



**Town of Fairfield**  
**FAIRFIELD HISTORIC DISTRICT COMMISSION**  
**MINUTES**  
September 12, 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, August 30, 2019 edition of the *Fairfield Citizen*

**Attendance and Designation of Voting Alternates:** James Bohan

**Commissioners Present:** James Bohan, Arthur Gravanis, Adam Klyver, Rosina Negron, Christopher Shea

**Commissioners Absent:** George Clark, Margaret Kufferman

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

**Public Hearings:**

1. Alex and Deane De Calice, 104 Old South Road, Southport, CT. For property located at 104 Old South Road, Southport, CT 06890.

Mr. Klyver recused himself from the item.

Ms. De Calice presented.

- a) & b) They propose to removed existing door and windows of shed and install glass and make it into a pool house. It will match the back of house.
- c) & d) The lights don't appear to be historic and would like to remove and install 4" recessed lights and remove existing.
- e) They propose not to replace the chimney.
- f) They would like to install dim lit sconces on porch back door.

Public comment – none.

The hearing closed at 4:41 p.m.

2. Henderson, Peter T and Amie Redgate, 62 Center Street, Southport, CT. For property located at 62 Center Street, Southport, CT 06890.

Jack Franzen requested approval for a new barn with a small loft in conformance with the Town setback regulations. Last month the Commission denied the item without prejudice. They were concerned it was too big and the roof height was lower than kitchen wing. In response they reduced height and volume of building and lowered the ridge height by 12.5%, the location of the barn remains the same.

Public comment – none.

The hearing closed at 4:22 p.m.

3. Ted and Lisa Borter, 25 Westway Road, Southport, CT. For property located at 25 Westway Road, Southport, CT 06890

The Architect explained the new windows would be more efficient and an improvement, no storm windows are necessary. He demonstrated the process the company uses.

Public comment – none.

The hearing closed at 4:26 p.m.

4. Lorraine Fedyna, 81 Main Street, Southport, CT. For property located at 81 Main Street, Southport, CT 06890.

a) The Representative, Paul, recapped the previous discussion on materials. Subsequently he discussed with the owner and now would like to remove the Belgium block and replace with 2” flagstone. The current footprint remains. They need an edge on the driveway because of the grade on both sides.

b) They propose to remove the garage door apron and replace with reclaimed cobblestone treatment. Photos were displayed of the cobblestones showing different shades of gray. The curbing pieces length will be slightly different sizes averaging 24”-30”. The stones would be set in cement and joints grouted to stabilize, the cement will not be visible.

Public comment – none.

The hearing closed at 4:33 p.m.

5. Brian and Karen McMahon, 1100 Harbor Road, Southport, CT. For property located at 1100 Harbor Road, Southport, CT 06890.

Landscape Architect Eric Rains presented the proposed spa and reviewed specs. It is located behind the rear of the house and is not visible from Harbor Road.

Public comment – none.

The hearing closed at 4:36 p.m.

#### **Consideration of Public Hearing Items 1-5:**

**1. Alex and Deane De Calice, 104 Old South Road, Southport, CT. For property located at 104 Old South Road, Southport, CT 06890.**

*Commissioner Gravanis motioned to approve a, b, c, d, e and f. Commissioner Bohan seconded the motion which carried, 4-0-1. (Bohan, Gravanis, Negron, Shea in favor and Klyver abstained).*

**2. Henderson, Peter T and Amie Redgate, 62 Center Street, Southport, CT. For property located at 62 Center Street, Southport, CT 06890.**

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

**3. Ted and Lisa Borter, 25 Westway Road, Southport, CT. For property located at 25 Westway Road, Southport, CT 06890**

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

**4. Lorraine Fedyna, 81 Main Street, Southport, CT. For property located at 81 Main Street, Southport, CT 06890.**

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

**5. Brian and Karen McMahon, 1100 Harbor Road, Southport, CT. For property located at 1100 Harbor Road, Southport, CT 06890.**

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

**Approve Minutes from 8-8-19 meeting** (Clark, Bohan, Klyver, Negron, Shea)

*Commissioner Shea motioned to approve the minutes with grammatical changes as discussed. Commissioner Negron seconded the motion which carried, 4-0-1. (Bohan, Klyver, Negron and Shea in favor and Gravanis abstained).*

**Chairman's Report**

**Repairs:**

1. 271 Old Post Road- Fence repair
2. 71 Spruce Street- Repair front fence
3. 710 Verna Hill Road- Remove existing wood roof and replace with new wood roof
4. 125 Penfield- Replace/repair rotten trim, replace 2 windows with same.
5. 215 Old Post Road- Remove existing EPDM porch roof and replace with new EPDM roof
6. 104 Old South- Repair/replace rotted front decks, repair foundation stones, repair rotted column bases.
7. 2970 Bronson Road- Repair steps
8. 364 Beach Road- Replace existing asphalt shingle roof
9. 1122 Old Academy Road- Replace existing deteriorated windows with new wood windows to match existing.
10. 323 Old Post Road- Replace existing asphalt roof on garage with new asphalt shingles to match existing.

**Violations:**

1. 1029 Old Post Road-Installed picket fence without COA

A letter was sent to the resident informing them they reside in the Historic District and must go through the Commission for a COA. The resident also installed a mailbox after the letter was sent.

**Old Business:** The RTM is scheduled to approve the Ordinance at their September 23<sup>rd</sup> meeting.

**New Business:** The former Unquowa Hotel property located at 808 Old Post Road has had foundation removed and put in metal cages. The extent of work is unknown. Mr. Gravanis noted the former house was torn down after a fire and they are probably harvesting the stones.

Mr. Gravanis commented on Ms. Kufferman absences and misses her insights. He said the Commission and Town needs full representation. He suggested someone contact her to ask if she wishes to continue on as a Commissioner. Mr. Shea noted the Commission is down one alternate as well and should be looking for another alternate. He said the Commission is supposed to have five commissioners and three alternates. Both Mr. Gravanis and Mr. Shea said Ms. Kufferman is a very valuable member, value her insight and they are a better body with her than without.

**Adjourn**

*Commissioner Gravanis motioned to adjourn the meeting at 4:56 p.m. Commissioner Bohan seconded the motion which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Negron and Shea in favor).*

Respectfully submitted,

Sheila Tesei  
Recording Secretary