



TOWN OF FAIRFIELD
Town Hall — Fairfield, Conn.
FAIRFIELD HISTORIC DISTRICT COMMISSION

APPROVED MINUTES

MAY 12, 2011

The Fairfield Historic District Commission met on Thursday, May 12, 2011 at 4:30 p.m. in the Second Floor Conference Room of Old Town Hall, Old Post Road, Fairfield, Connecticut.

Legal notice of the Public Hearing was published in *The Fairfield Citizen News* on May 04, 2011.

ATTENDANCE AND DESIGNATION OF VOTING ALTERNATES:

Present: Commissioners Ellen Gould, Henry Backe (arrived at 5:25), Timothy Smith, Margaret Browning and Peter Petron (arrived at 4:35).

Alternates Adam Klyver and Thomas Dailey.

CALL TO ORDER:

Ellen Gould, Chairman called the meeting to order at 4:31 p.m.

PUBLIC HEARINGS:

1. Ari and Rachel Abramowitz, 411 Harbor Road, Southport

- a) new dormers

Jack Franzen, architect, presented the application. He stated that he presented the application twice before. He gave a brief description of the house. He stated that because one dormer was 12 inches over the setback, the homeowner applied for and received a waiver from ZBA. He presented drawings of the revised dormers. He stated that the dormers on the current drawings are lower and smaller than previously applied for. Thomas Dailey presented a photo of the existing house that he requested be entered into the record. Ellen Gould stated that she felt that the roof was not made for dormers.

No one spoke in favor of the application.

No one spoke against the application.

2. Steven M. Loeb, Trustee, 608 Harbor Road, Southport

- a) New pergola

Ellen Gould recused herself and left the room. Jack Franzen, architect, presented the application. He presented a drawing of the proposed pergola and stated that it would be made out of wood

that would weather gray and that the posts would be 6 x 6 and the timbers 4 x 8. He stated that the pergola was needed for shade.

No one spoke in favor of the application.

No one spoke against the application.

3. Richard Scott and Laura Balkan, 780 Harbor Road, Southport

- a) Revise previously approved arbor and gates

The application was presented by Jack Franzen, architect. He presented drawings of the proposed changes. He stated that the homeowner was requesting that the arbor be relocated to the Southwest corner of the garage and hook it up with the stone pathway. In place of the previously approved arbor, a low gate would be installed.

No one spoke in favor of the application.

No one spoke against the application.

4. Christian and Dovas Mortinger, 160 Rose Hill Road, Southport

- a) revise walkway

The application was presented by a representative from Oliver Nurseries. He presented photographs of the proposed walkway. The existing walkway is made of Belgian Block. It was installed prior to the 1996 change in the Historic District Handbook discouraging the use of Belgian Block. The proposed changes would add approximately 38 to 40 square feet of additional Belgian Block. Oliver Nurseries had suggested the use of brick or bluestone but the homeowner wanted to save money by using Belgian Block. The existing risers are brick and bluestone.

Jack Franzen gave a description the difference between Belgian Block and native cobblestone.

No one spoke in favor of the application.

No one spoke against the application.

5. Spencer C. and Dana M. Weneck, 1199 Hillside Road, Fairfield

- a) new ac unit
- b) new propane tank
- c) new gutters

Ellen Gould recused herself and left the room.

The application was presented by Spencer Weneck, homeowner. As was the case in previous applications presented by Mr. Weneck, the work was already completed. He stated that no gutters existed prior to this installation. The gutters are ½ round copper and are on the Northern and Southern exposures. The ac unit and propane tank are on the Southwest corner of the home. This was the easiest and most practical location to screen from the street with vegetation. A variance was required from ZBA and was granted after the installation.

No one spoke in favor of the application.
No one spoke against the application.

6. Susan Albright and Shane Keegan, 349 Beach Road, Fairfield

- a) new terrace
- b) new bluestone pavers
- c) new wood fence/gates
- d) new vinyl fencing
- e) new lighting

The application was presented by Susan Albright and Shane Keegan, homeowners. They stated that they were not going to build the pergola that was requested in last month's application. They were going to install a bluestone patio behind the garage bordered by 2 formal gardens. They intended to plant Arborvitae trees to screen the rear fence. They discussed the vinyl fencing on the Sunnie Holme Drive side of the property. They stated that path lights and spot lights under plantings and dogwood trees would be installed. They also stated that the caps on the wood fence were changed and the posts were downsized from 8 inches to 6 inches.

No one spoke in favor of the application.
No one spoke against the application.

7. Thomas R. and Roisin M. Black, 889 Old Post Road, Fairfield

- a) revise driveway
- b) new edging
- c) new lighting
- d) new shutters
- e) new window boxes

The application was presented by Thomas Black, homeowner and his designer. He presented an existing plot plan. He requested to expand the width of the driveway using a gravel pave system. An oil and stone immersion would be used on the existing driveway. Steel or wood edging would be used on the driveway. He stated that currently there is no front walkway to the steps. He is proposing setting bluestone in the grass for a pathway. He presented photos of the proposed lighting that would be lit 24 hours per day and focused on the large Copper Beech tree. He also presented a photo of the proposed window boxes. He stated that the proposed shutters are working shutters and made of wood. They would be installed on the front and side single windows only.

No one spoke in favor of the application.
No one spoke against the application.

DECISIONS

1. Ari W. and Rachel L. Abramowitz, 411 Harbor Road, Southport

- a) new dormers

Henry Backe recused himself and left the room.

MOTION: Margaret Browning made a motion to approve the application as presented. Second by Peter Petron. Voting in favor of the motion: Timothy Smith, Margaret Browning and Peter Petron. Voting against the motion: Ellen Gould and Thomas Dailey. Motion carried.

2. Steven M. Loeb, Trustee, 608 Harbor Road, Southport

- a) new pergola

Henry Backe and Ellen Gould recused themselves and left the room.

MOTION: Margaret Browning made a motion to approve the application as presented. Second by Thomas Dailey. Voting in favor of the motion: Timothy Smith, Margaret Browning, Peter Petron, Adam Klyver and Thomas Dailey. Motion carried unanimously.

3. Richard Scott and Laura Balkan, 780 Harbor Road, Southport

- a) revise previously approved arbor and gates

Henry Backe recused himself.

MOTION: Peter Petron made a motion to approve the application as presented. Second by Thomas Dailey. Voting in favor of the motion: Ellen Gould, Timothy Smith, Margaret Browning, Peter Petron and Thomas Dailey. Motion carried unanimously.

4. Christian and Dovas Mortinger, 160 Rose Hill Road, Southport

- a) revise walkway

MOTION: Timothy Smith made a motion to approve the application as presented. Second by Peter Petron. Voting in favor of the motion: No one Voting against the motion: Ellen Gould, Margaret Browning, Peter Petron and Adam Klyver. Abstain: Timothy Smith

MOTION: Adam Klyver made a motion to deny the application. Second by Margaret Browning. Voting in favor of the motion: Ellen Gould, Margaret Browning, Peter Petron and Adam Klyver. Abstain: Timothy Smith. Motion carried.

5. Spencer C. and Dana M. Weneck, 1199 Hillside road, Fairfield

- a) new ac unit
- b) new propane tank
- c) new gutters

Ellen Gould recused herself and left the room.

MOTION: Thomas Dailey made a motion to approve the application as presented. Second by Margaret Browning. Voting in favor of the application: Timothy Smith, Margaret Browning, Peter Petron, Adam Klyver and Thomas Dailey. Motion carried unanimously.

6. Susan Albright and Shane Keegan, 349 Beach Road, Fairfield

- a) new terrace
- b) new bluestone pavers

- c) new wood fence/gates
- d) new vinyl fencing
- e) new lighting

MOTION: Henry Backe made a motion to accept the application as presented with the stipulation that (1) the black vinyl fence must be screened entirely with hearty vegetation and (2) that they move the fence to the back corner of the screened porch and it be black vinyl except for the gate and be screened appropriately with vegetation that would stay green and thick throughout the seasons. Second by Margaret Browning. Voting in favor of the motion: Ellen Gould, Henry Backe, Timothy Smith, Margaret Browning and Peter Petron. Motion carried unanimously.

7. Thomas R. and Roison M. Black, 889 Old Post Road, Fairfield

- a) revise driveway
- b) new edging
- c) new lighting
- d) new shutters
- e) new window boxes

MOTION: Margaret Browning made a motion to approve the application as presented. Second by Timothy Smith. In favor of the motion: Timothy Smith. Opposed: Ellen Gould Henry Backe, Margaret Browning and Peter Petron. Motion denied.

MOTION: Henry Backe made a motion to approve a), b), d) and e) as presented and deny c) . Second by Margaret Browning. Voting in favor of the motion: Ellen Gould, Henry Backe, Timothy Smith, Margaret Browning and Peter Petron. Motion carried unanimously.

SHOW CAUSE HEARING continued from January 20,2011

1. Arthur Gravanis, 2829 Bronson Road, Fairfield

- a) alleged violation: installation of parking pullout without HDC approval. Violation letter issued on August 13, 2010. **Hearing originally scheduled for December 9, 2010 and continued to January 20,2011 and continued to May 12, 2011**

Peter Petron recused himself and left the room.

Ellen Gould stated that Mr. Gravanis would not be present. She read a letter that he sent stating that he had box seats to the Yankees game and would be taking his son. He stated that he would remove the gravel and metal edging from the pullout by August 15, 2011. Bill Hurley, town engineer sent a letter stating that the town would give him a 45 day extension and the pullout should be removed by July 01, 2011 or the Public Works Department would remove it and bill Mr. Gravanis for the work.

MOTION: Thomas Dailey made a motion to uphold the Show Cause Hearing and a \$100 per day fine be implemented after 45 days and on the 46th day a notice of violation be recorded on the Fairfield Land Records. Second by Henry Backe. Voting in favor of the motion: Ellen Gould, Henry Backe, Timothy Smith, Margaret Browning and Thomas Dailey. Motion carried unanimously.

APPROVAL OF MINUTES OF 2/17/11, 3/3/11, 3/10/11 and 4/14/11

2/17/11 – Henry Backe stated that money was allotted in the budget for outside experts. Timothy Smith made a motion to approve the minutes as presented. Second by Peter Petron. Voting in favor: Ellen Gould, Timothy Smith and Peter Petron. Motion carried unanimously.

3/3/11 – Margaret Browning made spelling corrections on page 2. Peter Petron made a motion to approve the minutes as corrected. Second by Thomas Dailey. Voting in favor of the motion: Ellen Gould, Henry Backe, Timothy Smith, Margaret Browning, Peter Petron and Thomas Dailey. Motion carried unanimously.

3/10/11 – Thomas Dailey made a motion to approve the minutes as presented. Second by Margaret Browning. Voting in favor of the motion: Ellen Gould, Timothy Smith, Margaret Browning, Peter Petron and Thomas Dailey. Motion carried unanimously.

4/14/11 – Margaret Browning made a motion to approve the minutes as presented. Second by Thomas Dailey. Voting in favor of the motion: Ellen Gould, Margaret Browning, Peter Petron, Adam Klyver and Thomas Dailey. Motion carried unanimously.

CHAIRMAN’S REPORT:

Repair Orders

- 2829 Bronson Road, Fairfield (replace rotted roof shingles and fascia to match existing)
- 14 Willow Street, Southport (replace copper leaders)
- 470 Pequot Avenue, Southport (replace non-original sash in 9 windows)
- 715 Pequot Avenue, Southport (replace front porch roof, shingles on roof and house, porch decking lattice, trim, gutters)
- 892 Harbor Road, Southport (replace flat roof on front porch)
- 155 Rose Hill Road, Southport (repair walkway at rear)
- 160 Harbor Road, Southport (reset walkway and 2 sets of stone stairs)

Violations

- 53 Spruce Street, Southport (new roof on house)
- Ellen Gould stated that a new asphalt roof was installed replacing the existing shingle roof. An application will be submitted.

Old Business

- Executive session- discuss pending litigation
- 7:25 p.m. – Henry Backe made a motion to go into executive session. Second by Thomas Dailey.
- The secretary was excused and left for the evening.

Respectfully Submitted,

Kathy Polifka

Recording Secretary