



TOWN OF FAIRFIELD
Town Hall — Fairfield, Conn.
FAIRFIELD HISTORIC DISTRICT COMMISSION
SPECIAL MEETING DRAFT MINUTES

October 6, 2011

The Fairfield Historic District Commission met on Thursday, October 6, 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 September 28, 2011.

ATTENDANCE :

Present: Commissioners Ellen Gould, Margaret Kufferman and Timothy Smith. Alternates Adam Klyver and Thomas Dailey

Absent: Commissioners Henry Backe and Peter Petron

All present will be voting on the application.

CALL TO ORDER:

Ellen Gould, Chairman, called the meeting to order at 4:39 p.m.

PUBLIC HEARING:

1. 910 Harbor Investors, LLC, for property located at 920 Harbor Road, Southport

- a. new house with attached garage
- b. new pool
- c. new patios
- d. new site walls
- e. new side driveway, edging
- f. new front driveway, edging
- g. new walkways

Gene and Suzanne Gorab were present. Mr. Gorab spoke giving a brief history of his family and their presence in Fairfield since 1993. Oliver Cope, architect with Cope Architects of New York City presented the application. He introduced architects from his firm, landscape architects with Cummin Associates of Stonington, Ct., a representative from Huntington and a contractor from Mayfair Construction. Mr. Cope presented models of the proposed construction and of the existing houses on each side of the proposed new construction. He also presented site maps showing the proposed location of the house, garage, pool, patios, walls and driveways. Also shown was the location of the existing wetlands and existing trees. He compared the height and square footage of the proposed house to the two adjacent houses. He also compared the street

frontage and setbacks of the proposed house and the adjacent houses. He stated that the third floor of the proposed house will not be used for habitable space.

D.J. Noyes of Cummin Associates of Stonington, Ct., architectural landscaper, presented the landscape plan. He also described the proposed driveways.

Mr. Klyver questioned the grading, which was based on an agreement with the Conservation Department.

Mr. Dailey questioned the location of the pool and read the HDC guidelines regarding pools. He also questioned the extensive driveway coverage.

Mr. Smith questioned the need for the circular driveway at the front of the house since there was already access to the house from the side driveway. He also questioned the height of the proposed chimneys.

Mrs. Gould questioned the amount of hardscape (driveways, patios, sidewalks) versus the area of the first floor of the proposed house. She stated that the construction would be totally incongruous with that part of Harbor Road and that it would create an urban environment in a village setting.

An additional concern of the members of the commission was that the details on the proposed house are not specific.

No one spoke in favor of the application

Speaking against the application:

1. Jack Franzen, architect
2. George Russell, President of the Sasquannaug Association
3. Harold Heck of 794 Sasco Hill Road
4. Fran Dubicki of 320 Harbor Road
5. John Koren of 968 Harbor Road
6. Jeremy Frost of 1000 Harbor Road
7. Lucy Roberts of 1060 Harbor Road
8. Ellen Levinson of 883 Harbor Road
9. Sharon Klammer of 406 Harbor Road

Mr. Klyver read letters sent by the public:

In favor of the application

1. Stuart Disston from Austin Patterson Disston Architects

Against the application

1. Roberta Hodgson of 155 Westway Road
 2. John and Diana Herzog of 824 Harbor Road
 3. Stephen Stout 33 Spruce Street
 4. Laura Balkan 780 Harbor Road
- Christine Hall submitted letter not read into the record

Hearing was closed at 7:05 p.m.

Mrs. Gould stated that the members of the commission would need time to consider the application therefore no decision would be made this evening. She requested that the commission keep the models for review. She informed Mr. Cope that she would contact him with the date of the deliberations.

Mr. Gorab thanked the commission for their time.

RECESS

The meeting was reconvened at 7:20 p.m.

Approval of minutes of 9-8-11: Mrs. Gould, Mr. Klyver and Mr. Dailey were present at this meeting.

Mr. Dailey made a motion to approve the minutes as presented. Second by Mrs. Gould. Motion carried unanimously.

CHAIRMAN'S REPORT

REPAIRS:

841 Old Post Road, Fairfield (replace sign with same material)
45 Westway Road, Southport (repair downspout, dry rot on front porch)

VIOLATIONS:

249 Beach Road, Fairfield (arbor built without COA) REMOVED

OLD BUSINESS

661 Old Post Road, Mrs. Gould and Mr. Smith approved the brickstack and concrete color

NEW BUSINESS

Southport Train Station: There has been a proposal to install a 20-seat restaurant which will be open from 6:00 a.m. until midnight and will have a liquor license in the newly rebuilt building on the New York bound side of the Southport Train Station. The Historic District Commission has been named a stakeholder and has a vote in the approval or disapproval of the proposal. The state wants to include the commission in discussions. There will be a meeting next Wednesday at 6:00 and Ellen Gould will be attending. Mr. Dailey suggested that the Connecticut Commission on Culture and Tourism should be involved. Mrs. Gould said she would contact them. Mr. Dailey also asked if the proposed tenants for the train station had been selected based on a competitive bid process.

The October 13, 2011 meeting will have Public Hearings and Handbook revisions.

Thomas Dailey made a motion to adjourn at 7:30 p.m. Second by Adam Klyver

Respectfully submitted,

Kathy Polifka
Recording Secretary