



**Town of Fairfield
FAIRFIELD HISTORIC DISTRICT COMMISSION**

MINUTES
March 11, 2021

<https://www.youtube.com/watch?v=6WjEhhqlq6w>

Virtual hearings were held through WebEx beginning at 4:15 p.m. Notice of this Hearing was published in the Friday, February 26, 2021, edition of the *Fairfield Citizen*.

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

Designation of Voting Alternates: James Bohan, George Clark 5:50 p.m.

Present: Arthur Gravanis, Adam Klyver, Dr. Daryn Reyman-Lock, Christopher Shea

Absent: Rosina Negrón, Alyssa Stack

Public Hearings:

1. David J & Elisabeth Ives, 411 Harbor Road, Southport CT 06890. For property located at 411 Harbor Road, Southport CT 06890.

Mr. Franzen presented the site plan, photos and provided the property's history. They are proposing to build a dry stack wall of fieldstone of varying height. The property has about five different walls and terraces going down to the water. They want to remove fence on the retaining wall for safety.

Public comment – none.

The hearing closed at 4:33 p.m.

2. Samuel Cargill, 144 Westway Road, Southport, CT 06890. For property located at 144 Westway Road, Southport, CT 06890.

Mr. Klyver recused himself. Sam Cargill presented the site plan and elevations. They are proposing to replace fences, install a new built in grill with stone base located off the back of the house, extend bluestone sitting terrace off the kitchen, add new stonewalls and stone fireplace. Mr. Cargill said the neighbors agreed the fence should be replaced. The fence will be painted cedar with cedar cap. The fireplace and seating area is not visible from road but part of the fencing is.

Public comment – none.

The hearing closed at 4:39 p.m.

3. Pequot Yacht Club, 647 Harbor Road, Southport, CT 06890. For property located at 647 Harbor Road, Southport, CT 06890.

Christopher Smith, PYC Commodore, presented two submittals both related to storm repairs. Bahman Azarm said he improved upon comments from the last presentation and changed materials. They are now proposing wood with clad not stainless steel for the railing. The height has to be 42" for safety. Due to structural issues and to keep the design to what was there originally, they have to have some metal post that will be clad with wood. He shared the deck railing plan and elevation drawings. Mr. Azarm said everything is going to be painted white wood. There are 2x2 metal posts within the posts and the top and bottom rail will be 1x1 metal connected to posts and bolted on. Everything will be covered with wood although the type of wood hasn't been determined, it will be all hard wood. Mr. Shea said the portico is not scheduled to be changed and asked if it's going to remain as is. Mr. Azarm replied no, we are planning on changing and to make similar to existing. They will come back for the side porch. Mr. Shea remarked the cupola is not part of this application. Mr. Azarm replied correct, we decided to study an actual design of what was there and to try and match drone footage and pictures to get as close as possible to original and will submit a new design this

summer. Mr. Klyver has an issue with the club taking down the railing and posts before it was approved, the intent was to just take down the deck. Mr. Azarm said they received approval to replace deck and membrane so in that process they found rot and did not realize they should not have removed without approval. Mr. Klyver stated you have all the original cupola pieces and base in the parking lot and that you could probably recreate. Mr. Shea referred to Mr. Klyver's point on the railing being removed that he thought the Commission didn't approve the decking because it was an integral part of the rail.

Public comment – none.

The hearing closed at 4:57 p.m.

Item #5 was taken next.

5. Hardy & Jennifer Royal, 720 Old Post Road, Fairfield CT 06824. For property located at 720 Old Post Road, Fairfield CT 06824.

Outdoor designer, David May, is working with Marquee Pool on a pool installation including pool fencing, patio decking and landscape lighting. The proposed pool is to be installed behind the house with security gates closing it to driveway. All masonry decking will be contained at ground level and will not be visible from the Post Road or sidewalk. Fencing will be hidden by appropriate landscaping. Samples of proposed pool fencing materials, diagram of spacing and style were shared. Pool fence will be black aluminum and adhere to code at 54". Stonework is light gray granite with 1' bluestone pool cupping. Plantings will hide fence height and go along perimeter of driveway. Lighting will be contained within the pool area behind the house. All fixtures will be lower than fence and hidden by landscaping. Mr. Klyver asked how many light fixtures are proposed. Mr. May replied seven low-voltage tiki lights pressed in with removable stakes, numerous uplights throughout, three uplights behind fencing between evergreen and lights highlighting dogwoods.

Public comment – none.

The hearing closed at 5:20 p.m.

4. Pequot Yacht Club, 647 Harbor Road, Southport, CT 06890. For property located at 647 Harbor Road, Southport, CT 06890.

Mike Mitchell proposed a permanent one way entrance connected with etched stone entry piers and stone cap planked with evergreen hedging to match existing. They believe it's a much easier to exit club with the new one-way permanent exit and entrance design rather than the current two way traffic. They propose to reinstall the bluestone curb with minimal threshold and apron will carry out to street.

Public comment – none.

The hearing closed at 5:28 p.m.

6. Gerald D & Gabrielle Burdo, 494 Harbor Road, Southport, CT 06890. For property located at 494 Harbor Road, Southport, CT 06890.

Landscape architect Kristina Gates provided property background, site plan and historic and existing photos. The proposed entrance gate design is a simple lattice wood picket gate with 10' on either side. The painted white pillars and pickets would match existing. They will realign and expand bluestone path to give more room for planting and use bluestone from property to fill in. They also propose to remove welded wire mesh along hedging and remove fence/driveway gate in courtyard. She explained they want to simplify gates where it jogs, straighten out and align. They will realign driveway, sidewalk will get extended and repaired and the same gravel will be used. They will install metal edge to mitigate the migration that is happening. They would like to use native stone for steps to match existing stone on house and set in concrete.

Public comment – none.

The hearing closed at 5:41 p.m.

7. Richard Mervis, 249 Old South Road, Southport, CT 06890. For property located at 249 Old South Road, Southport, CT 06890.

Landscape architect Kristina Gates presented the proposed application consisting of pool installation and pool fencing. Site plan and photos were shared. They propose a holly hedge with welded wire mesh, a pool gate 6'x6' with pickets. Hardware latch design was viewed along with a basic stockade fence and location. The pool is 18' x 35' with two lights. Pool equipment would be out of view. A double pool gate at garage similar to front gate meets pool code. The owner would like to repair or replace damaged outside fencing with same and add shutters to restored windows. Mr. Shea said stockade is inappropriate. Ms. Gates said plantings will cover/hide it and won't be visible from the road.

Public comment – none.

The hearing closed at 5:51 p.m.

8. Brandon & Katie Conovitz, 225 Old South Road, Southport, CT 06890. For property located at 225 Old South Road, Southport, CT 06890.

Kristina Gates proposed to expand gravel drive and add gravel to grass panels. They would add reclaimed granite along driveway entrance and sporadically in plant bed, install 6' cedar privacy fence along east and north property lines and install pool in rear/side yard. The pool would have 18" bluestone cupping. They would install a double pool gate at garage, repair and replace picket fence and gates and add shutters to restored windows.

Public comment – none.

The hearing closed at 6:07 p.m.

9. Michelle & Andrew Adams, 564 Harbor Road, Southport, CT 06890. For property located at 564 Harbor Road, Southport, CT 06890.

Dr. Reyman-Lock recused herself. Olivia Charney identified the location where two sconces will be placed on either side of door and photos of sconces and house were viewed. The material will be black cast iron with a 12" globe.

Public comment – none.

The hearing closed at 6:16 p.m.

10. Mr. & Mrs. Robert Wright, 260 Harbor Road, Southport, CT 06890. For property located at 260 Harbor Road, Southport, CT 06890.

John Wasilewski proposed new landscape lighting and reviewed previously approved bronze railing cap on exterior painted steel railings to match posts, existing stone steps that were previously approved to be rebuilt, to remain. New railing along sidewalk between residence and street was previously approved to be omitted. Mr. Wasilewski went through path lighting locations and dimensions. He said there are 46 fixtures. Jesse Locks explained light details. Commission is concerned with the lighting plan.

Public comment – none.

The hearing closed at 6:32 p.m.

11. Haylee and Christopher Milligan, 75 Old South Road, Southport, CT 06890. For property located at 75 Old South Road, Southport, CT 06890.

Tanner White proposed a new two-story structure with attached three-car garage, new pool and terrace. He said they realized there were soil issues that became cost prohibitive to proceed with the prior architecture and landscape design. They propose to replicate the existing Victorian detail and furnished elevations. They propose to rebuild existing house with the same windows, lighting and generator as approved in last application. Essentially rebuild the house that was previously approved keeping all architectural details intact. Zoning approved last week. Landscape architect Jonathan Hopkins said the new design remains largely unchanged from the previously approved plan. Fencing, gates and

lighting remain the same as previous approval. Mr. White explained in detail why they recommend demolishing the house. The main reason is the soil is all sand and is eroding so to build the previously approved three-car garage was cost prohibitive. Costs would have been similar to new construction. Mr. Klyver reminded them that they will need to come back with a lighting plan.

Public comment – none.

The hearing closed at 6:54 p.m.

12. Michael Latefi, 1170 Hillside Road, Fairfield, CT 06824. For property located at 1170 Hillside Road, Fairfield, CT 06824.

No one present.

Consideration of Public Hearing Item 1-12 above

1. **David J & Elisabeth Ives, 411 Harbor Road, Southport CT 06890. For property located at 411 Harbor Road, Southport, CT 06890.**

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

2. **Samuel Cargill, 144 Westway Road, Southport, CT 06890. For property located at 144 Westway Road, Southport, CT 06890.**

Commissioner Gravanis motioned to approve “a, b, c, d and, e” as presented. Commissioner Reyman-Lock seconded the motion which carried, 3-1-1. (Bohan, Gravanis, Shea in favor and Reyman-Lock opposed and Klyver abstained).

3. **Pequot Yacht Club, 647 Harbor Road, Southport, CT 06890. For property located at 647 Harbor Road, Southport, CT 06890.**

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

4. **Pequot Yacht Club, 647 Harbor Road, Southport, CT 06890. For property located at 647 Harbor Road, Southport, CT 06890.**

Commissioner Reyman-Lock motioned to approve as presented. Commissioner Bohan seconded the motion.

Commissioner Reyman-Lock amended the motion to add the stipulation “the entrance use bluestone rather than granite”. Commissioner Bohan seconded the amendment which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Reyman-Lock, Shea in favor).

5. **Hardy & Jennifer Royal, 720 Old Post Road, Fairfield CT 06824. For property located at 720 Old Post Road, Fairfield CT 06824.**

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

Commissioner Bohan amended the motion to stipulate “landscape the fence in perpetuity” and deny the lighting. Commissioner Gravanis seconded the amendment which carried, 3-2. (Bohan, Gravanis, Klyver in favor and Reyman-Lock, Shea opposed).

6. **Gerald D & Gabrielle Burdo, 494 Harbor Road, Southport, CT 06890. For property located at 494 Harbor Road, Southport, CT 06890.**

Commissioner Gravanis motioned to approve “a, b, c, d, e, f, g and h” as presented. Commissioner Reyman-Lock seconded the motion.

Commissioner Gravanis amended the motion to add the stipulation that “the gate height and gate posts not exceed the height of the adjacent fence”. Commissioner Reyman-Lock seconded the amendment which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Reyman-Lock, Shea in favor).

7. **Richard Mervis, 249 Old South Road, Southport, CT 06890. For property located at 249 Old South Road, Southport, CT 06890.**

Commissioner Shea motioned to approve “a, c, d, e and f” as presented and deny “b”. Commissioner Bohan seconded the motion which carried, 5-0. (Bohan, Gravanis, Klyver, Reyman-Lock, Shea in favor).

8. **Brandon & Katie Conovitz, 225 Old South Road, Southport, CT 06890. For property located at 225 Old South Road, Southport, CT 06890.**

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

9. **Michelle & Andrew Adams, 564 Harbor Road, Southport, CT 06890. For property located at 564 Harbor Road, Southport, CT 06890.**

Commissioner Bohan motioned to approve as presented. Commissioner Clark seconded the motion which carried, 4-0-2. (Bohan, Clark, Gravanis, Klyver in favor and Reyman-Lock, Shea abstained).

10. **Mr. & Mrs. Robert Wright, 260 Harbor Road, Southport, CT 06890. For property located at 260 Harbor Road, Southport, CT 06890.**

Commissioner Reyman-Lock motioned to approve as presented and Commissioner Gravanis seconded. The motion failed, 0-5. (Bohan, Gravanis, Klyver, Reyman-Lock, Shea opposed).

Commissioner Shea motioned to approve “b, c, d” as submitted and deny “a” without prejudice. Commissioner Gravanis seconded the motion which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Reyman-Lock, Shea in favor).

11. **Haylee and Christopher Milligan, 75 Old South Road, Southport, CT 06890. For property located at 75 Old South Road, Southport, CT 06890.**

Commissioner Gravanis motioned to approve “a and b” as presented and Commissioner Clark seconded. The motion failed, 0-5. (Clark, Gravanis, Klyver, Reyman-Lock, Shea opposed).

Commissioner Gravanis amended the motion to deny “a and b” without prejudice. Commissioner Shea seconded the motion which carried unanimously, 5-0. (Clark, Gravanis, Klyver, Reyman-Lock, Shea in favor).

12. **Michael Latefi, 1170 Hillside Road, Fairfield, CT 06824. For property located at 1170 Hillside Road, Fairfield, CT 06824.**

Commissioner Shea motioned to deny without prejudice. Commissioner Gravanis seconded the motion which carried unanimously, 5-0. (Clark, Gravanis, Klyver, Reyman-Lock, Shea in favor).

Approve Minutes: 02-11-21 (Klyver, Bohan, Gravanis, Clark, Stack, Negron)

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

Chairman’s Report

Repairs:

1. 801 Old Post Road-Repair existing fence as required with painted like materials.
2. 780 Harbor Road- Replace existing generator with a similar generator

Violations:

1. 480 Old Post Road

Old Business:

1. Discussion on handbook revisions – Dr. Reyman-Lock is working on and has received Commissioner Negrón and Bohan’s comments.
2. 104 Old South violations – Mr. Klyver is in the process of putting a lien on the property and issuing fines. He would like the Commission’s approval to do so. Mr. Shea would like to address other violations in Town as well. There was an extensive discussion on violation procedures. Dr. Reyman-Lock will add violation language into the Handbook. Mr. Gravanis cautioned the Commission on enforcement.

New Business: None.

Adjourn:

Commissioner Clark motioned to adjourn the meeting at 8:28 p.m. Commissioner Bohan seconded the motion which carried unanimously, 6-0.

Respectfully submitted,

Sheila Tesei
Recording Secretary