



**TOWN OF FAIRFIELD**  
**Town Hall — Fairfield, Conn.**  
**FAIRFIELD HISTORIC DISTRICT COMMISSION**  
Minutes  
March 8, 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, February 23, 2018 edition of the *Fairfield Citizen*

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

**Call to order:** Chairman Shea called the meeting to order at 4:15 p.m.

**Public Hearings:**

1. Bryce and Linnea May, 842 Old Post Road Fairfield, CT 06824  
For Property Located at 842 Old Post Road, Fairfield, CT 06824
  - a) New bituminous paved drive with no curbing or edging

Linnea May presented a display indicating an additional driveway access point off West Morgan. The existing driveway configuration creates a safety issue of having three diverging traffic patterns as well as pedestrian crossing. The additional access point would allow drivers to come out onto West Morgan safely. The material would be a gravel base with an asphalt top coat – not different from the existing driveway. The new access point would not be wider than 20 feet.

Commissioner Smith asked if they were going to close off the current access point. Ms May replied that they would not. Commissioner Clark asked if the new access point could be farther back making for a smoother transition. Ms. May said that the location of the carriage house would then make it impossible to turn around. Commissioner Shea wanted to know if the width of the driveway on the plan was what the Commission was considering. Ms. May said that it was. He then asked if the plan had been signed off on by the Engineering Department. Ms. May said that this Commission has to sign off on the plan first, and then it would go to the Engineering Department and the Zoning Commission,

There were no comments from the public.  
The hearing closed at 4:22 p.m.

2. John Paul, 27 Blue Jay Drive, Trumbull, CT 06611  
For Property Located at 121 Old Post Road, Fairfield CT 06824
  - a) Demolish existing garage
  - b) Build new garage to match existing

Mr. Paul introduced his architect Joe Mingolello of 90 Huntington St., Shelton, CT

Mr. Mingolello said that the existing garage is on concrete blocks that are caving in causing the structure to fail. They propose taking down the old garage and building a new one to match. There is an existing stone retaining wall that the current garage sits on top of and also goes along the rear of the property. They want to remove the stone wall and build the new garage 2 feet off the left side of the property line. They will also rebuild an existing interior stairway.

Commissioner Shea wanted to confirm that all the materials would be wood. Mr. Mingolello replied yes. Commissioner Shea then asked for clarification as to whether the retaining wall was stone or concrete block. Mr. Mingolello replied that the wall is stone until it is inside the garage where it becomes concrete block.

There were no comments from the public.  
The hearing closed at 4:27 p.m.

3. Bill Jaffee, 3160 Bronson Road, Fairfield, CT 06824  
For Property Located at 3160 Bronson Road, Fairfield, CT 06824

- a) Demolish existing 1 story ranch
- b) Build new 5 car garage
- c) Install asphalt shingle roofing
- d) Install vertical wood siding, wood soffits and wood fascias
- e) Install new wood windows and wood exterior door
- f) Install 5 new garage doors with vertical wood cladding
- g) Install 5 recessed light fixtures centered over each garage door
- h) Install one wall sconce at exterior entry door
- i) Install new bituminous paved drive with no curbing or edging

Bill Towle, architect for Mr. Jaffee, presented plans for new 5 car garage to replace an existing one-story ranch that will be torn down. He said that the exterior trim would be wood and the barn doors would be clad wood, 6" center match. The roof would be asphalt shingle. Mr. Jaffee said that the garage would be identical to the house and the barn in exterior cladding. There would be one sconce type exterior light at the entry door and 5 recessed lights for the garage doors. The window would match the one on the house. An asphalt driveway will tie into the existing driveway.

Commissioner Negron asked how the height relates to the house. Mr. Jaffee replied that it would be higher, but since it would be on a downward slope, it wouldn't appear to be so. Commissioner Smith asked what would happen to the existing garage. Mr. Jaffee said that since it is attached to the house it would remain. Commissioner Shea wanted to clarify whether or not the door would be sectional. Mr. Jaffee said that the door has four sections that appear as one section when it is closed. He also confirmed that there would be gutters.

There were no comments from the public.  
The hearing closed at 4:38 p.m.

4. Michael Latefi on behalf of Abdolmohsen Malaki, for Property Located at 1170 Hillside Road, Fairfield, CT 06824

- a) Remove existing vertical siding
- b) Install wood clapboard siding and wood trim
- c) Remove garage doors and close openings
- d) Build new one story garage with cedar shingle siding
- e) Build new covered walkway from home to new garage
- f) Remove existing asphalt roof and replace with cedar roof

Mr. Latefi began by rescinding items a) and b) of the proposal. He presented drawings showing the proposed changes to the existing garage, turning it into a laundry room and a dining room. He wants to close the garage openings, put in new windows to balance those on the other side of the house and install French doors at the back. He will also replace the roof with cedar shingles.

Commissioner Negron asked why the drawings he was presenting were not the same as ones the Commission had been given to review. She also wanted to know if items d) and e) were still under consideration. Mr. Maliki replied that he did not want a) and b), does want c), not item d) but does want item f). Commissioner Shea pointed out that the submitted drawings were marked as 003B showing the new garage and the connector and the ones presented by Mr. Maliki at the meeting were marked 003. Commissioner Shea said that the Commission was prepared to discuss the proposal as it had been submitted. He asked Mr. Maliki clarify that he was asking for items c) and f) only. He replied yes. Commissioner Negron asked about the type and material of the doors. Mr. Maliki replied that it would be identical to the existing ones. She then asked if the window followed the same proportions. He replied that yes, they were smaller, but the same look. She then asked if he intended to use cedar roofing throughout. He replied yes. She asked what the siding on the house would be. Mr. Maliki replied it would be vertical clapboard siding. Commissioner Shea said that if it was vertical, it wasn't clapboard. Commissioner Smith commented that it would be easier to treat the new garage separately at another time.

There were no comments from the public.  
The hearing closed at 4:48 p.m.

5. Kathleen McHugh, 448 Pequot Avenue, Southport, CT 06890  
For Property Located at 448 Pequot Avenue, Southport, CT 06890

- a) Add privacy gate on south side of rear patio

Ms. McHugh said that her .06-acre, pie shaped, non-conforming property was in a high traffic area. The gate she is requesting be complement the existing hedging which is 6' high. Mr. Jim Leary, her landscape designer, said that the property originally had the hedge all around but that the need for access across the back meant that they had to have a break in it. The design for the gate will be simple. It will be wood tongue and groove style, painted, have historic hardware and be 5' tall.

There were no questions from the Commissioners and no comments from the public.  
The hearing closed at 4:52 p.m.

6. Louis A. and Lyn Sommer Matis, 95 Chester Place, Southport, CT 06890  
For Property Located at 95 Chester Place, Southport, CT 06890

- a) Pergola
- b) Generator and Pool Equipment
- c) Exterior Porch Ceiling Fixtures
- d) Exterior Sconces
- e) Post Light
- f) Landscape Lighting

Christine Nick, designer, presented plans for the lighting on the exterior of the house. She said that they would be understated, in keeping with the style of the house, and as minimal as possible keeping safety and security in mind. The south porch will have exterior hanging lanterns (fixture type A) located in between each of the columns. There will also be two sconces (fixture type B) in the front to allow for better visibility entering the house. She also wants lights (fixture type C) on both sides of the porch. She also wants lights (fixture type B) at the back of the house to illuminate courtyard area and by the door from the kitchen.

Commissioner Smith questioned the need for so many lights beyond what seemed necessary for safety. We don't want to clad the entire building with these lights. She replied that they are only one bulb lights and the porch is a long one. They are not for illuminating the house. Commissioner Clark asked how many lights there were across

the front? She replied that there were five, each with a 100watt bulb, but they would be dimmable. Commissioner Shea clarified that the plan has hanging A lights in front and sconces B on sides as well.

Paul Winsor then had a presentation on the landscape lighting. His plan has post lights, 75inch tall metal posts with 25inch lanterns, which take a maximum of 80watts cited where the path meets driveway. There is little public lighting on Chester Place and guests parking on street need to find their way in. He is asking for 2 points of light where the stone wall meets the driveway. They would be small, surface mount, low voltage fixtures. He also asks to put lights along the walk on the proposed crabapple trees to give safe passage from street to house. They would be small, low voltage fixtures about 5 inches by 2 inches that take a maximum of 11 watt bulbs, but they will more likely use a 7watt bulb. He wants to light the pathway with 6 small lights. He then moved on to the rear of property. He is asking for well lights to illuminate the hedge which indicates the end of driveway. They would be low voltage 7watt bulbs. He would like to drop a light from above the gate from the driveway to terrace. He would light the pergola by dropping a light down from the rafters in ten locations. He wants to use the same fixtures as on trees, 5" x 2", low voltage. He feels that they need 10 points of light for the spread of light for safety. On the side of the terrace there is an ornamental tree which he would light with 4 low voltage lights to highlight the tree and give ambient light. At end of pool, there are small, ornamental stewartias trees. He would like one light at base of each tree to illuminate the trunk and give indication of the end of the pool area. The new plan for the pergola has a reduced size of 33' x 20.10' x 10.6' high. It is unpainted cedar. The placement of the pool equipment, generator is the south corner, 32' and 31' off two property lines. There would be landscaping around it with evergreens for screening in perpetuity.

Commissioner Clark remarked that it seemed like a lot of light on the front of the house and in the garden area. Mr. Winsor replied that they were using smaller bulbs and/or using a filter, diminishing the light even more. The wash on the hedge at the back of the garage has 5 up lights, buried. They are there to make the destination point. Commissioner Negron agreed that the amount of light overall feels a little bit intensive. Commissioner Gravanis understands use of lights in crabapple trees, but what are they trying to delineate by lighting all these trees? Are they just looking to mark different parts of the property? Mr. Winsor replied that they were for safety at night and to introduce light into space. Commissioner Smith remarked that the lighting plan is excessive, way over the top for the area and the neighbors. Lighting for safety was alright, but not lighting all over every item and grove on the property. He had no problem with the generator or pool equipment but pergola is there because they want it. But the lighting is incongruous with the community. Mr. Winsor's response was that the approach is modern. He emphasized that it was low wattage – not the same as 5 years ago where the wattage would have meant more light. In all due respect for the neighborhood and history, it's a modern house and therefore appropriate. Commissioner Smith said that it's not modern but a revival house. Commissioner Shea said that it is in an historic district, that's why we're here. Lighting in an historic district should not intrude on adjacent properties and lighting of trees and shrubs is typically discouraged.

#### **Consideration of Public Hearings 1-6 above:**

Voting: Clark, Gravanis, Negron, Shea, Smith

1. **Bryce and Linnea May For Property Located at 842 Old Post Road Fairfield, CT 06824.** Commissioner Smith **moved to approve as presented item a)**. Commissioner Gravanis **seconded** the motion. There was no discussion. The motion was **carried unanimously with five in favor** (Clark, Gravanis, Negron, Shea, Smith).
2. **John Paul, 27 Blue Jay Drive, Trumbull For Property Located at 121 Old Post Road, Fairfield CT 06824** Commissioner Gravanis **moved to approve as presented items a) and b)**. Commissioner Clark **seconded** the motion. There was no discussion. The motion was **carried unanimously with five in favor** (Clark, Gravanis, Negron, Shea, Smith).
3. **Bill Jaffee For Property Located at 3160 Bronson Road, Fairfield, CT 06824.** Commissioner Gravanis **moved to approve as presented items a), b), c), d), e), f), g), h) and i)**. Commissioner Smith **seconded** the motion. Commissioner Gravanis noted that he lives a couple of doors down and has been on that property

many times. He thinks that removing and replacing that ranch will be an improvement. The motion was **carried unanimously with five in favor** (Clark, Gravanis, Negron, Shea, Smith)

4. **Abdolmohsen Malaki For Property Located at 1170 Hillside Road, Fairfield, CT 06824.** Commissioner Smith **moved to approve as presented items c) and f) and deny items a), b), d) and e) without prejudice.** Commissioner Negron **seconded** the motion. Commissioner Smith would encourage Mr. Maliki to come back with a separate walkway and garage plan. The motion **carried unanimously with five in favor** (Clark, Gravanis, Negron, Shea, Smith).
5. **Kathleen McHugh For Property Located at 448 Pequot Avenue, Southport, CT 06890.** Commissioner Clark **moved to approve as presented item a).** Commissioner Gravanis **seconded** the motion, which **carried unanimously with four in favor.** (Clark, Gravanis, Negron, Shea). (Smith **recused**).
6. **Louis A. and Lyn Sommer Matis, For Property Located at 95 Chester Place, Southport, CT 06890** Commissioner Smith moved to approve items a) and b) and deny without prejudice items c), d), e) and f). Commissioner Shea seconded the motion. Commissioner Negron had no issue with the exterior sconces, but the amount of fixtures on the porch ceiling and the overall landscape lighting seemed excessive. She felt that items a), b) and d) might be a better choice. What about the post lighting? She said that all the rest with the post lighting was an excessive amount. Commissioner Smith agreed that we are headed for an excessive plan here. It is incompatible with the area. The motion failed. Commissioner Negron **moved to approve as presented items a), b) and d) and deny items c), e), and f) without prejudice.** Commissioner Clark **seconded** the motion, which **carried unanimously with five in favor** (Clark, Gravanis, Negron, Shea, Smith)

Approve minutes from 2-8-18 (Gravanis, Negron, Shea, and Smith)

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

Chairman's Report

**Repairs approved:**

137 Rose Hill Road, Southport - Replace rotted clapboard siding with new cedar clapboard siding

137 Rose Hill Road, Southport – Replace two windows on north with wood windows to match south elevation

**Violations : None**

**Old Business:**

Commissioner Shea said that Commissioner Negron had agreed to form a committee to help Timothy St. Michaels, 554 Tunxis Hill Road prepare the paperwork they need to move ahead with thier request for designation as an Historical Property. He is hoping a couple of other Commissioners would join her.

Commissioner Gravanis said he would help with this.

**New Business: None**

Adjourn

Commissioner Smith **moved** to adjourn. Commissioner Clark **seconded** the motion, which **carried unanimously**. The meeting stood adjourned at 5:40 p.m.

Respectfully submitted,

Debbie Noyes

Recording Secretary