



**TOWN OF FAIRFIELD**  
**Town Hall — Fairfield, Conn.**  
**FAIRFIELD HISTORIC DISTRICT COMMISSION**  
MINUTES  
July 12, 2018

**Hearings were held in the Second Floor Conference Room, Old Town Hall beginning at 4:15 p.m.**

Notice of this Hearing was published in the Friday, June 29, 2018 edition of the *Fairfield Citizen*

Attendance and designation of alternates: Clark, Gravanis, Kaylor  
Commissioners Present: Gravanis, Negron, Smith, Shea  
Commissioners Absent: Clark, Kaylor, Klyver, Kufferman,

**Call to order:** At 4:15 PM Chairman Shea called the meeting to order.

Public Hearings:

1. Ben P. Schober, agent. St. Paul's Episcopal Church, 661 Old Post Road, Fairfield, CT 06824 For Property Located at 661 Old Post Road, Fairfield
  - a) Install three ground mounted lights to illuminate banners on north wallMr. Schober displayed a photo of a temporary light scheme to show their proposed permanent lighting. The light would be 50 watt bulbs on photo cell timers, each one on an individual switch. They could be lit one at a time or all three together.  
Commissioner Smith asked if the three banners were the maximum number they would have. Mr. Schober replied they were. Commissioner Shea asked about the color of the light, the Kelvin temperature. Mr. Schober said that it was at the low end of the luminescence spectrum at about 3000.  
There were no comments from the public.  
The hearing closed at 4:18 pm.
  
2. Christopher Giordano, Agent, Fairfield YMCA, 841 Old Post Road, Fairfield, CT 06824 For Property Located at 841 Old Post Road, Fairfield
  - a) Install an 8-foot-long handrail at center of exterior entry stairMr. Giordano presented photos of the site of the proposed handrail. Their reason for the handrail was to make the entrance safer for seniors and little children.  
Commissioner Smith asked is the handrail was mandated or needed for ADA compliance. Mr. Giordano was not sure. Commissioner Gravanis asked if the application was motivated by an incident. Mr. Giordano said it was not, but it was a safety issue. Commissioner Negron asked if it would match the existing one of the ramp. Mr. Giordano said it would not be cylindrical, but more square. She also wanted to know if the 8 feet proposed would include the 12" extensions at the top and bottom. He replied it would. Commissioner Shea confirmed that this was to be a handrail, not a guardrail. Mr. Giordano said it was. He also confirmed that there were vertical pickets and the material was aluminum as matching the existing steel would be more expensive.  
There were no comments from the public.

The hearing closed at 4:25 pm.

3. Maureen Bartolomeo, Fairfield Country Day School, 2970 Bronson Road, Fairfield, CT 06824, For Property Located at 2970 Bronson Road, Fairfield, CT 06824
  - a) Remove door and replace with window and trim to match adjacent
  - b) Remove stone steps from loop driveway to top of stairs
  - c) Install concrete walk from courtyard to top of concrete stairs
  - d) Install concrete walk from bottom concrete steps to sport court
  - e) Extend existing rail on top of concrete wall to 42" above grade

Michael Vose, chair of building and grounds for the school, made the presentation. He stressed that the changes requested were for safety reasons. The railings on the door to be replaced are so thin that it is impossible to install a proper lock. They would therefore like to replace the door with a window matching the window to its left. The walkway requested would formalize a short cut that the boys are now taking down to the play area. In addition, they would like to extend the existing railing to maintain a 42" clearance above grade and to be about 8-10'.

Commissioner Negron asked if the window would have ventilation. Mr. Vose replied that the school had plans to replace both windows with a ductless system sometime in the future. Commissioner Smith confirmed that the new window in question faced Bronson Road. Commissioner Gravanis commented that the railing would be an important safety feature. Commissioner Shea asked if the removal of the door would present any egress issues. Mr. Vose replied that no, there were two other egresses from that office. There were no comments from the public.

The hearing closed at 4:35 pm.

Item number 4 was tabled for later in the meeting.

5. Michael Latefi, Agent, 1170 Hillside Road, Fairfield, CT 06824, For Property Located at 1170 Hillside Road, Fairfield, CT 06824
  - a) Repair and replace existing siding with like material
  - b) Build new 2 car garage per plans
  - c) Build a new covered walkway to the garage
  - d) Modify existing driveway for new layout per plans

Mr. Latefi showed drawings for a new garage next to where the old garage had been converted to a dining room. He also plans to have siding identical to the house and to have a walkway to the garage.

Commissioner Shea asked if he had a site plan for the proposed driveway. Mr. Latefi said he did not. Commissioner Shea said that the site plan needed to be in his presentation to the Commissioners and the public in order to be considered at the meeting. He also asked if the size of the round window was identical to the one on the house. Mr. Latefi said that the size was smaller because of the angle of the gable. Commissioner Shea asked if there was a reason that the slope of the garage roof was different from that on the house. Mr. Latefi replied that the difference was because the house has two levels and the garage does not. Commissioner Shea asked if the windows would be wood. Mr. Latefi said that they would be and that they were identical to those on the house: Andersen 400 series. Commissioner Shea said that Andersen were not wood. Mr. Latefi said that they might have wood components and may be a special order.

There were no comments from the public.

The hearing closed at 4:44 pm.

4. Derrick Shuhart, Agent, Eric Rains Landscape Architects, 11A North Main Street, Norwalk, CT 06854, For Property Located at 1100 Harbor Road, Southport, CT 06890
  - a) Resurfacing of driveway to pervious asphalt
  - b) Decorative stone apron at driveway entrance
  - c) Wood deck at rear of house

- d) Outdoor fireplace at location of existing grill
- e) Stone slab pavement with turf joints at rear parking area
- f) Lawn terrace and screening planting at property line
- g) Fence and garden bends at adjacent garage

Mr. Shuhart showed site plans and section elevations for their application. They would like to replace the existing driveway, now dirt, with a pervious, porous asphalt. The new driveway would have a stone apron at the entrance and end at the back of the property in a parking area of granite slabs with turf joints. They are also planning a deck with outdoor fireplace (replacing the existing grill), a pergola, a portable spa and planters. Landscaping would include a fence and garden bends.

Commissioner Smith asked about the material for the driveway. Mr. Shuhart replied that it a poured application of natural aggregate with a resin binder. It is porous so water will not run off it. He also confirmed that the Belgium block curb would be replaced with split granite. Commissioner Smith then asked how much of these changes would be visible from elsewhere, particularly Willow Street. Mr. Shuhart replied that only the drive would be seen, the rest of the back area would not be visible. He also asked why they were going with a stone curb instead of a steel one. Mr. Shuhart said that the radius of the turn was tight and that it would be better to be driving over stone than steel. Commissioner Gravanis asked about the surround of the fireplace. Mr. Shuhart said that it was large, granite slab. Commissioner Negrón asked about the height of the fireplace. Mr. Shuhart replied that it followed code for the extension beyond the roof, it is 4 feet above that and is not visible from the road. Commissioner Shea asked is there would be any lighting. There would not be. He also asked about the materials for the pergola and the deck. Mr. Shuhart said that the pergola's main structure would be steel and the slats would be wood, as would the deck.

There were no comments from the public.  
The hearing closed at 5:12 pm.

### **Consideration of Public Hearings 1 – 5:**

- 1. Ben P. Schober, agent. St. Paul's Episcopal Church, 661 Old Post Road, Fairfield, CT 06824** For Property Located at **661 Old Post Road, Fairfield**

Commissioner Smith **moved. to approve as presented item a)**. Commissioner Gravanis **seconded** the motion which **carried unanimously with four in favor** (Gravanis, Negrón, Shea, Smith).

- 2. Christopher Giordano, Agent, Fairfield YMCA, 841 Old Post Road, Fairfield, CT 06824** For Property Located at **841 Old Post Road, Fairfield**

Commissioner Gravanis **moved to approve item a) as presented**. Commissioner Smith **seconded the motion**. Commissioner Negrón commented that the rail was a different style from the existing one. Commissioner Shea said that it was heavier than it needed to be. **The motion failed**. (Commissioners Gravanis and Smith in favor, Commissioners Negrón and Shea opposed). Commissioner Negrón **moved to deny without prejudice item a)**. Commissioner Gravanis **seconded** the motion, which **carried unanimously with four in favor** (Gravanis, Negrón, Shea, Smith).

- 3. Maureen Bartolomeo, Fairfield Country Day School, 2970 Bronson Road, Fairfield, CT 06824,** For Property Located at **2970 Bronson Road, Fairfield, CT 06824**

Commissioner Gravanis **moved. to approve as presented item a), b), c), d) and e)**. Commissioner Negrón **seconded** the motion which **carried unanimously with four in favor** (Gravanis, Negrón, Shea, Smith).

- 4. Derrick Shuhart, Agent, Eric Rains Landscape Architects, 11A North Main Street, Norwalk, CT 06854,** For Property Located at **1100 Harbor Road, Southport, CT 06890**

Commissioner Gravanis **moved. to approve as presented item a), b), c), d) and e)**. Commissioner Negrón **seconded the motion** which **carried unanimously with four in favor** (Gravanis, Negrón, Shea, Smith).

**5. Michael Latefi, Agent, 1170 Hillside Road, Fairfield, CT 06824, For Property Located at 1170 Hillside Road, Fairfield, CT 06824**

Commissioner Smith **moved to approve as presented items a), b), c), and d)**. Commissioner Gravanis **seconded** the motion. Commissioner Shea said that because there was no site plan for item d, they could not approve it. Commissioner Negron said that there were no elevations of garage for review at the Pequot Library. The motion **failed with three opposed and one abstention** (Gravanis, Negron, Shea opposed; Smith abstained). Commissioner Gravanis **moved to deny without prejudice items a), b), c), and d)**. Commissioner Negron **seconded** the motion. Commissioner Shea said that he would not like to deny the entire application since the presentation of items a), b) and c) were adequate. The motion **failed unanimously with four opposed** (Gravanis, Negron, Shea, Smith). Commissioner Gravanis **moved to approve as presented items a), b), and c) and deny without prejudice item d)**. Commissioner Smith **seconded** the motion, which **carried unanimously with four in favor** (Gravanis, Negron, Shea, Smith).

Approve minutes from May 10 (Gravanis, Negron, Shea, Smith)

Commissioner Negron **moved to approve the minutes**, Commissioner Gravanis **seconded** the motion which carried unanimously **with all in favor**.

Approve minutes from June 14, 2018

There not being enough commissioners present who had attended the June meeting, this item was tabled until the next meeting.

Chairman's Report

**Repairs:**

1. 2970 Bronson Road, Fairfield – Replace existing double steel doors with new to match existing.

**Violations: None**

**Old Business:**

Study Committee - Historic Property Establishment – Timothy St. Michaels 554 Tunxis Hill Rd. Commissioner Negron has received a sample of what is expected and is working on a draft which she may have finished by next Tuesday and will distribute by email.

**New Business: None**

**Adjourn**

Commissioner Negron **moved** to adjourn. Commissioner Gravanis **seconded** the motion, which **carried unanimously**. The meeting stood adjourned at 5:25 p.m.

Respectfully submitted,  
Debbie Noyes  
Recording Secretary