



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

APPROVED MINUTES

MARCH 8, 2012

The Fairfield Historic District Commission met on Thursday, March 8, 2012 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 March 2, 2012.

ATTENDANCE AND DESIGNATION OF VOTING ALTERNATES:

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

Voting Sequence: Klyver, Dailey

CALL TO ORDER:

Mrs. Gould, Chairman, called the meeting to order at 4:35 p.m.

PUBLIC HEARINGS:

1. Carla Muro, 14 Willow Street, Southport

- a) Revisions to doors, windows and stoops on previously approved addition
- b) new sports court
- c) new pent roof on mudroom entrance

Jack Franzen, architect, presented the application. He stated that the house is located on the corner of Westway Road and Willow Street. He presented a site plan showing the existing house and the previously approved addition. He stated that there would be a window added on the second story of the south side of the house. Also, on the previously approved French doors, casement windows would replace the side lites. He also requested on the west side the elimination of a window on the second floor and the elimination of three double hung windows on the first floor. Two French doors would be added. They would match the approved doors on the south side. On the north side he requested the addition of a pent roof over the mud room door. He stated that the sports court would be 18' x 18' and would be located behind the garage. It would be totally flat with an asphalt surface.

No one spoke in favor of the application.

No one spoke against the application.

2. George E. and Elizabeth R. Clark, 179 Main Street, Southport

- a) new one-story addition
- b) new shed dormer addition
- c) change windows
- d) change grading/paving
- e) relocate fieldstone wall

Jack Franzen, architect, presented the application. He stated that the house is a Cape Cod style house. He presented a site plan and stated that the addition would be on the back of the house. He presented a drawing of the existing house and the proposed additions. He stated that eight feet would be added to the rear of the house, nine feet added to the east side in addition to a six foot shed dormer. On the west side of the house a door would be added to the kitchen and a window would also be added. Due to the fact that the driveway is very steep and narrow, they are requesting that the detached garage slab be lowered by 18 inches. The shingles and the garage door would be lowered 18 inches, thus making the garage 18 inches higher. The driveway would be extended off to the right and paved with oil and stone. The fieldstone wall would be relocated due to the grade change. The existing stone would be reused.

John Koran of 968 Harbor Road spoke in favor of the application.

No one spoke against the application.

DECISIONS**1. Carla Muro, 14 Willow Street, Southport**

- a) revisions to doors, windows and stops on previously approved addition
- b) new sports court
- c) new pent roof on mudroom entrance

MOTION: Mrs. Kufferman made a motion to approve the application as presented. Second by Mr. Petron. Mr. Dailey voiced his opposition to the changes to the previously approved addition. He also stated that planting of evergreens around the sports court should be stipulated.

MOTION: Mrs. Kufferman amended her motion to approve the application with the stipulation that evergreens be planted around the sports court in the areas necessary to screen the view from a public way.

Second by Mr. Petron.

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

2. George E. and Elizabeth R. Clark, 179 Main Street, Southport

- a) new one-story addition
- b) new shed dormer addition
- c) change windows
- d) change grading/paving
- e) relocated fieldstone wall

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

OLD BUSINESS

Consideration of Public Hearing held at a Special Meeting on March 1, 2012

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

MOTION: Mr. Petron made a motion to approve a), b), c), e), g), h) as presented and deny d) and f)

Second by Mrs. Kufferman.

After a discussion regarding the driveway, the motion was amended.

MOTION: M. Petron made a motion to approve a), b), c), e), f) and h) and deny d) and g) without prejudice.

Second by Mrs. Kufferman.

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

Approve Minutes from 2-9-12

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

CHAIRMAN'S REPORT

Repair Orders

487 Old Post Road, Fairfield (replace asphalt driveway with same)

Violations

None

New Business

Mrs. Gould stated that a letter had been received by the Board of Assessment Appeals regarding two Old Post Road properties for which a reduced assessment was sought, possibly based on their presence in the historic district. Mr. Dailey spoke regarding a Connecticut state study that suggests that properties located in historic districts actually have an enhanced value. Mrs. Gould stated that she gave the Board of Assessment Appeals a copy of the State of Connecticut study and Mr. Dailey agreed to meet with the assistant town attorney in regard to the matter.

ADJOURNMENT

Mr. Smith made a motion to adjourn at 6:25. Second by Mr. Klyver.

Respectfully submitted,

Kathy Polifka

Recording Secretary