



**Town of Fairfield**  
**FAIRFIELD HISTORIC DISTRICT COMMISSION**  
**MINUTES**  
February 21, 2019

**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 1, 2019 edition of the *Fairfield Citizen*

Attendance and Designation of Voting Alternates: Bohan  
Commissioners Present: Klyver, Kufferman, Negron, Shea  
Commissioners Absent: Clark, Gravanis

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

**Public Hearings:**

1. John Paul Development, 27 Blue Jay Drive, Trumbull, CT 06611. For property located at 480 Old Post Road, Fairfield, CT 06824
  - a) Construct new two car detached garage

John Paul, John Paul Development, and Joseph Mingoello, Mingoello & Associates Architects, presented the item. Mr. Paul showed the proposed garage location and the three sewer connection locations on the schematic design sketch and elevation board. He said they modified the original request to meet Planning & Zoning requirements. He noted materials used for the siding, shingles, windows and doors. He said heavy machinery cannot go over the sewer connection and the grading is too steep to locate the garage behind the house. Mr. Paul offered the Commission a walk-through of the property at their convenience.

Commissioner Negron felt the out building was competing with the garage. She said the street scape remains as is if the garage can be located in back. Mr. Paul said it is not possible because of the close proximity to the sewer line.

Commissioner Klyver questioned what was different since their last presentation where the Commissioners agreed the garage location had to be moved, Mr. Paul replied only the garage location. Mr. Mingoello said there is a walk out basement in the back and the grade goes down 6-9 feet. He said they have set the garage back 30 feet from the front of the house and is in line with mud room.

Chairman Shea asked why garage couldn't be turned 90 degrees. Mr. Mingoello replied that it would be difficult because of the low grade and they would have to create a large retaining wall. Mr. Paul said the back entrance would then have to change.

Commissioner Kufferman said she understood the grade problem and believes if the garage is placed in back it would hurt the backyard. She doesn't have a problem with the location and wants to make it appealing to people.

Public comment – Jessica McManus, former Old Post Road resident, said she is happy it is being restored.

John Wynne, 144 Harbor Road, said it is a critical consideration to ensure accessibility and adapt to current lifestyles.

The hearing closed at 4:41 p.m.

**Consideration of Public Hearing Item 1 above:**

1. **John Paul Development, 27 Blue Jay Drive, Trumbull, CT 06611. For property located at 480 Old Post Road, Fairfield, CT 06824**
  - a) **Construct new two car detached garage**

*Commissioner Kufferman moved to approve as presented. Commissioner Klyver seconded the motion which carried 4-0-1 (Bohan, Klyver, Kufferman, Shea in favor and Negron abstained).*

**Approve Minutes from 1-10-19 meeting** (Bohan, Gravanis [not present], Klyver, Negron, Shea)  
*Commissioner Negron moved to approve the minutes. Commissioner Klyver seconded the motion which carried unanimously, 4-0.*

#### **Chairman's Report**

##### **Repairs:**

1. 62 Center Street, Southport – Replace existing front door unit, Replace existing windows.
2. 104 Old South Road, Southport – repair fence, replace shutters, repair front door
3. 1478 Harbor Road, Southport – replace existing split rail fence with new to match existing

##### **Old Business:**

Chairman Shea said the stone walls are in disrepair at 2905 Bronson Road in Fairfield and 144 Harbor Road in Southport. He will contact the property owners shortly and invite them to come in.

Mr. Wynne noted a change to Repair #3, the address should be 478 Harbor Road, Southport.

##### **New Business:**

Marissa Westbrook of The United Illuminating Company and Emily Basham of The Connecticut Green Bank gave a presentation on the ConnectSun program. Ms. Westbrook said they are working with the town and are seeking guidance on how to solicit the program to residential properties in the Southport Historic District and be advised of any other considerations they should be aware of. She said they have begun marketing/outreach of Southport residential and commercial properties by mailings and door hangers but have not yet contacted the historic residential property owners. Ms. Basham explained incentives, the area grid, renewable energy and energy redistribution. She said any contractor can participate as long as guidelines are followed.

Commissioner Shea asked if they have worked with other historical districts in the state. Ms. Basham replied they have with other clean energy programs but not with ConnectSun. She said The Connecticut Green Bank has given incentives to historic districts. Mr. Wynne said 95 Harbor Road and 144 Harbor Road in Southport have solar panels but were installed 8-10 years ago before this program was initiated.

Gregory Farmer, Connecticut Circuit Rider for the CT Trust for Historic Preservation, said their office is equipped with solar panels but their view is obscured. He said the state goal is to accommodate and encourage solar panels whenever possible and that it doesn't have an impact on the district as a whole and to find a spot as discreet as possible. He said if they are large, set back with a ground mount; if they are on roof, use a secondary mount; if not able to use a secondary mount, install as low as possible to roof and away from the roof's edge. He said installation needs to meet their standards, look at overall impact to the area and the historical significance of the property are all key factors. He said if historical homes are not occupied they will not be preserved. He said each individual application that comes before them is reviewed and there are not statewide guidelines but specific district commission guidelines apply. Chairman Shea thanked Ms. Westbrook and Ms. Basham for their presentation.

**Violations:** None.

**Adjourn:** *Commissioner Kufferman moved to adjourn at 5:15 p.m. Commissioner Negron seconded the motion which carried unanimously, 5-0.*

Respectfully submitted,  
Sheila Tesei, Recording Secretary