



Town of Fairfield

FAIRFIELD HISTORIC DISTRICT COMMISSION

MINUTES

January 10, 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, December 28, 2018 edition of the *Fairfield Citizen*

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

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

Public Hearings:

1. Matthew Rappoport & Benigno Varela, 1199 Hillside Road, Fairfield, CT 06824. For Property Located at 1199 Hillside Road, Fairfield, CT 06824

- | | |
|------------------------------|--------------------|
| a) Fieldstone driveway apron | e) Bluestone stoop |
| b) Fencing Gates and Arbor | f) Site lighting |
| c) Re-build existing steps | g) Change walkways |
| d) New driveway and curbing | |

Jack Franzen, representing Mr. Rappoport and Mr. Varela, gave a background on the property. Mr. Franzen distributed an old photo of the original dwelling which was relocated to 1199 Hillside Road. He referenced a site plan of the existing property and lot. The main purpose of the project is convert what was a general store into a private home and eliminate roadside parking on the east side of the house and address a front door issue. They have hired an engineer and have gone through the Engineering and Zoning permitting process. He described the materials to be used in the project and noted they plan to rebuild sidewalk for safety reasons.

Comments – Commissioner Klyver said the split rail fence is not an approved material according to the handbook guidelines and believes there is too much landscaping lighting. Mr. Franzen said they plan to landscape around the fence. Mr. Rappoport said the fence will separate the driveway from the yard. Mr. Franzen explained the curbing material.

Public comment – none.
The hearing closed at 4:36 p.m.

Item #3 was taken out of order.

3. Jonathan Maurer & Gretchen Shugart, 66 Old South Road, Southport, CT 06890. For Property Located at 66 Old South Road, Southport, CT 06890

- | | |
|---------------------------------------|---|
| a) Replace 2 windows on driveway side | b) Replace 2 windows on Westway Road Side |
|---------------------------------------|---|

Architect Phillip Cerrone referenced a rendering of the home, windows and shutters. Mr. Cerrone explained they changed the windows after the last executive session comments which said they were not in character with what is currently there. He displayed photographs of the home's windows.

Comments – The commission further discussed the windows and shutters.

Public comment – none.

The hearing closed at 4:41 p.m.

2. Jonathan Maurer, 66 Old South Road, Southport, CT 06890. For Property Located at 66 Old South Road, Southport, CT 06890

- | | |
|--------------------------------|----------------------------|
| a) New swimming pool and spa | e) New fireplace |
| b) New fencing | f) New Terraces and stairs |
| c) Retaining walls | g) New Pergola |
| d) New BBQ and Screen planting | |

Landscape Architect Bruce Eckerson noted sketches and photographs of the proposed plan.

Comments – The commission further discussed site lighting and the bbq. Mr. Eckerson said the pool equipment, heater and pumps will all be in housed in the shed.

Public comment – none.

The hearing closed at 4:50 p.m.

4. Ciara Webster, 350 Harbor Road, Southport, CT 06890. For property located at 350 Harbor Road, Southport, CT 06890

- a) Replace 21 existing windows per submittal

James Gilleran presented the item representing Mrs. Webster. Mr. Gilleran said the replacement windows are Pella single pane standard clad six over six. He noted currently some of the 2nd floor windows do not meet emergency egress escape requirements and that the new windows will comply. He said the home is 300 feet from the road.

Comments – There was an extensive discussion on the replacement window material and what is existing. Commissioner Klyver said wood should be replaced with wood and keep with the character of house. Commissioner Negron concurred and said they should be replaced with same 12 over 12 or 6 over 6. Commissioner Shea questioned the integrity of the existing home and why they didn't opt to go with the same configuration. Commissioner Shea cited The Secretary of Interiors Standards. Mr. Gilleran said the owner was unaware they had to come before the board for approval and did not have a permit to change the windows, they only had a permit for interior alterations and that they have already purchased windows.

Public comment – none.

The hearing closed at 5:04 p.m.

5. Sylvia Leiss, 364 Beach Road, Fairfield, CT 06824. For Property located at 364 Beach Road, Fairfield, CT 06824

- a) Replace 8 existing double hung windows per submittal

Jeff Romatzick presented the item representing Ms. Leiss. He said the home was built in 1941 and noted previous renovations. He said they are only replacing the windows with broken seals.

Comments – They discussed the light pattern and clad windows vs. wood. Commissioner Klyver doesn't believe they have enough information and was unsure of the window elevation and which windows are to be replaced. Commissioner Shea believed it was clear and it was Mr. Romatzick's judgment call on the material and that it is a big improvement on what currently exists.

Public comment – none.

The hearing closed at 5:12 p.m.

6. Joseph Canas, P.E., Agent Pequot Yacht Club, 669 Harbor Road, Southport, CT 06890. For property located at 669 Harbor Road, Southport, CT 06890
 - a) Remove two underground storage tanks and replace with one
 - b) Regrade and revise parking area
 - c) Screen regraded and revised parking area with relocated hedge
 - d) Remove non-compliant cable rail and replace with new at seawall

Commissioner Klyver recused himself. Commission Bohan will not vote as he was not present during the entire presentation and discussion. Commissioner Shea said Item d) has been removed from the application.

Joseph Canas said the storage tanks need replacing after 30 years per the State of Connecticut and displayed the site plan and area effected by the proposed work.

Comments – Mr. Canas detailed the fence and paving materials, vegetation type and height. He said DPW has approved the guardrail.

Public comment – none.

The hearing closed at 5:23 p.m.

Consideration of Public Hearings 1-6:

- 1. Matthew Rappoport & Benigno Varela, 1199 Hillside Road, Fairfield, CT 06824. For Property Located at 1199 Hillside Road, Fairfield, CT 06824**

Commissioner Klyver moved to approve as presented Items a), c), d), e) and g) and deny without prejudice items b) and f). Commissioner Negrón seconded the motion which carried unanimously, 5-0 (Bohan, Gravanis, Klyver, Negrón, Shea).

- 2. Jonathan Maurer, 66 Old South Road, Southport, CT 06890. For Property Located at 66 Old South Road, Southport, CT 06890**

Commissioner Negrón moved to approve as presented Items a), b), c), d), e), f) and g). Commissioner Gravanis seconded the motion which carried unanimously, 5-0 (Bohan, Gravanis, Klyver, Negrón, Shea).

- 3. Jonathan Maurer & Gretchen Shugart, 66 Old South Road, Southport, CT 06890. For Property Located at 66 Old South Road, Southport, CT 06890**

Commissioner Klyver moved to approve as presented Items a) and b). Commissioner Negrón seconded the motion which carried 4-1, (Bohan, Gravanis, Klyver, Negrón in favor and Shea opposed).

- 4. Ciara Webster, 350 Harbor Road, Southport, CT 06890. For property located at 350 Harbor Road, Southport, CT 06890**

Commissioner Klyver moved to deny the item without prejudice. Commissioner Gravanis seconded the motion which carried unanimously, 5-0 (Bohan, Gravanis, Klyver, Negrón, Shea).

- 5. Sylvia Leiss, 364 Beach Road, Fairfield, CT 06824. For Property located at 364 Beach Road, Fairfield, CT 06824**

Commissioner Klyver moved to deny the item without prejudice. Commissioner Gravanis seconded the motion which carried 3-2, (Gravanis, Klyver, Negrón in favor and Bohán and Shea opposed).

- 6. Joseph Canas, P.E., Agent Pequot Yacht Club, 669 Harbor Road, Southport, CT 06890. For property located at 669 Harbor Road, Southport, CT 06890**

Commissioner Negrón moved to approve as presented Items a), b) and c). Commissioner Gravanis seconded the motion which carried unanimously, 3-0-2 (Gravanis, Negrón, Shea in favor and Bohán and Klyver abstained).

Approve Minutes from 11-08-18 meeting (Commissioners present and voting: Gravanis, Negrón, Shea).

Commissioner Gravanis moved to approve the minutes, Commissioner Negron seconded the motion which carried unanimously, 3-0.

Approve Minutes from 12-13-18 (Commissioners present and voting: Gravanis, Klyver, Negron, Shea).
Commissioner Gravanis moved to approve the minutes, Commissioner Klyver seconded the motion which carried unanimously, 4-0.

Chairman's Report

Repairs:

175 Old Post Road, Fairfield – Repair existing fencing to match existing

Commissioner Gravanis will draft a letter to the homeowner across from Country Day School regarding repairing their damaged stonewall.

Commissioner Shea will draft a letter to the homeowner at the Tide Mill/Harbor Road intersection regarding repairing their retaining stonewall.

Violations: None.

Old Business: None.

New Business: Commissioner Negron will place a Public Hearing Notice tomorrow for Trinity St. Michael's Episcopal Church, 554 Tunxis Hill Road, Fairfield, Connecticut.

Adjourn: Commissioner Bohan moved to adjourn the meeting at 5:42 p.m. Commissioner Negron seconded the motion which carried unanimously.

Respectfully submitted,
Sheila Tesei
Recording Secretary