



TOWN OF FAIRFIELD
Town Hall — Fairfield, Conn.

FAIRFIELD HISTORIC DISTRICT COMMISSION
APPROVED MINUTES

December 8, 2011

The Fairfield Historic District Commission met on Thursday, December 8, 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 Wednesday December 2, 2011.

ATTENDANCE AND DESIGNATION OF VOTING ALTERNATES:

Present: Commissioners Timothy Smith, Margaret Kufferman and Peter Petron. Alternates Adam Klyver and Thomas Dailey.

Absent: Commissioners Ellen Gould and Henry Backe.

All present will be voting on all hearings.

Adam Klyver will be acting chairman and Margaret Kufferman will be acting clerk.

CALL TO ORDER:

Mr. Klyver called the meeting to order at 4:38 p.m.

PUBLIC HEARINGS:

1. Taylor A. and Thomas K. Purdy, 105 Meeting House Lane, Fairfield

- a) new generator

The application was presented by Ray Barry from Yankee Electric. He presented a site plan and photographs taken from various locations on the property. He stated that the generator would be located at the rear of the property behind the barn and would be surrounded by a U-shape of bushes. He stated that the generator would be painted dark green, would run on natural gas and be 60KW. He also gave the dimensions of the generator. Mrs. Kufferman asked if the surrounding bushes were evergreen.

No one spoke in favor of the application.

No one spoke against the application

2. Christine and Andrew Hall. 750 Harbor Road, Southport

- a) new generator

Mr. Dailey recused himself and left the room.

The application was presented by Mike Giannitti, the electrician installing the generator.

Theresa Flatley, assistant to Mr. and Mrs. Hall was also present. Mr. Giannitti stated that the generator would be natural gas and 125KW. He also gave the dimensions of the generator.

No one spoke in favor of the application.

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No one spoke against the application.

3. Richard B. Gould, 648 Harbor Road, Southport

- a) new garage doors

The application was presented by the contractor. He presented a photo of the proposed doors. The proposed doors would cover a 20 foot span. There would be a divider between the doors. They would be steel fiberglass painted white.

No one spoke in favor of the application

No one spoke against the application.

4. Town of Fairfield/Burr Mansion, 611 Old Post Road, Fairfield

- a) new curbing
- b) new downspouts

No one was in attendance to present the application.

5. Walter and Joanne Shaw, 487 Old Post Road, Fairfield

- a) new 2nd floor addition to garage
- b) new downspouts

The application was presented by Robert Hatch, architect. He presented a drawing of the existing garage and stated that the gable roof would be removed and a gambrel roof would be installed. This would give enough head room to build an office in the space without adding shed dormers. He presented drawings of the proposed changes. He also presented a site plan and stated that the proposed changes and additions would be about ½ the size of the existing house. There would also be a cupola installed at the top of the garage. Mr. Dailey asked Mr. Hatch about the proposed cupola.

No one spoke in favor of the application.

Jane Talamini, 1125 Oldfield Road, spoke against the application.

6. Proposed additions to the Handbook

- a) **additions to the Southport Historic District section**
- b) **new regulation 14: Relocation of Buildings and Structures in Historic Districts**
- c) **revise regulation 13: Consideration for Significant Changes**

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

Mrs. Kufferman, Mr. Smith and Mr. Dailey read the text for the record.

No one spoke in favor of the application.

No one spoke against the application.

There was a motion by Mr. Petron to open Item 4 for presentation in public hearing. Second by Mrs. Kufferman. Motion carried unanimously.

Michael A. Jehle, Executive Director of the Fairfield Historical Society, presented the application. He presented photographs of granite curbing to be placed at the Burr Mansion to prevent parking in the garden. He stated the curbing could be laid on the surface as the photos displayed or slightly sunk into the ground. He stated that the town has a sufficient quantity of

granite curbing for the requirements at the Burr Mansion, and could be spaced closer or further apart, and that he was open to suggestions with regards to placement, if it is used.

With respect to the downspouts proposed for the building, Mr. Jehle stated that they were to be made of aluminum. This material was chosen because of the higher cost of replacing the copper. The previous downspouts were stolen. He stated that the cost for copper would be approximately \$6,000. Mr. Jehle expressed some personal ambivalence about this portion of the application but had agreed to represent the town.

No one spoke in favor of the application.

James Miller, 406 Old Post Road, spoke against the application. He stated that he and his neighbors felt it to be inappropriate for the town to be treated differently than the neighbors. If they were allowed to use inappropriate materials, this would be the case.

Jane Talamini, 1125 Oldfield Road, also spoke against the application.

DECISIONS:

1. Taylor A. and Thomas K. Purdy, 103 Meeting House Lane, Fairfield

- a) new generator

MOTION: Mr. Smith made a motion to approve the application with the stipulation that evergreens be planted around the generator to screen it from view 12 months of the year. Second by Mrs. Kufferman. Voting in favor of the motion: Mr. Smith, Mrs. Kufferman, Mr. Petron, Mr. Klyver and Mr. Dailey. Motion carried unanimously.

2. Christine and Andrew Hall, 750 Harbor Road, Southport

- a) new generator

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

3. Richard B. Gould, 648 Harbor Road, Southport

- a) new garage doors

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

4. Town of Fairfield/Burr Mansion, 611 Old Post Road, Fairfield

- a) new curbing
- b) new downspouts

MOTION: Mr. Smith made a motion to deny the application. Second by Mr. Dailey.

Mr. Dailey pointed out that the replacement materials proposed for the building being different from the prior ones would violate the Secretary of the Interior's Standard No. 6, which is a part of the HDC handbook.

Members of the Commission also expressed concern about the long straight granite curbs, and how they would relate to the curved driveway, as proposed. The possibility of low shrubbery was raised--as well as police ticketing of vehicles illegally parked.

Voting in favor of the motion: Mr. Smith, Mrs. Kufferman, Mr. Petron, Mr. Klyver and Mr. Dailey. Motion carried unanimously.

5. Walter and Joanne Shaw, 487 Old Post Road, Fairfield

- a) new 2nd floor addition to garage
- b) new additions to rear and side of garage

MOTION: Mr. Dailey made a motion to deny the application. Second by Mr. Petron.

Mr. Dailey pointed out that the size of the garage being so much larger than the existing one would violate the HDC handbook section on outbuildings. Members of the Commission also questioned the proposed cupola as well as the proposed gambrel roof, the latter of which might give the outbuilding the appearance of a Dutch Colonial style building attached to a standard Colonial style dwelling. Concern was expressed regarding the increased size and programme of the building toward the rear of the property, thus changing its appearance from an outbuilding to more that of a guesthouse. Also of concern was the loss of visual separation between the garage and main house, due to the addition on the right side of the garage.

Voting in favor of the motion: Mrs. Kufferman, Mr. Petron, Mr. Dailey and Mr. Klyver.

Voting against the motion: Mr. Smith. Motion carried.

6. Proposed additions to the Handbook:

- a) **additions to the Southport Historic District section**
- b) **new regulation 14: Relocation of Buildings and Structures to Historic Districts**
- c) **revise regulation 13: Consideration for Significant Changes**

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MOTION: Mr. Petron made a motion to approve the application with the mostly typographical edits that were discussed and duly recorded. Second by Mrs. Kufferman. Voting in favor of the motion: Mr. Smith, Mrs. Kufferman, Mr. Petron, Mr. Klyver and Mr. Dailey. Motion carried unanimously.

NEW BUSINESS:

Presentation of plan developed by the Harbor Management Commission to improve facilities at the lower wharf and the town boat yard.

The chairman and members of The Harbor Management Commission presented the plan for the improvement of the lower wharf and the town boat yard. They showed a photo of the existing Southport Harbor and explained the planned improvements. They also presented a drawing

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showing the improvements that they are proposing. The harbor near the town docks will be dredged thus allowing for the launching of boats such as the Fire Department rescue vessel. The plans include a 27' extension to the launching ramp, dredging and installing an 80' long floating dock. Modifications and additions to the current docks at the lower wharf, in order to accommodate community sailing vessels, were also presented. The public has until December 12, 2011 to request a public hearing on the proposals.

John Koren, 968 Harbor Road, and Ellen Levinson, 883 Harbor Road, both spoke against the proposal by the Harbor Management Commission. They both opposed the construction of the large floating dock in the small historic Southport Harbor.

Approval of minutes of 10-13-11 and 11-10-11

Mr. Dailey made a motion to approve the 10-13-11 minutes. Second by Mr. Petron. Voting in favor of the motion: Mr. Smith, Mr. Petron, Mrs. Kufferman, Mr. Klyver and Mr. Dailey. Motion carried unanimously.

Mr. Dailey made a motion to approve the 11-10-11 minutes. Second by Mr. Petron. Voting in favor of the motion: Mr. Smith, Mr. Petron, Mr. Klyver and Mr. Dailey. Motion carried.

CHAIRMAN'S REPORT

Repairs:

52 Main Street, Southport (repair existing hatchway)

390 Harbor Road, Southport (replace front fence with same)

725 Old Post Road (Old Academy), Fairfield (replace rotted wood shingles, replace copper valleys and flashings)

Violations

None

Old Business

Stakeholder letter sent to and acknowledged by state

New Business

Election of 2012 Officers

Mr. Dailey made a motion to elect the following slate of officers:

Ellen Gould – Chairman

Henry Backe – Vice Chairman

Adam Klyver – Clerk

Second by Mr. Petron.

Motion carried unanimously.

Adjournment

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Mrs. Kufferman made a motion to adjourn at 8:00. Second by Mr. Smith. Motion carried unanimously.

Respectfully submitted,

Kathy Polifka
Secretary