



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

**SPECIAL MEETING APPROVED MINUTES**

**March 15, 2012**

The Fairfield Historic District Commission met on Thursday, March 15, 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 March 7, 2012.

**ATTENDANCE AND DESIGNATION OF VOTING ALTERNATES:**

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

**Absent:** Alternates Adam Klyver and Thomas Dailey

Alternate sequence: All members present will be voting on the application. Margaret Kufferman will be the acting clerk.

**CALL TO ORDER:**

Ellen Gould, Chairman called the meeting to order at 5:00 p.m.

**PUBLIC HEARINGS:**

**1. JCU, LLC, 935 Harbor Road, Southport, Ct 06890 (pending ZBA approval)**

- a) raise main house 1foot -0"
- b) new 2<sup>nd</sup> floor addition, expanding existing gambrel roof
- c) expansion of existing garage
- d) new 1<sup>st</sup> floor additions
- e) expansion of existing accessory structure
- f) new wood roof to match existing
- g) new shingle and clapboard siding to match existing
- h) new wood windows and doors throughout
- i) new street gate to match existing
- j) new stepping stone path to match existing

- k) 1foot-0” addition to terrace wall height to match existing

John Fallon, attorney for the homeowner spoke. He stated that the owners had received the necessary variances from the ZBA. He also stated that the homeowners have worked very hard with the Historic District Commission to preserve, enhance and restore this house in the Southport Historic District. He stated that the pending litigation would be null and void if this application is approved.

The architects Mark Finlay and Jay Valade presented the application. They presented drawings of the existing house and the proposed additions. They stated that the second floor volume would stay the same, the gambrel roof would be extended and an addition would be added between the garage and the main house. The garage would also be extended back as would the outbuilding. They also showed drawings of the new master bedroom addition and a roof top deck on the rear elevation. The deck would have a railing with square wood columns with a cap and molding below. Mr. Finlay stated that the driveway would be regraded and paved with asphalt to match the existing. The edging currently is Belgian Block but could be bluestone. He also stated that the HVAC would probably be geo thermal, therefore there would be no condensing units. He stated that a new chimney would also be added to replace the previous chimney. They stated that the current lot coverage is 7.4% and that the new lot coverage would be 12.2%. The maximum allowed coverage is 15%.

Attorney Fallon stated that the plans had been reviewed with the neighbors and that the Flasters approve. He also stated that plans had been provided to the Hall’s attorney and that they are happy with the revised application.

Sharon Klammer of 406 Harbor Road spoke in favor of the application.

No one spoke against the application.

Attorney Fallon thanked the Commission and stated that their effort was appreciated.

No recess

### Consideration of Public Hearing

#### 1. JCU, LLC, 935 Harbor Road, Southport

- a) raise main house 1 foot-0”
- b) new 2<sup>nd</sup> floor addition, expanding existing gambrel roof
- c) expansion of existing garage
- d) new 1<sup>st</sup> floor additions
- e) expansion of existing accessory structure
- f) new wood roof to match existing
- g) new shingle and clapboard siding to match existing
- h) new wood windows and doors throughout
- i) new street gate to match existing
- j) new stepping stone path to match existing
- k) 1 foot-0” addition to terrace wall height to match existing

#### **MOTION:**

Henry Backe made a motion to accept the application as presented with the stipulation that the Belgian Block on the driveway be removed and replaced with bluestone or metal edging.  
Second by Peter Petron.

Voting in favor of the motion: Ellen Gould, Henry Backe, Timothy Smith, Margaret Kufferman and Peter Petron. Motion carried unanimously.

Henry Backe made a motion to adjourn at 6:05. Second by Margaret Kufferman.

Respectfully Submitted,

Kathy Polifka  
Recording Secretary