



**TOWN OF FAIRFIELD**  
**Town Hall — Fairfield, Conn.**

**FAIRFIELD HISTORIC DISTRICT COMMISSION**

**APPROVED MINUTES**

**October 13, 2011**

The Fairfield Historic District Commission met on Thursday, October 13, 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 October 5, 2011.

**ATTENDANCE AND DESIGNATION OF VOTING ALTERNATES:**

**Present:** Commissioners Ellen Gould, Henry Backe, Timothy Smith, Margaret Kufferman and Peter Petron.

Alternates Adam Klyver and Thomas Dailey.

Designation of voting alternates: Mr. Klyver, Mr. Dailey

**CALL TO ORDER:**

Mrs. Gould, Chairman called the meeting to order at 4:38 p.m.

An executive session was scheduled for 4:30 to 5:15. Town Attorney Richard Saxl had not yet arrived therefore Dr. Backe made a motion to hear the Chairman's Report. Second by Mr. Dailey.

**CHAIRMAN'S REPORT:**

**Repairs:**

75 Meeting House Lane, Fairfield (replace driveway)

52 Main Street, Southport (replace and repair structure damaged by storm)

**Violations:**

None

**Old Business:**

None

**New Business:**

The Circuit Rider will be offering a work session in Fairfield at the library in November.

Attorney Richard Saxl arrived.

Dr. Backe made a motion to go into executive session at 4.45. Second by Mr. Dailey.

All non-members of the commission left the room.

The commission came out of executive session at 5:30.

A continuation of the Fairfield Historic District Commission meeting began at 5:40.

**PUBLIC HEARINGS:**

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

- a) replace existing handicap ramp
- b) replace existing guard rail/handrail
- c) replace existing doors

Jack Franzen, architect, presented the application. He stated that Anthony Gordon from the church was also present if needed. Mr. Franzen presented photographs of the existing conditions. He stated that the church was applying for a grant to rehabilitate the roof, chimney and flashings and it would be helpful in obtaining the grant if the church was ADA compliant. He presented drawings of the existing and proposed ramp and rails. The proposed work would be code compliant and meet ADA standards. The proposed ramp and rails would be mahogany. The doors which are rotted from water damage, would be replaced with similar doors.

No one spoke in favor of the application.

No one spoke against the application.

**2. Southport Congregational Church, 612 Pequot Avenue, Southport**

- a) Repair damaged concrete stairs and landing
- b) Replace with granite risers and bluestone treads
- c) Granite and bluestone to match materials on site

Jack Franzen, architect, presented the application. He stated that the maintenance contractor for the church had already done the work. He presented photographs of the work.

No one spoke in favor of the application.

No one spoke against the application.

**3. Christine and Andrew Hall, 750 Harbor Road, Southport**

- a) New generator

No one was in attendance at the meeting to present the application.

**4. Randall Phelps, 241 Harbor Road, Southport**

- a) New dock

The application was presented by David Parker, architect. He presented photographs of the existing dock and drawings of the proposed dock. He stated that the proposal was DEP approved. He stated that the proposed dock was very similar to the existing docks on Harbor Road houses.

No one spoke in favor of the application.

No one spoke against the application.

**5. Marc L. and Michele M. Flaster, 911 Harbor Road, Southport**

- a) Revise dock

The application was presented by David Parker, architect. He stated that a new dock had been approved by the commission in 2009. Between that time and the time of construction, the codes changed and required closer spacing of the posts. The contractor made the necessary code changes and made the posts higher. The applicant returned to the commission in July 2011 with an application for the current design of the dock. It was denied without prejudice. The current proposal removed the caps on the intermediary posts and leaves them only on the end posts. The dock is painted and the new proposal also includes painting.

No one spoke in favor of the application.

No one spoke against the application.

**6. Matthew Goldsmith and Cheryl Guibone, 715 Pequot Avenue, Southport**

- a) repave driveway
- b) change walkway

The application was presented by Jack Franzen, architect. He stated that the existing driveway would be repaved with asphalt and 3/8 inch native stone. The walkway would be made of bluestone.

No one spoke in favor of the application.

No one spoke against the application.

**7. Mark Smith, 144 Westway Road, Fairfield**

- a) revise driveway
- b) new walkway edging
- c) revise walkway

Mr. Timothy Smith recused himself and left the room.

The application was presented by Mark Smith, homeowner. He stated that the driveway would be gravel with native stone. The 3½ foot wide walk would be random bluestone and the driveway edging would be metal.

Mrs. Gould noted that there was a pond of water at the end of the driveway and requested that Mr. Mark Smith obtain an engineering permit to help with the grading.

No one spoke in favor of the application.

No one spoke against the application.

**8. Proposed addition to the Handbook: Relocation of Structures in Historic Districts**

Copies of the text are available in the Office of the Town Clerk, the Building Department and Pequot Library

The proposed changes to the Handbook were read by Mr. Klyver.

Jack Franzen spoke in favor of the application with some suggested changes.

No one spoke against the application.

**DECISIONS:**

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

- a) replace existing handicap ramp
- b) replace existing guard rail/handrail
- c) replace existing doors

**MOTION:** Dr. Backe made a motion to approve the application as presented. Second by Mr. Smith. Voting in favor of the motion: Mrs. Gould, Dr. Backe, Mr. Smith, Mrs. Kufferman and Mr. Petron. Motion carried unanimously.

**2. Southport Congregational Church, 612 Pequot Avenue, Southport**

- a) repair damaged concrete stairs and landing
- b) reface with granite risers and bluestone treads
- c) granite and bluestone to match materials on site

**MOTION:** Mrs. Kufferman made a motion to approve the application as presented. Second by Dr. Backe. Voting in favor of the motion: Mrs. Gould, Dr. Backe, Mr. Smith, Mrs. Kufferman and Mr. Petron. Motion carried unanimously.

**3. Christine and Andrew Hall, 750 Harbor Road, Southport**

- a) new generator

**MOTION:** Mrs. Gould made a motion to deny the application without prejudice. Second by Dr. Backe. Voting in favor of the motion: Mrs. Gould, Dr. Backe, Mr. Smith, Mrs. Kufferman and Mr. Petron. Motion carried unanimously.

**4. Randall Phelps, 241 Harbor Drive, Southport**

- a) new dock

**MOTION:** Mrs. Kufferman made a motion to approve the application as presented. Second by Dr. Backe. Voting in favor of the motion: Mrs. Gould, Dr. Backe, Mr. Smith, Mrs. Kufferman and Mr. Petron. Motion carried unanimously.

**5. Marc L. Flaster and Michele M. Flaster, 911 Harbor Road, Southport**

- a) revise dock

**MOTION:** Dr. Backe made a motion to approve the application with the stipulation that the posts be covered with flat copper. Second by Mrs. Kufferman. A discussion followed regarding whether the commission had the authority to regulate color and whether color and surface were different. Voting in favor of the motion: Dr. Backe and Mr. Petron. Voting against the motion: Mrs. Gould, Mr. Smith and Mrs. Kufferman. Motion died.

**MOTION:** Mrs. Kufferman made a motion to approve the application with the stipulation that the posts be covered with flat copper and the dock be natural finish without paint. Second by Mr. Smith. Voting in favor of the motion: Mrs. Gould, Mr. Smith, Mrs. Kufferman and Mr. Petron. Voting against the motion: Dr. Backe. Motion carried.

**6. Matthew Goldsmith and Cheryl Guibone, 715 Pequot Avenue, Southport**

- a) repave driveway
- b) change walkway

**MOTION:** Mrs. Kufferman made a motion to approve the application as presented. Second by Mr. Smith. Voting in favor of the motion: Mrs. Gould, Dr. Backe, Mr. Smith, Mrs. Kufferman and Mr. Petron. Motion carried unanimously.

**7. Mark Smith, 144 Westway Road, Southport**

- a) revise driveway
- b) new driveway edging
- c) revise walkway

**MOTION:** Mrs. Kufferman made a motion to approve the application as presented. Second by Dr. Backe. Voting in favor of the motion: Mrs. Gould, Dr. Backe, Mrs. Kufferman, Mr. Petron and Mr. Klyver. Recused: Mr. Timothy Smith. Motion carried.

**7. Proposed addition to the Handbook: Relocation of Structures in Historic Districts**

Copies of the text are available in the Office of the Town Clerk, The Building Department, and Pequot Library.

**MOTION:** Mr. Smith made a motion to defer the vote based on comments made by the commission and the public. Second by Mrs. Kufferman. A discussion followed regarding whether the proposed addition to the Handbook should be a guideline or a regulation, and, more generally, on the use of the words guideline and regulation in the Handbook.

Voting in favor of the motion: Mrs. Gould, Dr. Backe, Mr. Smith, Mrs. Kufferman and Mr. Petron. Motion carried unanimously.

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**APPROVAL OF MINUTES OF 9-30-11**

Mr. Petron corrected the spelling of his name. Mr. Petron made a motion to approve the minutes as amended. Second by Mr. Dailey. Motion carried unanimously.

**ADJOURNMENT:**

A motion was made by Dr. Backe to adjourn at 7:40. Second by Mr. Smith. Motion carried unanimously.

Respectfully submitted,

Kathy Polifka  
Recording Secretary