted that the word "state" in section II should be replaced with the word, "staff." Mr. Sapone made a motion to approve the minutes as amended. Victor DeMaria seconded the motion which carried unanimously.

III. Review of Site Plan and Related Issues

Mr. Sapone asked if there were any changes since the last meeting. Mr. Luther said that the Committee will need to decide on whether there should be a connection between the library and school parking lots. Mike Galante, the traffic engineer for the Committee, said that the gate between the connecting lots should just be opened for special occasions and not become an everyday occurrence. Mr. Sapone agreed that the gate should only be opened for special occasions. Dan McKnight asked who should control the opening and closing of the gate. Mr. Sapone said that is to be negotiated between the library and the school. Rich Kornutik asked if any spaces will be lost if this connection is built. Mr. Luther said eight spaces will be lost (four on the school side and four on the library side). Mr. Kornutik asked if the library is okay with that. Mr. Galante said that no one has spoken to them about this. Doreen Battimelli asked how parking spots will be designated for special events. Mr. Galante said they would need to be blocked off on special event days. Mr. DeMaria asked how many parking spots are being added to the plan. Mark Roming, of M.R. Roming Associates Landscape Architects Land Planners, said 28 extra spaces will be added. Mr. Sapone said he is concerned with the flow of the parent drop-off. John Fallon, the attorney for the Committee, said that there has been some success with the Town Plan and Zoning Commission with expanding parking at schools with the establishment of new trees along the perimeter. Mr. Kornutik asked about having two lanes on Fairfield Woods Road and a left turn signal at the light. Mr. Galante said that road isn't wide enough for two lanes and he will look into a left turn signal later on in the process.

Mr. Fallon explained the process for getting to P&Z. He said the Code Review Board will first need to review plans which are subject to certain town body approvals. Mr. Roming said his company completed the outside drainage study. He said building runoff will go underground.

All work will begin at the start of the project which is about late winter, early next spring. Mark Corcoran, a neighbor, asked about runoff. Mr. Roming said that the system, which can handle a 100 year storm, is being built under the new parking lot and will reduce runoff. Mr. Corcoran asked about a potential curb cut out to Fairfield Woods Road. Mr. Sapone said there will be no road out to FWR because there will be a lot of potential problems. Judy Ewing asked when plans will be reviewed by P&Z. Mr. Luther said probably the second meeting in September of the first meeting in October. Mr. Fallon said that the focus will be on the coverage allowance for educational uses for the town noting that there has been some precedence for this with the expansion at Fairfield University. Mr. Fallon said the Committee should reach out to the library and should check with Jim Wendt in the Zoning Department on the library site plan. Ms. Ewing asked if the Recreation Department should be involved. Mr. Fallon said it's not involved in the code review, but it may be a good idea to involve that department given it uses part of the school's field.

IV. Continue Review of Detailed Design

Mr. Luther gave the Committee a handout on a Compliance Checklist for Schools which was taken from the Connecticut Compliance Manual for High Performance Buildings. He explained the mandatory requirements and building standard options. He said he needs the Committee's help on indoor air quality plan and recommended hiring Fuss & O'Neil during the construction period. Mr. Sapone asked if the plan is intended for the entire school or for just the new additions. Mr. Luther said the hygienist decides this. Mr. Luther said TSK will approach Fuss & O'Neil which Mr. Sapone said was fine.

Mr. McKnight expressed concern over the cost and look of the copper exterior on the auditorium and asked if there are other alternatives. Mr. Luther said he'll have an estimate by the next meeting and also said there are other alternatives. He said that copper is not the most expensive metal and prefers it because it has a 100-year life.

V. New Business

Mr. Sapone asked if any work will be performed this summer. Mr. Luther mentioned the sinks for the science rooms. He said TSK will be doing sketches and giving them to Malkin. Mr. Sapone asked if project adventure could be taken apart this summer. Mr. Luther said that makes sense. Ken Procino said he needs the notebooks. Sal Morabito said Nancy Nash will handle that. Mr. Luther said that there will be a meeting in about two weeks to review the technology/carts.

VI. Public Comment-None

VII. Adjourn

Mr. DeMaria made a motion to adjourn the meeting at 8:35 pm. Mr. Kornutik seconded the motion which carried unanimously.

Respectfully submitted,

Jennifer S. Carpenter
Recording Secretary