



Town of Fairfield
FAIRFIELD HISTORIC DISTRICT COMMISSION
MINUTES
June 13, 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, May 31, 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. Anna and Jeff Taylor 105 Meeting House Lane, Fairfield, CT. For property located at 105 Meeting House Lane, Fairfield, CT 06824

Anna and Jeff Taylor asked to erect a deer fence around their vegetable garden. They referred to a sketch of their property showing a fence with four planting beds and where the gate will be positioned. They plan to plant a hedge and the future landscape is not included in their application.

Public comment – none.

The hearing closed at 4:20 p.m.

2. Ben Schober, Agent for St. Paul's Episcopal Church, 2029 Old Town Road, Bridgeport, CT For Property Located at 661 Old Post Road, Fairfield, CT 06824

Ben Schober, St. Paul's Property Manager, said the two flood lights that both are on at night do not have motion sensor capabilities and they would like to replace them. He provided photos and specs. He said the proposed lights cut down on electricity and brightness at night.

Chris Shea noticed the temperature of the lights were bright and hot. His estimation is 5,000kw is is not cool and suggested changing to 3,000kw which would be warmer; Mr. Schober was not opposed.

Public comment – none.

The hearing closed at 4:23 p.m.

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

Bill Towle presented on behalf of Michelle and Andrew Adams. Mr. Towle referred to sketch showing the location of the new services and submitted specs. Rosina Negron asked if they would spray and could they put in hedging; Mr. Towle was not opposed. Chris Shea asked if will they will be visable from Harbor Road; Mr. Towle thought the stone wall would prevent visibility.

Public comment – none.

The hearing closed at 4:26 p.m.

4. Rev. Dr. Alida Ward, 3192 Bronson Road, Fairfield, CT 06824. For Property located at 3192 Bronson Road, Fairfield, CT 06824

Rev. Alida Ward said she and her husband live in the parsonage and that the barn on the property is in disrepair. Rev. Ward said the inspector recommended taking it down and replace considering the necessary repairs required to make it safe. She asked for a variance and requested approval of contractors design and noted the neighbors gave approval and in 2018 the Commission visited the site.

Walt Siemon, Church Facilities Board, referred to existing and proposed site plans that included the parsonage and barn and displayed photos. Mr. Siemon explained the lack of foundation and that there is no real support or structural integrity. He said there are rotting beams, bowing walls, sagging roof and is not sure what is holding it up and given enough time it will collapse. The new design would provide a safe secure place to park two cars. He said they spoke to several architects and found Country Carpenters best suited their needs. He said they do post and beam construction and nice quality work. They met with some commission members for guidance and chose a design plan similar to what is existing. There will be a wood door over the top of the garage doors and a steep pitched roof. He said it is on the same site, 24'x24' and is 12" higher to provide for better drainage and will paint white for functionality and practicality. He also noted they have zoning approval.

Rosina Negron asked about the height. Mr. Siemon said he thinks it may be a little taller than existing, the pitch is slightly different and the garage door opening is 9'x7'. Rev. Ward confirmed they are not doing a cupola.

Adam Klyver questioned the roof material and lighting. Mr. Siemon replied the roof is asphalt shingle same as is on parsonage and doesn't believe it is visible from the street. He said the siding is white pine vertical shiplap and everything is wood including the windows. Rev. Ward said presently there are two flood lights. Mr. Klyver reminded her they will need to come back to get lighting approval. Mr. Siemon was unsure of the gutter materials and will update the Commission when he returns for the lighting.

Chris Shea asked about the foundation; Mr. Siemon replied there will be some concrete foundation between siding and paving. He said there is hardware on the sectional overhead doors and top door is black wrought iron.

James Bohan asked the purpose of the upper door; Mr. Siemon replied only to match what is there now.

Public comment – Anna Talyor of 105 Meeting House Lane said as a fellow Greenfield Hill resident it is important we don't let existing structures fade away and feels the design is in kind of other structures.

The hearing closed at 4:40 p.m.

5. Elizabeth Carmichael, 110 South Benson Road, Fairfield, CT 06824. For Property located at 110 South Benson Road, Fairfield, CT 06824

Elizabeth Carmichael presented her hardship case and asked to allow her to purchase and install economical windows in her home only on the sides not visible from the road and would leave wood windows on the South Benson Road side. It is a non historic 1941 house in a historic district.

Adam Klyver asked for clarification on the cost breakdown from Clearview; Ms. Carmichael said she could afford all replacement windows if she used clad. The Commission discussed wood v clad v vinyl materials. Chris Shea said his decision is hindered because a plot plan was not submitted and he is still unclear which windows she is intending to replace. Ms. Carmichael said she is not intending to replace the front four that in view of the public way including the jalousie window in kitchen and explained the locations. He asked if the sash or entire windows are being replaced; she said they are taking it all out. Mr. Shea said the sash you're intending to replace is not wood and she noted that wood were \$700 more per window not including priming and painting.

Public comment – none.

The hearing closed at 4:54 p.m.

6. Jessica and Mitch McManus 1088 Harbor Road, Southport, CT. For property located at 1088 Harbor Road, Southport, CT 06890

Jessica & Mitch McManus showed photos and site plan of the area where a tree was removed by the town that created the current situation. Jessica McManus said they want to bring in curbing with grade, add another step, add edging to hold dirt and garden bed back. Mitch McManus said there are 2'x2' wood beams currently in back from the previous owner and would like to replace and install lighting around steps for safety.

Adam Klyver stated we typically don't like uprights, only use as few as possible and use low voltage. Ms. McManus said they would install whatever is recommended. Mr. Klyver explained she will have to return with new lighting specs. Ms. McManus submitted a letter from the Town Engineer approving the cut in. She said most of the current Belgian block would go away. The Commission looked at the photos and determined it was not Belgian block but perhaps granite. Commissioner Shea had a question with the height of the edging. Ms. McManus said Olivers, their landscapers, can make metal edging as tall as she needs. She said it would be about 12" in ground and 8 above ground.

Public comment – none.

The hearing closed at 5:04 p.m.

7. John and Emily Flynn, 340 Beach Road, Fairfield, CT. For property located at 340 Beach Road, Fairfield, CT 06824

Emily Flynn asked for approval to remove a window and install a new wood casement window in separate location for egress. Mr. Flynn said it symmetrical to the only other window on that wall and the screen is on the inside.

Public comment – none.

The hearing closed at 5:07 p.m.

Consideration of Public Hearing Items 1-7:

- 1. Anna and Jeff Taylor 105 Meeting House Lane, Fairfield, CT. For property located at 105 Meeting House Lane, 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).

- 2. Ben Schober, Agent for St. Paul's Episcopal Church, 2029 Old Town Road, Bridgeport, CT For Property Located at 661 Old Post Road, Fairfield, CT 06824**

Commissioner Klyver motioned to approve as presented. Commissioner Gravanis seconded the motion.

Chris Shea said he preferred light colors be changed to something less cool; 3,000kw instead of 5,000kw and Rosina Negron agreed. Adam Klyver it is hard to police and it's on a sensor so it won't be on all the time and Mr. Shea added though when it's on it will be bright.

Commissioner Klyver motioned to amend the item to approve two exterior lights with the stipulation they do not exceed 3,000kw. Commissioner Gravanis seconded the motion which carried unanimously, 5-0. (Bohan, 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 06890**

Commissioner Negron motioned to approve as presented with the stipulation if it visible from street to have evergreen plantings screened in perpetuity. Commissioner Clark seconded the motion which carried unanimously, 5-0. (Clark, Gravanis, Klyver, Negron, Shea in favor).

4. Rev. Dr. Alida Ward, 3192 Bronson Road, Fairfield, CT 06824. For Property located at 3192 Bronson Road, Fairfield, CT 06824

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

5. Elizabeth Carmichael, 110 South Benson Road, Fairfield, CT 06824. For Property located at 110 South Benson Road, Fairfield, CT 06824

Commissioner Klyver motioned to approve as presented. Commissioner Gravanis seconded the motion.

Adam Klyver thought the Connecticut General Statutes has a provision for variations if there is undue hardship. He said we can make exception to this building considering its age, non-historic value to the district, her current situation and feels we have ability to break from the usual rules. Mr. Klyver read Variation 7-147v into the record. Art Gravanis said whether or not we consider this a hardship, he may be inclined not to find hardship because of financial reasons but because it is non-historic so we have a basis siting statute. George Clark wants the windows on the street side to remain as is. Chris Shea doesn't believe the provision allows us to make allowance for financial hardships but rather in the layout of the property. He would support application on the basis the applicant has not applied to change the South Benson Road side windows. He would approve because the most prominent windows are being considered and we aren't setting a precedent which he thinks we're not able to do on a financial hardship.

The motion carried 3-2. (Clark, Gravanis, Klyver in favor and Negron, Shea opposed).

6. Jessica and Mitch McManus 1088 Harbor Road, Southport, CT. For property located at 1088 Harbor Road, Southport, CT 06890

Commissioner Klyver motioned to approve a, b, c, d, f and deny e without prejudice and amend f and strike the term "Belgian" and replace with "use existing block". Commissioner Gravanis seconded the motion which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Negron Shea in favor).

7. John and Emily Flynn, 340 Beach Road, Fairfield, CT. For property located at 340 Beach Road, Fairfield, CT 06824

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

Approve Minutes from 5-9-19 meeting (Bohan, Clark, Gravanis, Klyver, Negron, Shea)

Commissioner Clark moved to approve the 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. 96 Willow Street, Southport – Replace a triple wood window to match existing.
2. 35 Rose Hill Road, Southport – Replace aluminum storm windows with aluminum storm windows.
3. 952 Old Post Road, Fairfield – Repair in kind rotted wood exterior trim and sign
4. 564 Harbor Road, Southport – Repair/replace masonry steps to match existing
5. 105 Meeting House Lane, Fairfield – repair/replace rotted wood at portico, add bluestone chimney cap
6. 648 Harbor Road, Southport – Replace 5 sections of wood fencing in kind, repair existing fencing

Old Business: None.

New Business: Chris Shea was notified that the owners of 35 Rose Hill Road Southport (the old phone company building) were painting the unpainted brick and asked them to stop. Attorneys got involved and they continued painting. He asked the Commission to look at the house and guidelines and to reply to him. He will then determine whether or not ask the property owners to apply for certificate of appropriateness.

The Connecticut State Historic Preservation Office is offering a refresher course/training session on June 24 from 6-7:30 p.m. at the Westport Town Hall all Commissioners are welcome to attend and can RSVP to the invitation which was forwarded to them by Commissioner Shea. Mary Dunne will make a half hour presentation at 3:30 p.m. before the July 11 HDC meeting and have a short Q&A session. Mr. Shea said it is important and strongly encourages all the commissioners to attend at least one of the hearings.

Chris Shea announced he will step down as Chair of the Historic Commission effective immediately after the July meeting. Vice Chair Adam Klyver will take over as Chair through the end of term in November. Mr. Shea will stay on as a Commissioner. He cited the time involved in performing this service to the town has become more than he had initially envisioned and wants to be sure the Town and the HDC receives the attention that the position requires.

Rosina Negrón said the Tunxis Hill Historic Property Ordinance Amendment was voted out of RTM Committee from L&A at the May meeting. The Ordinance goes to RTM for discussion and will be voted on in July.

Adjourn

Commissioner Gravanis motioned to adjourn the meeting at 5:33 p.m. Commissioner Klyver seconded the motion which carried unanimously, 6-0. (Bohan, Clark, Gravanis, Klyver, Negrón, Shea in favor).

Respectfully submitted,

Sheila Tesei
Recording Secretary