



**Town of Fairfield**  
**FAIRFIELD HISTORIC DISTRICT COMMISSION**  
**MINUTES**

December 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, November 29, 2019 edition of the *Fairfield Citizen*

**Attendance and Designation of Voting Alternates:** James Bohan, George Clark

**Commissioners Present:** James Bohan, George Clark, Adam Klyver, Margaret Kufferman, Rosina Negron

**Commissioners Absent:** Arthur Gravanis, Christopher Shea

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

**Public Hearings:**

1. James Ryan, Town of Fairfield, 725 Old Post Road, Fairfield, CT. For property located at 611 Old Post Road, Fairfield, CT 06824

Mr. Ryan explained the installation of a privacy white cedar fence for the cooling and generator at Old Town Hall. The material will be cedar post and cap, tongue and groove white. He showed photos of existing area and proposed rendering.

Public comment – none.

The hearing closed at 4:18 p.m.

2. Chris Jurkiewicz & Sally Wanamaker, 197 Old Post Road, Fairfield, CT. For property located at 197 Old Post Road, Fairfield, CT. 06824

Mr. Jurkiewicz proposed replacing their old cedar roof with asphalt shingle exactly like the house next door and work will be performed by the same roofer. He displayed a timberline gap shingle and photos which will be a more durable, longer lasting shingle.

Public comment – none.

The hearing closed at 4:20 p.m.

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

Kurt Cihl of Black Rock Builders said they propose an asphalt driveway where the white stone gravel is presently. The owner spoke with the neighbors who spoke against it a previous meeting where it was denied. The Commission didn't want vehicles in front of the home and in the new proposed plan they are to the side and it allows homeowners to back in instead of backing out onto Old Post Road.

The black asphalt driveway will go into the grass area up to the edge of the house about 10' to the right which will allow cars to reverse. They have a two car garage and their intention is to use the area as a backup. The proposed driveway is going to be 3" asphalt, not oil and stone and there is no Belgian stone border. The Cultec system and drainage was discussed. The drain needs to be part of the application because it was previously denied. The applicant will have to return with that application if this gets approved. The original and proposed square footage was questioned. Mr. Cihl will provide the actual numbers. Mr. Clark would prefer stone vs asphalt. Mr. Cihl noted the existing stone is not recommended by the Commission. They will use existing native stone material

for the top of the existing stone wall. The terrace will be blue stone. Caroline Gibson said it is the same material and will match the existing bluestone. Ms. Kufferman questioned the scale of the arch in the family room.

Public comment – none.

The hearing closed at 4:31 p.m.

4. Rosina Negron 952 Old Post Road, Fairfield, CT. For property located at 952 Old Post Road, Fairfield, 06824.

Ms. Negron recused herself.

Owner Ms. Negron presented. She would like to install two attic windows to comply with the egress code. They will both be symmetrical. Material is wood and will match existing lights.

Public comment – none.

The hearing closed at 4:32 p.m.

5. Nelson Heumann, 494 Harbor Road, Southport, CT. For property located at 494 Harbor Road, Southport, CT 06890

John Dumke of Sterling Building Restoration said the owner wants to install a new HVAC unit with two condensers. The condensers would be placed in the existing garden bed. He displayed photos and is confident they will be able to be screen it even though it is a tight area.

Public comment – none.

The hearing closed at 4:35 p.m.

6. Paul D. & Caroline Gibson, 478 Harbor Road/ 137 Rose Hill Road, Southport, CT. For property located at 478 Harbor Road/ 137 Rose Hill Road, Southport, CT 06890

Ms. Negron recused herself.

Mark Donnelly of 28 Hawley Glen in Stratford gave some history of the property. He said the 1969 addition was inappropriate; there is an in-ground pool and solarium with a retractable roof that they are going to remove. They propose to extend the two bedrooms upstairs. They are attempting to create a more modern floor plan in a historic house for a family with children. The front elevation remains unchanged. He displayed the existing and proposed addition. The wood windows will have a putty glaze exactly the same as existing. They are adding French doors to get a view. The new structure will be setback. They are taking great care to ensure materials are exactly the same. Most of the structure won't be visible from Harbor Road. The new proposed side elevation is much shorter and allows for a yard. It will appear as an extension of the existing home. The site plan includes a swimming pool and once again the need for glass from the kitchen and family room to create a view. The pool is partially above grade and will have a stone retaining wall on one end. The pool will have no slides or rails. The landscape designer plans planting beds along the sidewalk and pool equipment will be screened with plantings as well.

Public comment – none.

The hearing closed at 4:55 p.m.

7. 1100 Harbor Road, LLC, 1100 Harbor Road, Southport, CT. For property located at 1101 Harbor Road, Southport, CT 06890.

Attorney John Fallon, Architect Jack Franzen and Engineer Chris Eggers of Race Coastal presented the item that was before the Commission at their November meeting. Mr. Fallon asked that all display boards to become exhibits as part of the record. He gave background of the previous easement for purposes of access, the public way was not easily traversable and therefore pedestrians trespassed over his client's property. The owners did not wish to restrict public access and developed a security and safety solution. The McMahons donated a 2,547 sf parcel to improve and provide safe public access to the beach and eliminate trespassing which caused their inability to insure the property. He stressed the importance that TP&Z, Harbor Management, Conservation, Engineering, BOS and RTM boards all vetted and approved the application including the DEEP engineer who has been actively involved in assisting the proposed plans. The work will be in accordance with approved plans and supervised by TP&Z staff. He emphasized the Historic Districts jurisdiction. The subterranean wall is not visible in public way and riprap will be restored and returned to its original look and remain unchanged. He reviewed the history of riprap noted there is no historical or architectural significance to the rocks or how they were placed. He said the Town Attorney determined the application does not violate any deed restrictions.

Mr. Franzen discussed the water lot that is a separate parcel and essentially their front yard. They propose to build a seawall and clad with riprap. In response to the engineering and steepness concerns at the last meeting; they have no reservations of the implementation of the work. He reiterated the proposed work as explained at the November hearing. The work will be monitored by the Town. He showed aerial photos of the site taken over many years.

Mr. Eggers said the topography and elevations are staying the same. They will be excavating behind the rocks and they will not be moved near the sea. Mr. Franzen said we can stipulate as a condition during construction that we're to maintain a boundary, have an on-site surveyor and the Commission can conduct visits to ensure rocks aren't moved. He said they would welcome it and hold kick-off meetings so everyone has an understanding of what is being done.

Public comment in favor – none.

Public comment against – Mr. Klyver read letters from Dale McIvor siting bedrock concerns and from Shawn Bay of 300 Burr Street regarding the affect the work is likely to have on the beach and concerns preserving the shoreline.

Mike Brennan gave a historical prespective of the lower wharf area.

Kenneth Murphy of 296 Beach Road spoke about the impact of the bedrock when ledge is exposed.

Jack Imes made points that the slope change will change the beach significantly.

Jeremy Frost contends the plans have not met the conditions and terms of the BOS and RTM and must be met before the seawall is to be put in place.

Packer Wilber of 227 Main Street read white picket fence restrictions and easement agreement language. He asked the Commission to ask future applicants to supply deed restrictions. He suggested the applicant return when noncompliance issues are resolved. If the Commission decides a wall can be built, he would like specific conditions to be met.

Mary Lou McGuire of 208 Willow Street summarized others' remarks and thanked the members of the public.

Pamela of Willow Street took issue with what is there is not dangerous. The chance of if not working is huge and the factor it doesn't keep with the look of the area.

Margie Zellers of 95 Main Street said Southport has had a major facelift. There are many approvals by the HDC that are not in keeping of what the property was earlier. It is becoming pristine and not natural. There are so many manicured like newly built properties and urged others to speak up.

The hearing closed at 6:30 p.m.

**Consideration of Public Hearing Items 1-7:**

- 1. James Ryan, Town of Fairfield, 725 Old Post Road, Fairfield, CT. For property located at 611 Old Post Road, Fairfield, CT 06824**

*Commissioner Clark motioned to approve as presented. Commissioner Bohan seconded the motion which carried, 5-0. (Bohan, Clark, Klyver, Kufferman, Negrin in favor).*

- 2. Chris Jurkiewicz & Sally Wanamaker, 197 Old Post Road, Fairfield, CT. For property located at 197 Old Post Road, Fairfield, CT. 06824**

*Commissioner Bohan motioned to approve as presented. Commissioner Negrin seconded the motion which carried, 5-0. (Bohan, Clark, Klyver, Kufferman, Negrin in favor).*

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

*Commissioner Negrin motioned to approve as presented. Commissioner Clark seconded the motion.*

Ms. Negrin said they have to come back for the drain application and applicant was unsure of the edging. She said there are alternatives to asphalt such as grass pavers. Mr. Klyver said the Board has to consider what is in the application and also noted the applicant went back and forth on the edging. Mr. Clark said the area seems awfully big, would like rocks removed and consider postponing until March. Outbuildings were discussed. Ms. Kufferman understands the safety concerns of backing the out of driveway.

*The motion failed.*

*Commission Negrin motioned to approve a) as presented and deny b) without prejudice due to coverage of hardscape. Commissioner Clark seconded the motion which carried, 5-0. (Bohan, Clark, Klyver, Kufferman, Negrin in favor).*

- 4. Rosina Negrin 952 Old Post Road, Fairfield, CT. For property located at 952 Old Post Road, Fairfield, 06824.**

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

- 5. Nelson Heumann, 494 Harbor Road, Southport, CT. For property located at 494 Harbor Road, Southport, CT 06890**

*Commissioner Kufferman motioned to approve as presented. Commissioner Negrin seconded the motion which carried, 5-0. (Bohan, Clark, Klyver, Kufferman, Negrin in favor).*

- 6. Paul D. & Caroline Gibson, 478 Harbor Road/ 137 Rose Hill Road, Southport, CT. For property located at 478 Harbor Road/ 137 Rose Hill Road, Southport, CT 06890**

*Commissioner Kufferman motioned to approve as presented. Commissioner Clark seconded the motion.*

The scale of the round window, proportions and visual from the road were discussed.

*The motion carried, 4-0-1. (Bohan, Clark, Klyver, Kufferman in favor and Negrin abstained).*

**7. 1100 Harbor Road, LLC, 1100 Harbor Road, Southport, CT. For property located at 1101 Harbor Road, Southport, CT 06890.**

*Commissioner Kufferman motioned to approve as presented. Commissioner Clark seconded the motion.*

Mr. Clark was good with the fence and struggled with the change in aesthetics to the sandy beach. He said the rendering was too perfect. Mr. Klyver reminded the Commission of their purview and it did not include deed restrictions per the Town Attorney. Ms. Kufferman said erosion is not in our purview and noted the beach is always different and changing. She suggested keeping subterranean the same and embed boulders with vegetation and outcroppings to grow in between to give it a more natural, softened appearance.

*Commissioner Kufferman motioned to approve a) as presented and b) with the stipulation that additional boulders be added in a natural formation on the land side of the subterranean concrete wall subject to the approval of a Commissioner of the FHDC through regular site visits and approve the removal of the fence. The end result is the rectilinear edge of the proposed lawn become more irregular and natural in appearance.*

*The motion carried, 4-1. (Clark, Klyver, Kufferman, Negron in favor and Bohan opposed).*

**Approve Minutes from 11-14-19 meeting** (Bohan, Clark, Gravanis, Klyver, Negron, Shea)

*Commissioner Clark motioned to approve the minutes. Commissioner Negron seconded the motion which carried unanimously, 4-0. (Bohan, Clark, Klyver and Negron in favor).*

**Chairman's Report**

**Repairs:**

1. 494 Harbor Road-Replace rotted wood storm windows with new wood storm windows and replace rotted shutters with new wood shutters.
2. 2860 Bronson Road-Replace in kind rear east facing windows with Marvin ultimate double hungs to match existing.
3. 237 Old Post Road-Replace gutters to match existing, replace garage shingles to match existing.

**Violations:** None

**Old Business:**

**New Business:**

a) Election of Officers - Commissioner Klyver has been reappointed by the BOS as a Commissioner. *Commissioner Clark nominated Commissioner Klyver as Chair. Commissioner Bohan seconded the motion which carried unanimously, 5-0. (Bohan, Clark, Klyver, Kufferman, Negron in favor).*

*Commissioner Negron nominated Commissioner Shea as Vice Chair. Commissioner Clark seconded the motion which carried unanimously, 5-0. (Bohan, Clark, Klyver, Kufferman, Negron in favor).*

*Commissioner Kufferman nominated Commissioner Negron as Clerk. Commissioner Clark seconded the motion which carried unanimously, 5-0. (Bohan, Clark, Klyver, Kufferman, Negron in favor).*

b) Set meeting dates for 2020

*Commissioner Clark motioned to approve the 2020 meeting dates as presented. Commissioner Bohan seconded the motion which carried unanimously, 5-0. (Bohan, Clark, Klyver, Kufferman, Negron in favor).*

**Adjourn**

*Commissioner Clark motioned to adjourn the meeting at 7:20 p.m. Commissioner Negron seconded the motion which carried unanimously, 5-0. (Bohan, Clark, Klyver, Kufferman, Negron in favor).*

Respectfully submitted,  
Sheila Tesei, Recording Secretary