



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

May 10, 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, April 27, 2018 edition of the *Fairfield Citizen*

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

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

Public Hearings:

1. Town of Fairfield, 725 Old Post Road, Fairfield, CT 06824 For Property located at 985 Harbor Road, Southport, CT 06890

a) Install boulder and commemorative plaque

John Franzen presented the application on behalf of Ye Yacht Club. They would like to install a boulder with a plaque commemorating Arthur and Ted Jennings who created the Community Sailing Program. He presented photos of the proposed site, other such installations around town, and a map showing the location. The Board of Selectmen and The Parks and Recreation Department have already approved this.

Commissioner Shea asked about the size and scale of the boulder and if it would be installed permanently. Mr Franzen replied that the plaque itself would be 4" high and 10" wide and the boulder would be about 30" wide and between 18-20" high, less than a cubic yard. The installation would be permanent and gravity would hold the boulder in place.

There were no comments from the public.

The hearing closed at 4:24pm.

2. John Paul, 27 Blue Jay Drive, Trumbull, CT 06611 For Property Located at 480 Old Post Road, Fairfield CT 06824

a) Build new 2 car garage per plans

Joe Mingolello, architect for the project, showed drawings of the proposed garage. He said the new door design style would be vertical, flat panel with recessed glass. Mr. Paul said that the windows would be Jeld-Wen wood, the gutters would be copper and the shingles would match the ones on the house.

Commissioner Kufferman asked about the horizontal orientation of the panes on the front. Mr. Mingolello said that it made sense with 9' doors to have vertical on the sides and then horizontal on top. Commissioner Shea said that the cut sheet they distributed was not with the original application and he had questions about garage door glazing. The sheet didn't seem to have an option for true dividers made of wood. Glued on, simulated dividers of acrylic did not meet the Commission's guidelines. Mr. Mingolello said that they would do wood. Commissioner Shea also commented that the rake and return on the dormers did not seem to be in keeping with the style of the house. He also confirmed that the shutters and door were wood.

Comments from the public: Ann Jones of 363 Old Post Road, said that she thought the garage looked too modern and not in keeping with the period of the house. Bill Winget asked if the grade of the property would require back filling to accommodate the garage. Mr. Mingoello replied that it would not. Judy Kubica asked about the distance of the garage both from her property line and the house itself. Mr. Mingoello replied that it is about 10' from the property line and about 20' from the house. A few of the neighbors asked how they might get notice of the changes being proposed along the Old Post Road. Commissioner Shea responded that 1) there is an email to the Old Post Road Association; 2) a legal notice appears in the *Fairfield Citizen* listing the applications two weeks before the meeting and 3) all applications under consideration are in folders for review at Sullivan Town Hall and the Pequot Library. If someone is concerned with an application that has already been approved, they can contact Commissioner Shea through the town web site and he will pull the file for their review.

The hearing closed at 4:37pm.

3. 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, CT 06824
 - a) Install one ground mounted light to illuminate existing sign
 - b) Install three ground mounted lights to illuminate north wall banners

Mr. Schober showed photographs of the existing sign lit with a spotlight that was not hard-wired but used an extension cord. The church proposes a low voltage, hard-wired spot light whose light will not go past the edge of the church. He also showed a photograph of the banners that hang on the side of the church. They propose three low voltage LED lights whose light will not go beyond the church roof.

Commissioner Kufferman asked if the lights would pool together into one light or go beyond the roof. Mr. Schober said they would not pool and only illuminate the banners. She was also concerned that the lights might reflect off of the glass windows between the banners. Mr. Schober said they would not. Commissioner Smith was concerned that these temporary banners might be a precursor to something more permanent. Mr. Schober assured him that they were temporary. Commissioner Shea inquired about the heat or Kelvin of the lights. He's concerned that they not be bright, white lights that would be incongruous with the Historic District. Mr. Schober did not know the heat rating, but said that the light would be low voltage and would not be bright. Commissioner Clark asked if there would be lights on the wall when there were no banners. Mr. Schober replied that they would not; each light would be on a timer and independent.

There were no comments from the public.

The hearing closed at 4:47 pm.

4. Louis A. and Lyn Sommer Matis, 95 Chester Place, Southport, CT 06890 For Property Located at 95 Chester Place, Southport, CT 06890
 - a) Driveway Lights

Commissioner Kufferman recused herself.

Attorney Bill Fitzpatrick, offices at 1735 Post Road, Fairfield, cited a statute from the Handbook for Historic District Commission and Historic Property Commissions in Connecticut that additions and new constructions should not be inappropriate or incongruous. He also quoted from the FHDC handbook that path lighting was appropriate. He believes that this application meets these requirements. He asked to retain the right of rebuttal.

Ms Matis showed a board of photos she had taken of other properties in Southport which she believes have greater lighting than she is requesting. She said she has tried to walk down her driveway in the dark and not been able to. She wants a visible, safe passage to walk dogs and for folks to find their way on foot from the train station after dark. The lighting she is proposing consists of 2 3-7 watt bulbs with filters on each of 6 trees. One of the pictures was a sample of what a tree with a two watt bulb would look like. She said the lights would only be visible right in front of, or on the property. She also referenced the FHDC handbook saying that it doesn't prohibit tree lights and that lighting is appropriate for security and safety.

A letter from William Sexton, Jr. was read into the record and is attached.

Commissioner Shea asked if all the houses in the photos were in the Historic District. She replied that they were. Commissioner Clark was concerned that these lights would set a precedence. Commissioner Gravanis asked how far the

lit trees were from the edge of the driveway. Ms. Mattis replied that they are about 10'. Both commissioners Smith and Gravanis were concerned about the distinction between landscape lighting and directional guidance.

Comments from the public: Margaret Zellers, 95 Main Street, Southport said that not all of the photos presented were in the Historic District. Kate Clark said that as a dog walker, she appreciated the need for some lighting. Ms. Zellers said that she found the lighting plan "intrusive", citing both the CT HDC and HPC Handbook as well as the FHDC Handbook. Alloe Stokes asked if there were no alternatives to the plan. Ann Styles, Pequot Court, said that flashlights were the only way to negotiate Southport after dark and she feels that the plan sets a dangerous precedence. In rebuttal, Mr. Fitzpatrick again cited the two handbooks and said that the lighting was not inconsistent with them.

The hearing closed at 5:23pm.

Commissioner Kufferman rejoined the meeting.

Kathryn Streator, 390 Harbor Road, Southport, CT for Property located at 390 Harbor Road, Southport, CT 06890

a) Remove existing garage doors and replace with new

Gary Gold presented a display for the proposed new garage doors. The old doors have rotted. The new doors would have windows on the top for better lighting inside and for aesthetic purposes. They would match the windows on that side of the house.

Commissioner Kufferman asked if they would be all wood. Mr. Gold replied that yes, they would be wood and glass.

There were no comments from the public.

The hearing closed at 5:25 pm.

Consideration of Public Hearings 1 –5:

1. **Town of Fairfield, 725 Old Post Road, Fairfield, CT 06824** For Property located at **985 Harbor Road, Southport, CT 06890**
Commissioner Kufferman **moved to approve as presented item a)**. Commissioner Smith **seconded** the motion, which **carried unanimously with five in favor** (Gravanis, Kufferman, Negrón, Shea, Smith)
2. **John Paul, 27 Blue Jay Drive, Trumbull, CT 06611** For Property Located at **480 Old Post Road, Fairfield CT 06824**
Commissioner Smith **moved to approve item a)** with the stipulation that the grid will be true wood, divided. Commissioner Clark seconded the motion. Commissioner Negrón was concerned about the neighbors and their views of both the dormers and the door itself. She felt they should be given a chance to comment. Commissioner Kufferman did not like the proportions of the shutters and the windows, but her main concern was the dormers. The motion failed. Commissioner Kufferman moved that item a) be approved with the stipulation that the doors be made of wood and have two lights with a horizontal mutton on each glass and that the shutters and dormers be omitted. The motion failed. Commissioner Negrón **moved to deny item a) without prejudice**. Commissioner Smith **seconded** the motion, which **carried unanimously with five in favor** (Clark, Kufferman, Negrón, Shea, Smith)
3. **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, CT 06824**
Commissioner Kufferman **moved to approve items a) and b)** as presented. Commissioner Gravanis seconded the motion. Commissioners Gravanis and Smith both felt that lighting the banners might make a precedent. Commissioner Kufferman said she would like to see an example or mock-up of the banner lights. The motion failed. Commissioner Smith **moved to approve as presented item a) and deny item b) without prejudice**. Commissioner Gravanis **seconded** the motion, which **carried unanimously with five in favor** (Gravanis, Kufferman, Negrón, Shea, Smith)
4. **Louis A. and Lyn Sommer Matis, 95 Chester Place, Southport, CT 06890** For Property Located at **95 Chester Place, Southport, CT 06890**
Commissioner Gravanis **moved to approve item a) as presented**. Commissioner Clark seconded the motion. Commissioners Clark, Gravanis and Smith were all concerned that the lighting was more to illuminate the trees than to make

the driveway safe. Commissioner Smith was also afraid that this would set a precedent for tree lighting. Commissioner Negrón would like to see how much light was provided by the rest of the fixtures on and around the house provided before committing to more. Commissioner Clark commented that Southport is dark at night but that is part of the ethos of the community. He would like to see an alternative for lighting the drive. The motion failed unanimously. Commissioner Smith **moved to deny item a) without prejudice**. Commissioner Negrón **seconded** the motion, which **carried with five in favor** (Clark, Gravanis, Negrón, Shea, Smith) and one **recusal** (Kufferman).

5. **Kathryn Streater, 390 Harbor Road, Southport, CT** for Property located at **390 Harbor Road, Southport, CT 06890** Commissioner Negrón **moved to approve as presented items a)**. Commissioner Clark **seconded** the motion, which **carried unanimously with five in favor** (Clark, Kufferman, Negrón, Shea, Smith)

Approve minutes from April 12, 2018 (Clark, Gravanis, Kufferman, Shea, Smith)

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

Chairman's Report

Repairs: None

1. 390 Harbor Road, Southport – Repair front steps using existing brick and stone materials
2. 175 Old Post Road, Fairfield – Repair damaged sections of existing picket fence damaged by storm
3. 45 Westway Road, Southport – Repair damage to side fence with same material

Violations : None

Old Business: None

Commissioner Negrón reported for the Study Committee of the Historic Property Establishment for Timothy St. Michaels 554 Tunxis Hill Rd. She summarized their progress so far and said that there was more research to do.

New Business:

There was no new business.

Adjourn:

Commissioner Smith **moved** to adjourn. Commissioner Clark **seconded** the motion, which **carried unanimously**. The meeting stood adjourned at 5:53 p.m.

Respectfully submitted,
Debbie Noyes
Recording Secretary