



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

APPROVED MINUTES

JULY 14, 2011

The Fairfield Historic District Commission met on Thursday, July 14, 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 July 06, 2011.

ATTENDANCE AND DESIGNATION OF VOTING ALTERNATES:

Present: Commissioners Ellen Gould and Timothy Smith.

Alternates Adam Klyver and Thomas Dailey.

Absent: Commissioners Henry Backe, Margaret Browning and Peter Petron.

All present will be voting.

CALL TO ORDER:

Ellen Gould, Chairman called the meeting to order at 4:37 p.m.

PUBLIC HEARINGS:

1. Greenfield Hill Congregational Church, 986 Old Academy Road, Fairfield

- a) new condensers

John Fallon in his capacity as a church member, presented the application. Also present were members Russ Strickland and Dave Lyons. Mr. Fallon presented a survey showing the location and size of the condensers. He stated that most of the work to install air conditioning in the sanctuary would be interior. He also submitted photographs and stated that the condensers would be screened by plantings. Mr. Strickland stated that the condensers are quieter than the traditional residential type.

No one spoke in favor of the application.

No one spoke against the application.

2. Yvonne Ferris, 89 Westway Road, Southport

- a) Revise previously approved pool and coping

Rob Marx, architect with Roger Ferris Architects, presented the application. He stated that the previously approved pool was 10' x 50". The home owner is now requesting a change to 15' x 40'. The bluestone coping will remain the same. The only change is the size of the pool. He presented 2 street elevations and inside sight elevations.

No one spoke in favor of the application.

No one spoke against the application.

3. Anne Estelle, 494 Pequot Avenue, Southport

- a) remove front staircase
- b) new front staircase
- c) new security lighting
- d) new lights and lamp post
- e) remove brick walkway and apron
- f) new walkway

Ellen Gould recused herself and left the room. Adam Klyver took over as chairman. Anne Estelle, homeowner spoke to the commission. She stated that most of the changes were for safety reasons. The application was presented by Michael Smith, architect. He stated that the existing brick walk would be replaced with thermal bluestone and a section would be added to connect to the driveway. He also stated that the homeowner received a variance to reconstruct the front staircase and push the stairs out 1 inch. He presented photos of the proposed lamp post and sconce. He also stated that security lighting on motion sensors would be installed on the driveway side of the house.

No one spoke in favor of the application.

No one spoke against the application.

4. Matthew Goldsmith and Cheryl Guibone, 715 Pequot Avenue, Southport

- a) remove addition
- b) new addition
- c) change stairs
- d) new shutters
- e) change driveway
- f) change walkway

The application was presented by Jack Franzen, architect. Mr. Goldsmith was also present. He presented North, South, East and West elevations of the property. He stated that they would be removing the existing porch on the North side of the house and building a 1 story mudroom addition. He presented drawings of the proposed addition which had been revised since the earlier application. He also presented an old photograph of the house showing shutters on many of the windows. The application requests that shutters be added to the windows that can accept shutters. He also presented a sample of the grass pavers that would be used in the small parking area being added to the driveway. He stated that they would allow grass to grow between them and would not be visible from a distance. He presented a drawing of the railing to be added.

No one spoke in favor of the application.

No one spoke against the application.

5. Carla Muro, 14 Willow Street, Southport

- a) new addition
- b) new pool and deck
- c) new stone wall
- d) new fence
- e) new pergola
- f) revise driveway
- g) rehabilitate existing garage

The application was presented by Jack Franzen, architect. He presented a drawing of the existing house and the house with the proposed addition. The addition would be 21' x 26' and be located on the Southwest corner of the existing house. On the first floor would be a mudroom, powder room, office and a Florida room. A pergola would be located off the Florida room. On the second floor would be a guest suite with a bedroom, bathroom and closet. The pool would be located to the South of the house. A site plan was presented showing the location. A Bluestone patio would be built around the pool. He presented drawings of the revised driveway. Mr. Franzen presented a photograph of the existing garage that is currently in disrepair and would be remodeled including new garage doors.

Mr. Dailey voiced his concern to such a large scale change to the property.

No one spoke in favor of the application.

Sharon Klammer , 406 Harbor Road voiced her opposition to the application. She stated that it might be a good idea to put up poles to get an idea of the size and massing of the project.

6. Proposed corrections and additions to the Fairfield Historic District Commission Handbook dated September 11, 2008, January 14, 2010 and June 9, 2011. Please note the deletions are struck through and additions are underlined.

Complete text of the proposed is available in the Building department, Pequot Library, The office of The Town Clerk and the Town Website: www.fairfield.org

Ellen Gould stated that in addition to several changes, the main problem that had to be corrected was the fact that in January 2010, the word guidelines was changed to regulations. In a few places this was not changed. Several other changes were noted by the commission.

Jack Franzen spoke in favor of the changes.

No one spoke against the changes.

DECISIONS:

1. Greenfield Hill Congregational Church, 986 Old Academy Road, Fairfield

- a) new condensers

MOTION: Thomas Dailey made a motion to approve the application as presented with the stipulation that the condensers be screened with plantings. Second by Adam Klyver. Voting in favor of the motion: Ellen Gould, Timothy Smith, Adam Klyver and Thomas Dailey. Motion carried unanimously.

2. Yvonne Ferris, 89 Westway Road, Southport

- a) revise previously approved pool and coping

MOTION: Thomas Dailey made a motion to approve the application as presented. Second by Timothy Smith. Voting in favor of the motion: Ellen Gould, Timothy Smith, Adam Klyver and Thomas Dailey.

3. Anne Estelle, 494 Pequot Avenue, Southport

- a) remove front staircase
- b) new front staircase
- c) new security lighting
- d) new lights and lamp post
- e) remove brick walkway and apron
- f) new walkway

MOTION: Thomas Dailey made a motion to approve the application as presented. Second by Timothy Smith. Voting in favor of the motion: Timothy Smith, Adam Klyver and Thomas Dailey. Recused: Ellen Gould. Motion carried.

4. Matthew Goldsmith and Cheryl Guibone, 715 Pequot Avenue, Southport

- a) remove addition
- b) new addition
- c) change stairs
- d) new shutters
- e) change driveway
- f) change walkway

MOTION: Thomas Dailey made a motion to approve (a), (b), (c) and (d) as presented and deny (e) and (f) without prejudice. Second by Adam Klyver. Voting in favor of the motion: Ellen Gould, Timothy Smith, Adam Klyver and Thomas Dailey. Motion carried unanimously.

5. Carla Muro, 14 Willow Street, Southport

- a) new addition
- b) new pool and deck
- c) new stone wall
- d) new fence
- e) new pergola
- f) revise driveway
- g) rehabilitate existing garage

MOTION: Thomas Dailey made a motion to deny (b), (c), (d), (f) and (g) without prejudice and deny (a) and (e). Second by Ellen Gould. Voting in favor of the motion:

Ellen Gould and Thomas Dailey. Voting against the motion: Timothy Smith and Adam Klyver. Motion died.

MOTION: Adam Klyver made a motion to deny (a) through (g) without prejudice. Second by Timothy Smith. Voting in favor of the motion: Ellen Gould, Timothy Smith and Adam Klyver. Abstain: Thomas Dailey. Motion carried.

6. Proposed corrections and additions to the Fairfield Historic District Commission Handbook dated September 11, 2008, January 14, 2010 and June 9, 2011. Please note the deletions are struck through and additions are underlined.

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

APPROVAL OF MINUTES OF 5/12/11, 5/13/11, 5/19/11 AND 6/9/11

Voting will be postponed to the next meeting.

CHAIRMAN'S REPORT:

Repair Orders

- 33 Spruce Street, Southport (repair rotted lamp post)
- 12 Ermine Street, Fairfield (replace non-original window to match existing)
- 176 Main Street, Southport (replace roof with same)
- 470 Pequot Avenue, Southport (replace non-original windows to match existing)

Violations

911 Harbor Road, Southport (dock not built according to approved plans) A violation has been issued.

Old Business

None

New Business

Ellen Gould will be meeting with the land use commissioners and First Selectman Michael Tetreau on August 8, 2011 for a 2 hour meeting.

ADJOURNMENT:

A motion was made by Thomas Dailey to adjourn at 7:10. Second by Timothy Smith. Motion carried unanimously.

Respectfully Submitted,

Kathy Polifka Recording Secretary