



Town of Fairfield
FAIRFIELD HISTORIC DISTRICT COMMISSION
MINUTES
October 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, September 27, 2019 edition of the *Fairfield Citizen*

Attendance and Designation of Voting Alternates: James Bohan

Commissioners Present: James Bohan, Arthur Gravanis, Adam Klyver, Margaret Kufferman

Commissioners Absent: George Clark, Rosina Negron, Christopher Shea

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

Public Hearings:

1. Town of Fairfield, 725 Old Post Road, Fairfield, CT. For property located at 125 Penfield Road, Fairfield, CT 06824.

Town Building Maintenance Manger, James Ryan, reviewed the project that began with a Repair Order to get rid of rickrack and prepare for painting. During this phase they came across extensive damage to the bow bay window that was beyond repair and applied for a COA. They propose to replace with a custom-made slightly narrower wood bow window with a similar look but it is changing the appearance of outside of the building which is visible from the road. Footings will be placed underneath the windows with lattice facing as existing.

Public comment – none.

The hearing closed at 4:19 p.m.

Item 2 was taken last.

3. Clara Louisa Baur & Nelson Heumann, 608 Harbor road, Southport, CT. For property located at 608 Harbor Road, Southport, CT 06890.

Jack Franzen said the approved garage renovations include removing the dormer and raising the roof by 3'. The gargage is located in the rear of the property at the end of the driveway. The existing lighting has one between the two garage doors and one by the ancillary door. They would like to resue those and take the light off the ancilliary door and place it above the garage door and move other light above the garage door resulting in two lights over the garage doors then buy a matching light with the same black aged tarnished look for the ancillary door.

Public comment – none.

The hearing closed at 4:22 p.m.

4. Southport Congregational Church, 524 Pequot Ave, Southport, CT. For property located 524 Pequot Ave, Southport, CT 06890.

Mr. Franzen referred to the schematics and proposed to expand the T turn section of driveway and add 8' at end of T turn and 8' starting on the south side extremity and bring around to stone stairs that serves the kitchen back door. This would enable more entertaining, cars, guests and a safer area for their children to play. He said it is difficult to pull out onto Pequot Avenue. The expanded driveway is cut into the topography, masonry will match, asphalt will be used for the driveway subsurface then finish with gray brownish stones.

Public comment – none.

The hearing closed at 4:26 p.m.

5. Vikram & Preeti Butani, 480 Old Post Road, Fairfield, CT. For property located at 480 Old Post Road, Fairfield, CT 06824.

Kurt Cihl representing owners of the Sherman Parsonage said they have a non-conforming driveway and propose increasing the blacktop area. He said there is no room in the current driveway to turn around and they have to back out onto the Old Post Road. He said the blacktop will taper to the back of the fence. Underground sprinklers will be installed all at grade level. A curtain drain will be installed to alleviate puddling up to the garage. He proposes adding two Cultecs to handle the overflow water. He is also proposing a small 6-7' island to allow the homeowner to pull around.

Mr. Cihl said the homeowner had concerns with gravel in a former home and prefers blacktop for easier maintenance. He said the island is part of the application but doesn't know the size maybe 7'. He said the island will have buried steel edging around it and recommended a metal apron. He did not have the specs or material. He said there is room for a 40" landscaping buffer.

Mr. Klyver noted the neighbors are upset that the garage was approved but considering the site issues the Board did not have any other options and passed it reluctantly. He said the driveway is already large and they should consider something to back into because the proposal doubles the driveway/asphalt size. He also noted the existing marble stone is not approved and advised Mr. Cihl to notify the homeowner that it will have to be changed regardless. Mr. Cihl said he will scale down if it is not approved.

Public comment – none in favor.

Walter Shaw lives across from the Sherman Parsonage. He said the previous owners lived there for 20 years never had a problem and he was against the garage. He said extending asphalt in front of a 3,000 sf house almost the size of home will be unsightly and doesn't fit the neighborhood. It will be visible from pedestrian and vehicle views. He opposes with all due respect to his neighbors. He referred a letter that cited they are not following code and they have a petition with signatures.

Tara Backe of 388 Old Post Road has lived there for 27 years and they have six cars. She said they have the same slope as everyone else and back out without a problem. Letters from Tom Dailey and Ellen Gould, former Historic District Commissioners, were read and submitted into the record as well as a letter from Tara's husband, Henry Backe, all opposing siting inappropriateness.

Anne Jones of 260 Old Post Road is opposed to the application. She said it destroys the integrity of the Old Post Road. She noted changes around the neighborhood that were approved and work that was performed without an approved application.

James Miller of 148 Southport Woods Drive, long time Old Post Road resident and former President of the Old Post Road Association has his letter read into the record opposing the application and urged commissioners to deny.

The hearing closed at 5:03 p.m.

6. James Santelli, 261 Old Post Road, Fairfield, CT. For property located at 261 Old Post Road, Fairfield, CT 06824.

Laura Santelli is the correct applicant's name, not James. They would like to install central air instead of using window units. The condensing unit is not visible from the privately-owned cemetery or front of house.

Public comment – none.

The hearing closed at 5:06 p.m.

7. Pequot Library, Stephanie J Coakley, Executive Director, 720 Pequot Ave, Southport, CT. For property located at 720 Pequot Ave, Southport, CT 06890.

Ms. Coakley said she lives and works in the property's cottage. Danielle Davis of Pirie Associates reviewed the existing and proposed sidewalk and ramp that is out of line of view. She said it doesn't have proper turning allowance which is the reason for the application. She said it solves the accessability issue by expanding the landing at top and adding flowering trees. The will build up so additional railings aren't needed and would the block view of the historic building and by building a short retaining wall will allow this. The retaining wall material will have stone cap relating to existing building and proposed extending along existing brown brick.

Public comment – none.

The hearing closed at 5:13 p.m.

8. Jason & Christina Landon, 766 Old Post Road, Fairfield, CT. For property located at 766 Old Post Road, Fairfield, CT, 06824.

Ms. Kufferman recused herself.

Elizabeth DiSalvo reviewed the proposed work. She said most of work is in the back of house and referred to existing elevations.

Public comment – Old Post Road resident, Tara Backe, reviewed the guest parking schematics and expressed her concerns especially after the Sherman Parsonage garage was previously approved and that this could set a new precedent. Ms. DiSalvo explained there is nowhere for guests to parking in front of the house. Mr. Landon said they would like to use the front door and not have visitors park around back where children are playing, Ms. Landon said they are trying to adjust the streetscape and make the front door welcoming and will landscape to minimize the changes.

The hearing closed at 5:33 p.m.

9. 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 .

DeeDee DeCalice reported they installed a new gas fireplace and contractor inaccurately told them the chimney vent would not be visible.

Public comment – none.

The hearing closed at 5:36 p.m.

Item 2 was taken out of order.

2. Brianna Queiros, 1029 Old Post Road, Fairfield, CT. For property located at 1029 Old Post Road, Fairfield, CT 06824.

Ms. Queiros said they first heard they were in violation through a letter received from the Historic District Commission citing inappropriate fencing material. Neither their lawyer nor Realtor told them they needed to adhere to Historic District rules. She said they still would have bought their home and love the district and would have chosen different fencing material. They will remove and install cedar fence identical to the fence along that side of the Post Road. They will customize and build a gate to replicate the neighbors to keep in accordance with the district. They will paint the fence white and keep symmetry. They will submit another application to paint the additional fence.

Public comment – none.

The hearing closed at 5:42 p.m.

Consideration of Public Hearing Items 1-9:

1. Town of Fairfield, 725 Old Post Road, Fairfield, CT. For property located at 125 Penfield Road, Fairfield, CT 06824.

Commissioner Kufferman motioned to approve as presented. Commissioner Gravanis seconded the motion which carried unanimously, 4-0. (Bohan, Gravanis, Klyver, Kufferman in favor).

2. Brianna Queiros, 1029 Old Post Road, Fairfield, CT. For property located at 1029 Old Post Road, Fairfield, CT 06824.

Commissioner Bohan motioned to approve as presented. Commissioner Gravanis seconded the motion which carried unanimously, 4-0. (Bohan, Gravanis, Klyver, Kufferman in favor).

3. Clara Louisa Baur & Nelson Heumann, 608 Harbor road, Southport, CT. For property located at 608 Harbor Road, Southport, CT 06890.

Commissioner Gravanis motioned to approve as presented. Commissioner Kufferman seconded the motion which carried unanimously, 4-0. (Bohan, Gravanis, Klyver, Kufferman in favor).

4. Southport Congregational Church, 524 Pequot Ave, Southport, CT. For property located 524 Pequot Ave, Southport, CT 06890.

Commissioner Gravanis motioned to approve as presented. Commissioner Kufferman seconded the motion which carried unanimously, 4-0. (Bohan, Gravanis, Klyver, Kufferman in favor).

5. Vikram & Pretti Butani, 480 Old Post Road, Fairfield, CT. For property located at 480 Old Post Road, Fairfield, CT 06824.

Commissioner Gravanis motioned to approve as presented for discussion purposes. Commissioner Kufferman seconded the motion.

The Commission expressed concerns over the large driveway area, neighbors' comments, insufficient details on island and edging and suggested they return with revised plan.

The motion failed, 0-4. (Bohan, Gravanis, Klyver, Kufferman opposed).

Commissioner Kufferman motioned to deny without prejudice. Commissioner Gravanis seconded the motion which carried unanimously, 4-0. (Bohan, Gravanis, Klyver, Kufferman in favor).

6. Laura Santelli, 261 Old Post Road, Fairfield, CT. For property located at 261 Old Post Road, Fairfield, CT 06824.

Commissioner Gravanis motioned to approve as presented. Commissioner Kufferman seconded the motion which carried unanimously, 4-0. (Bohan, Gravanis, Klyver, Kufferman in favor).

7. Pequot Library, Stephanie J Coakley, Executive Director, 720 Pequot Ave, Southport, CT. For property located at 720 Pequot Ave, Southport, CT 06890.

Commissioner Bohan motioned to approve as presented. Commissioner Gravanis seconded the motion which carried unanimously, 4-0. (Bohan, Gravanis, Klyver, Kufferman in favor).

8. Jason & Christina Landon, 766 Old Post Road, Fairfield, CT. For property located at 766 Old Post Road, Fairfield, CT, 06824.

Commissioner Gravanis to approve a) through l) as presented and approve k) with the stipulation that the AC condensers be screened by evergreen plantings and the homeowner maintain in perpetuity. Commissioner Bohan seconded the motion which carried, 3-0-1. (Bohan, Gravanis, Klyver in favor and Kufferman abstained).

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

Commissioner Bohan motioned to approve as presented. Commissioner Kufferman seconded the motion which carried, 3-0-1. (Bohan, Gravanis, Kufferman in favor and Klyver abstained).

Approve Minutes from 9-12-19 meeting (Clark, Bohan, Gravanis, Klyver, Negron, Shea)

Commissioner Gravanis motioned to approve the minutes. Commissioner Bohan seconded the motion which carried unanimously, 3-0. (Bohan, Gravanis, Klyver in favor).

Chairman's Report

Repairs:

1. 271 Old Post Road- Fence repair
2. 824 Harbor Road-reinforce front wall, reinforce found, new roof to match exist, new windows to match exist.
3. 1088 Harbor Road- Replace rotten window trim, Replace gutters with the same, Replace rotten shingles with same, Restore windows, Replace wood deck with new wood deck
4. 915 Old Post Road-Repair chimney

Violations:

1. 75 Old South – The homeowner has since put shutters back on after the renovation.

Old Business:

1. 35 Rose Hill Road-Update on Violation Status – Mr. Klyver distributed a photo showing the building was painted in the 80s. They will drop any violations since it has been painted before. Mr. Gravanis said the Commission has to be vigilant not to have another similar situation and make a provision that as an administration we shouldn't enforce painting since it is not mandatory.
2. 554 Tunxis Hill Road - Update on RTM ordinance status – An update will be provided next month.

New Business:

1. 808 Old Post Road-Update on foundation removal – Mr. Klyver said the property owners have been harvesting the foundation stones. He contacted the CT Trust Circuit Rider for advice which was to do nothing and noted it was great the owner was saving the stones.

Adjourn

Commissioner Kufferman motioned to adjourn the meeting at 6:03 p.m. Commissioner Bohan seconded the motion which carried unanimously, 4-0. (Bohan, Gravanis, Klyver, Kufferman in favor).

Respectfully submitted,

Sheila Tesei
Recording Secretary