



Town of Fairfield
FAIRFIELD HISTORIC DISTRICT COMMISSION
MINUTES
May 9, 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, April 26, 2019 edition of the *Fairfield Citizen*

Attendance and Designation of Voting Alternates: James Bohan, George Clark
Commissioners Present: Arthur Gravanis, Adam Klyver, Rosina Negron, Christopher Shea
Commissioners Absent: Margaret Kufferman

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

Public Hearings:

1. Stephen Bonomo, Agent for S.F. Station Street, LLC, 55 Station Street, Southport, CT. For property located at 65 Station Street, Southport, CT 06890

Jim Bohan recused himself from this item.

Stephen Bonomo of Cannondale Generators reviewed site pictures, specifications and location of the potential generator. Mr. Bonomo said he chose this location because of the logistics of the property and in proximity to the utilities. He said the size was determined by the electrical load which is conservatively sized. He said it is liquid cool which reduces the noise level.

Public comment – none.

The hearing closed at 4:36 p.m.

2. Kristen and James Brill, 566 Greenfield Hill Road, Fairfield, CT 06824. For Property Located at 566 Greenfield Hill Road, Fairfield, CT 06824

Hayden Lindsey presented on behalf of the homeowners. Mr. Lindsey said the home has a large chimney that is beyond repair. He said the chimney's interior is leaking and water is coming into the house. He said they will match the existing brick that is deteriorating and beyond salvagable and explained that they are reducing the chimney width for safety reasons.

Mr. Shea clarified that Mr. Lindsey proposes to take the chimney down to the roofline, reflash through to the flue and change the inside of it below the roofline and reduce the way it corbles over to allow more clearance. The Commission reviewed photos of water and brick damage. Mr. Lindsey said they are not changing the chimney cap.

Public comment – none.

The hearing closed at 4:48 p.m.

3. Michelle and Andrew Adams, 564 Harbor Road, Southport, CT 06890. For Property located at 564 Harbor Road, Southport, CT 06824

Bill Towle presented the item on behalf of the homeowners and proposed replacing the existing windows. Mr. Towle said the windows are not energy efficient nor up to code because they are not tempered. He displayed the

construction of the new windows. All the interior sashes and exterior trim will remain the same. He chose the exterior wall sconces for the barn on the rear of the property, Item h), because they keep with the style and era in which the house was built.

Interior Designer Olivia Charney distributed lighting cut sheets. Ms. Charney said every fixture replacement will be in the exact same location. She referred to the lighting fixture locations on the plans for Items c), d), e), f) and g).

Landscape Architects Christina Gates and Regina O'Brien presented Items i), j), k) and l). Ms. Gates said their objective is to provide safe access throughout the site and will keep the lighting minimal. She referred to the location of items and fixture photos. She said the lighting is very low voltage and the lighting shields reduce glare. Ms. O'Brien distributed voltage spec sheets.

The Commission expressed their concern about tree lighting and the number of fixtures throughout the property. They suggested alternatives. They reviewed the windows that will be glazed. Mr. Shea said the window company, Connecticut Bi-Glass, has done work that the Commission has approved and the Connecticut Historic Trust Preservation is in favor of this application.

Public comment – none.

The hearing closed at 5:17 p.m.

4. Kerry and Robert Manning, 1130 Old Academy Road, Fairfield, CT 06824. For Property located at 1130 Old Academy Road, Fairfield, CT 06824

Kerry Manning said their property is very dark and with these 12 lighting fixtures they are trying to achieve subtle and safe architectural lighting. Ms. Manning distributed photos of the proposed fixtures and their locations. She said it was a total 32 watts of LED soft warm lights. She would also like to add door handles to their barn.

The Commission reiterated their tree lighting and uplighting concerns from a historical perspective. Ms. Manning did not have the height of the path lighting and will ensure it won't be more than 16 inches.

Public comment – none.

The hearing closed at 5:29 p.m.

5. John P. Franzen, Agent for David J Ives and Elisabeth M Ives, 411 Harbor Road Southport, CT 06890. For Property located at 411 Harbor Road, Southport, CT 06890

John Franzen gave a background of the house, location, original builder and prior renovations. Mr. Franzen said they are proposing to repair or replace all the windows and doors on two the main levels of the house. He said the 1980 window renovation was inferior and the windows have deteriorated. They will install replacement sashes and most of the sills and frames are still good. They proposed to simplify things and go with 8' doors and remove transom. He confirmed all the deck material is wood and is keeping with the style of house. They proposed to build a wooden frame around the chimney. He will return with a lighting application.

Public comment – none.

The hearing closed at 5:46 p.m.

Consideration of Public Hearings 1-5:

1. **Stephen Bonomo, Agent for S.F. Station Street, LLC, 55 Station Street, Southport, CT. For property located at 65 Station Street, Southport, CT 06890**

Commissioner Klyver motioned to approve as presented. Commissioner Clark seconded the motion which carried, 5-0-1. (Clark, Gravanis, Klyver, Negron, Shea in favor and Bohan abstained).

2. Kristen and James Brill, 566 Greenfield Hill Road, Fairfield, CT 06824. For Property Located at 566 Greenfield Hill Road, Fairfield, CT 06824

Commissioner Klyver motioned to approve as presented. Commissioner Clark seconded the motion which carried unanimously, 5-0. (Clark, Gravanis, Klyver, Negron, Shea in favor).

3. Michelle and Andrew Adams, 564 Harbor Road, Southport, CT 06890. For Property located at 564 Harbor Road, Southport, CT 06824

Commissioner Gravanis motioned to approve a), b), c), d), e), f), g), h) and deny i), j) with prejudice and deny k), l) without prejudice. Commissioner Klyver seconded the motion which carried 4-1. (Bohan, Gravanis, Klyver, Negron in favor and Shea opposed).

4. Kerry and Robert Manning, 1130 Old Academy Road, Fairfield, CT 06824. For Property located at 1130 Old Academy Road, Fairfield, CT 06824

Commissioner Klyver motioned to deny a) without prejudice and approve b). Commissioner Gravanis seconded the motion which carried unanimously, 5-0. (Clark, Gravanis, Klyver, Negron, Shea in favor).

5. John P. Franzen, Agent for David J Ives and Elisabeth M Ives, 411 Harbor Road Southport, CT 06890. For Property located at 411 Harbor Road, Southport, CT 06890

Commissioner Klyver motioned to approve as presented. Commissioner Gravanis seconded the motion which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Negron, Shea in favor).

Approve Minutes from 4-11-19 meeting (Bohan, Clark, Gravanis, Klyver, Kufferman, Shea)

Commissioner Clark moved to approve the amended minutes. Commissioner Klyver seconded the motion which carried, 5-0-1. (Bohan, Clark, Gravanis, Klyver, Shea in favor and Negron abstained).

Chairman's Report

Repairs:

1. 1088 Harbor Road, Southport – Repair stone wall and wood fence to match existing
2. 506 Jennings Road, Fairfield – Miscellaneous masonry, siding, flashing and roofing repairs. Add a squirell guard at top of chimney.

Old Business: None.

New Business: Ms. Negron gave the background of the Historic Properties revised ordinance that includes properties not within the three historic districts. She said once the Historic District Commission approves the new section it will go before the RTM for approval. She read the verbiage that included the list of homes. She sent the request to the Town Attorney and RTM recommending it not be part of 26-7.1 but a new Section 26-7.2 and include the list of properties. Mr. Shea said they both reviewed and agreed with Ms. Negron's recommendation.

Commissioner Klyver motioned to add to the Fairfield Code Chapter 26 a new Section 26-7.2 called Historic Properties as stated. The motioned was seconded and carried unanimously, 6-0. (Bohan, Clark, Gravanis, Klyver, Negron, Shea in favor).

Adjourn

A motion was made to adjourn the meeting at 6:02 p.m. Commissioner Klyver seconded the motion which carried unanimously, 6-0. (Bohan, Clark, Gravanis, Klyver, Negron, Shea in favor).

Respectfully submitted,

Sheila Tesei
Recording Secretary