



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

March 01, 2012

The Fairfield Historic District Commission met on Thursday, March 01, 2012 at 5:00 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 February 22, 2012.

ATTENDANCE :

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

Absent: None

Since all Commissioners are present, they will be voting on all applications.

CALL TO ORDER:

Mrs. Gould, Chairman called the meeting to order at 5:01 p.m.

PUBLIC HEARING:

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

- a. new 2 – story house with attached garage
- b. new pool
- c. new patios
- d. new pergola
- e. new site walls
- f. new side driveway, edging
- g. new front driveway, edging
- h. new walkways

William Fitzpatrick, attorney, spoke. He stated that an application at this site had been denied in the fall of 2011. He also stated that the applicants and their architect had met with neighbors to respond to their concerns. He submitted a revised A-2 survey to the commission. Mrs. Gould stated that at no time did more than two commissioners meet regarding this application. Attorney Fitzpatrick agreed with this statement.

Oliver Cope, architect with Cope Architects of New York City, presented the application. He presented photographs of different styles of houses in the Southport Historic District. He then presented photographs of surrounding houses on Harbor Road showing different roof lines and different styles of houses. He also presented a site plan with setbacks which are mostly non-

conforming. The proposed house at 920 Harbor Road conforms to all setback regulations. He also presented numerous charts comparing bulk, height, scale, lot coverage and floor area of the surrounding houses and the proposed new house. He also described the different ways that zoning and the assessor figure the square footage of a house. He stated that he and the owners had met nine times with the Historic District Commission and nine times with the members of the community. He stated that 17 changes had been made since the previous application. He also stated that the pool had been moved back 17 feet, they had reduced the hardscape by 28% and eliminated retaining walls. He presented current and previous elevation comparisons. He stated that the new proposal had increased frontage on Harbor Road.

D.J. Noyes of Cummin Associates of Stonington, Ct, landscape architect, presented the landscape plan and described the proposed driveways and hardscape. He stated that the proposed pool enclosure fencing and gate would be square picket of alternating height. They would also use chain link fencing hidden inside of a hedge. He stated that the driveway would be 3/8 inch crushed stone with steel edging. The proposed pergola would be wrought iron with vegetation and the paving would be bluestone.

Attorney Fitzpatrick stated that his clients had addressed the concerns of the commission.

It was stated that the proposed pool is two feet longer than the previously proposed pool.

Mrs. Gould stated that the commission would need to see drawings to scale of the pergola, fencing and gate before they could be approved

Speaking in favor of the application:

1. Mr. Heile, 892 Harbor Road
2. Michele Flaster , 911 Harbor Road
3. Haviland Whitcomb, Old South Road

The following letters in favor of the application were read:

1. Elizabeth Kirby, Westway Road
2. Peter Heile of 892 Harbor Road
3. Marc Flaster
4. Judy and Alex Urquhart of 935 Harbor Road
5. Terry and Denise-Caron Quinn
6. Havilande and Jim Whitcomb
7. Dr. Dante Brittis
8. Raymond and Anne-Marie Forehand, 225 Old South Road
9. Daniel Allen, architect
10. Stuart L. Disston, architect
11. Ellen and Tom Reilly of 158 Westway Road
12. Randy M. Correll, architect
13. Debra Menich, 289 Sasco Hill Road
14. Karen Waldvogel
15. Peter Pennoyer, architect
16. Lisa and Tom Vacheron
17. Doug D.
18. Mark Fasano
19. Jeffrey and Kate Babushkin

Speaking against the application:

1. Ellen Levinson, 883 Harbor Road
2. John Koren of 968 Harbor Road
3. Hank Heck
4. Pamela Fisher of Willow Street
5. Jack Franzen, architect

6. George Russell, president of The Sasquanaug Association, read a letter
7. Jeremy Frost of 1000 Harbor Road
8. Fran Dubicki of 320 Harbor Road
9. Lucy Roaberts of 1060 Harbor Road
10. David Preusch, architect
11. Doug Bonnell of 154 Taintor Drive

The following letters against the application were read:

1. Margaret Zellers
2. Paul Likins of 260 Willow Street
3. Stephen Stout of 33 Spruce Street
4. Betsy Perkin
5. Philip Wexler
6. Liz Sheppard of 71 Spruce Street
7. Virginia Cargell of 1110 Harbor Road
8. Chris and Ann March of 450 Harbor Road
9. Andrew and Christine Hall of 750 Harbor Road
10. John Franzen, architect
11. Peggy Brenton of 55 Oxford Road
12. Carol Baxter of 416 Pequot Avenue
13. Louisa Heumann of 494 Harbor Road
14. Frank Festini
15. Ann Brophy of 142 Main Street
16. Nancy and Bob Edmiston
17. Sharon Klammer of 406 Harbor Road
18. Gaylord Meyer of 51 Spruce Street
19. Brenda Ungerland
20. Robbie Hodgson of 155 Westway Road
21. Mark S. Foster of 70 Cardinal Hill Road
22. Mr. and Mrs. George Wiswell
23. Anne Estelle of 494 Pequot Court
24. Chris Supernaw of 247 Willow Street

Mr. Gorab apologized for his response to the plan for 920 Harbor Road being referred to as a tract home.

Attorney Fitzpatrick spoke regarding the statement that 1/3 of the lot is wetlands. He stated that 500 square feet out of 11,000 square feet is wetlands.

Oliver Cope responded to comments made.

Attorney Fitzpatrick stated that comments given by the public are personal opinions and the decision must be made on relevant law. He stated that the building lot coverage of the proposed house is less than 14.7% versus the average surrounding lot coverage of 15.3%. He stated that a fair analysis of the application can only lead to an approval by the Commission.

MOTION: Mrs. Gould made a motion not to hear Item #2 until after a recess. Second by Dr. Backe. Motion carried unanimously.

RECESS

The meeting was reconvened at 8:22 p.m.

2. Proposed addition to Part 3: Historic District Commission's Regulations and Procedures (additions in boldface)

The following regulations and procedures shall apply both to Historic Districts and Historic Properties.

1. MEETINGS

Regular meetings of the Historic District Commission (“the Commission”) shall be held monthly. The schedule of meetings and deadlines for filing applications shall be prepared at beginning of each year and shall be filed with the Town Clerk and the Building Department. Three members or seated alternates of the Commission shall constitute a quorum. Minutes of all public hearings and regular or special meetings of the Commission shall be kept.

All meetings of the Commission must conform to the requirements of the Connecticut Freedom of Information Act.

All letters of public support or opposition to an Application for a Certificate of Appropriateness MUST be addressed and mailed to: The Historic District Commission, Sullivan Independence Hall, 725 Old Post Road, Fairfield, Ct 06824. Emails and hand deliveries will NOT be accepted. Letters must be received no later than 2PM the day before a Public Hearing.

The commissioners discussed the need for a specific e-mail address for the commission.

MOTION: Dr. Backe made a motion to approve the changes to the above regulations and procedures with the following changes: Letters must be received no later than Wednesday, 2:00 p.m., the week prior to the Public Hearing. The new procedure will begin June 2012

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

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MOTION: Dr. Backe made a motion to continue the deliberation to a date within 65 days from today in order for each commissioner to carefully reflect upon the record submitted today.

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

CHAIRMAN’S REPORT

Repairs:

1005 Old Post Road, Fairfield (replace rotted fence with same)

1130 Old Academy Road, Fairfield (replace non-original cracked windows)

212 Center Street, Southport (replace cedar shingle roof with same)

All above repairs were approved

Violations:

211 Westway Road, Southport
155 Westway Road, Southport
808 Pequot Avenue, Southport
All above violations have been corrected.

New Business

New cell phone equipment at 651 Pequot Avenue, Southport – A letter was sent to the commission from The Ottery Group. It stated that there will be no visible changes.

Budget Hearings – March 14, 2012. Mrs. Gould stated that \$500.00 was cut from the budget. Dr. Backe and Mr. Petron will discuss the hearing. It was felt that the \$500.00 could be used toward a website or some type of e-mail for the Commission.

Mr. Petron made a motion to adjourn at 8:50. Second by Mr. Smith. Motion carried unanimously.

Respectfully submitted,

Kathy Polifka
Recording Secretary