



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

SPECIAL MEETING APPROVED MINUTES

April 26, 2012

The Fairfield Historic District Commission met on Thursday, April 26, 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 April 18, 2012.

ATTENDANCE :

Present: Commissioners Henry Backe, Timothy Smith, Margaret Kufferman and Peter Petron.
Alternate Adam Klyver

Absent: Commissioner Ellen Gould
Alternate Thomas Dailey

CALL TO ORDER:

Henry Backe, acting Chairman called the meeting to order at 5:02 p.m.
All present will be voting on the Show Cause Hearings

SHOW CAUSE HEARING:

1. Spencer C. and Dana M. Weneck, 1199 Hillside Road, Fairfield

- a. Alleged violation: failure to remove walkway, denied for a Certificate of Appropriateness by the Fairfield Historic District Commission on August 11, 2011. Violation letter issued on May 16, 2011. Show Cause letter issued on March 30, 2012.

Spencer Weneck, homeowner spoke addressing the violation and his lack of action. He stated that after the denial by the Commission, he and his wife entertained two possible plans for their property. The first was to reposition the house on the property at which time the violation would be corrected. He stated that in September 2011 he shared this idea with Mrs. Gould, who agreed to allow the violation to remain until at which time this new application would be made. He then met with Jack Franzen, architect, regarding this proposal. Due to certain issues, this plan was put on hold. In late Winter 2012 he and his wife considered the second proposal which was to sell the house. On March 30th he sent an E Mail to Mrs. Gould notifying her of this plan. On the following day, he received a cease and decist order from the Commission. He stated that after this was received, he spoke with Mrs. Gould, who, through a third party, had already heard about

the house being placed on the market. Since Mrs. Gould was not present at this meeting, it was not possible to confirm any undocumented correspondence.

The Commission discussed Mr. Weneck's propensity to doing work on his property without prior approval from the Commission. Dr. Backe stated that had the sale of the house gone forward, the violation would need to have been corrected. Mr. Petron stated that accommodations for the Wenecks have been made. It was also stated that the Weneck's violated Mrs. Gould's trust by placing the house on the market without prior notification, and without first correcting the violation.

2. Kim Valentini, 53 Spruce Street, Southport

- a) alleged violation: failure to remove asphalt roof, denied for a Certificate of Appropriateness by the Fairfield Historic District Commission on June 9, 2011. Violation letter issued on April 20, 2011. Show Cause letter issued on March 30, 2012.

No one was in attendance at the meeting to address the violation.

CONSIDERATION OF PUBLIC HEARINGS

- 1. Spencer C. and Dana M. Weneck, 1199 Hillside Road, Fairfield
Show Cause Hearing

MOTION: Peter Petron made a motion to uphold the Show Cause and implement a fine of \$100 per day if Spencer C. and Dana M. Weneck do not comply within 90 days. Also if they do not comply, on the 91st day a Notice of Violation shall be recorded on the Fairfield land records. Second by Margaret Kufferman.

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

- 2. Kim Valenti, 53 Spruce Street, Southport
Show Cause Hearing

Dr. Backe stated that arrangements had been made by Kim Valenti and her attorney to continue the hearing to a later date.

MOTION: Peter Petron made a motion to continue the Show Cause hearing to a later date. Second by Timothy Smith.

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

Margaret Kufferman made a motion to adjourn at 5:35. Second by Peter Petron.

Respectfully Submitted,

Kathy Polifka
Recording Secretary