



**Town of Fairfield
FAIRFIELD HISTORIC DISTRICT COMMISSION**

MINUTES
April 8, 2021

https://www.youtube.com/watch?v=9KmQ_wRQZj8

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

Call to Order: Chairman Klyver called the meeting to order at 4:17 p.m.

Designation of Voting Alternates: James Bohan, Alyssa Stack

Present: Arthur Gravanis, Adam Klyver

Absent: George Clark, Rosina Negron, Daryn Reyman-Lock, Christopher Shea

Public Hearings:

1. Town of Fairfield, 75 Mill Plain Road, Fairfield CT 06824. For property located at 785 Harbor Road, Southport, CT 06890.
 - a) Extend existing Kayak storage rack 9' to add 12 additional Kayak storage spaces at Ye Yacht Yard.

Marina Coordinator Justin Cathcart asked permission to extend Ye Yacht Yard kayak rack for additional storage. There are currently 20 spaces in the current rack system. The wait list is extensive as it's a popular place with slow turnover. Plans and photos were viewed of existing rack and proposed which would add spaces extending an additional 9' and leave 5' of clearance from trees. The material is standard pressure treated wood similar to existing rack.

Public comment – none.

The hearing closed at 4:28 p.m.

2. Old South Road, LLC, 171 Old South Road, Southport, CT 06890. For property located at 171 Old South Road, Southport, CT 06890.
 - a) Change previously approved columns

Jack Franzen presented representing Fred Ryan. Mr. Franzen apologized for the contractor who used the wrong trim on the house. The Building Inspector spoke with the contractor and all the Azek trim has been removed. The Contractor assured Mr. Franzen he will use wood going forward. He said the owner prefers square columns to round columns. He proposes 7' columns tapering to 5' at top. Previously approved Tuscan door style columns are all wood.

Public comment – none.

The hearing closed at 4:33 p.m.

3. Matthew & Amanda Pardee, 581 Pequot Ave, Southport, CT 06890. For property located at 581 Pequot Ave, Southport, CT 06890.
 - a) 2nd floor addition
 - b) Remove portion of existing stairs
 - c) AC unit with evergreen plantings

Jack Franzen noted the correct spelling of Mr. Pardee's first name. Mr. Franzen reported the house is a Greek revival built in 1840 and showed examples of similar homes. He proposed a second floor addition. The garage was built in the 1970s and has the same frieze detail. In 1946 a one story addition was built. They propose to create a wraparound stair to connect to the second floor three-bedroom suit above the garage. Several rendering views at various angles were shown as well as existing photos. They are not asking for approval on the proposed porch change tonight as it may be costly adhering to FEMA regulations. Exterior trim, shingle and siding materials will be all wood with copper flashing. They need to add an AC unit along the existing one with evergreen screening. They propose to remove 3' of steps in back of house to balance out, photos were shared of this. He suggested a stipulation in the approval for an identical railing.

Public comment – none.

The hearing closed at 4:45 p.m.

4. Richard Mervis, 249 Old South Road, Southport, CT 06890. For property located at 249 Old South Road, Southport, CT 06890.
 - a) Install 6' cedar privacy fence along east and north property lines

Landscape Architect Kristina Gates presented the privacy fence, explained details and location. Ms. Gates said it is a 4" vertical tongue and groove fence. The post matches details presented last month for pool fencing. It is a similar style but has different caps. Similar fences in Town, site photos and site plans were shown. The existing picket stays. Fencing will be natural cedar.

Public comment – none.

The hearing closed at 4:51 p.m.

5. Mr. & Mrs. Robert Wright, 260 Harbor Road, Southport, CT 06890. For property located at 260 Harbor Road, Southport, CT 06890.
 - a) New path lighting
 - b) New landscape lighting
 - c) Change selected items of exterior trim on new addition from painted wood to painted PVC.

John Wasilewski of David Scott Parker Architects presented. Mr. Wasilewski gave background on the landscape lighting feedback from the previous meeting. He understood that the path lights were ok but there were too many other landscape lights. He said the current proposal left path lights but cut other lights in half and referred to locations. Photos of existing path lights were displayed. There are currently uplights scattered throughout yard which are a greater intensity than those proposed low-intensity fixtures. There are some uplights in the trees.

The exterior trim will be wood to match existing going forward. The builder mistakenly used PVC and locations where it was used were given. Windows are all wood. He is presenting at the request of builder who is not eager to replace the PVC with wood. Mr. Klyver can't believe the current site lighting was approved by the Commission. Mr. Wasilewski said at the time the lights were installed the HDC did not rule on since it was not permanent and the fixture was concealed. Mr. Klyver understood the possible scenario but said the Commission's thought on lighting has evolved. Federal, State and Town lighting regulations were discussed. Mr. Klyver said PVC is not appropriate even though it is not noticeable when painted.

Public comment – none.

The hearing closed at 5:07 p.m.

6. Preet & Vikram Butani, 480 Old Post Road, Fairfield, CT 06824. For property located at 480 Old Post Road, Fairfield, CT 06824.
 - a) Arbor on gate to backyard
 - b) Remove chain link fence & replace with cedar fence 4 foot high.

Vikram Butani said the arbor is between the house and garage and shared photos. Mr. Butani said chain link fence was on a private driveway. He installed a privacy cedar fence when they put the pool in last year. The part of fence they reduced from 6' to 4' it is unpainted cedar wood. Mr. Klyver noted the arbor was put in without approval and the chain link fence was removed without approval. Mr. Butani said it was part of the pool application. Mr. Klyver disagreed and read the Application dated June 2020.

Public comment – Mr. Klyver read letters Against the Application into the Record from Dr. Henry Backe of 388 Old Post Road, Karen & Bill Winget of 458 Old Post Road, N. Jones of 363 Old Post Road and Mr. & Mrs. Stephen Ramsey of Old Post Road.

The hearing closed at 5:40 p.m.

7. Michael Latefi, 1170 Hillside Road, Fairfield, CT 06824. For property located at 1170 Hillside Road, Fairfield, CT 06824.
 - a) Remove existing asphalt roof
 - b) New cedar roof

Bob Janesky proposed the existing asphalt roof be removed and replaced with fresh cedar. Mr. Janesky said it will be stripped down to bare wood, will check for water damage then apply a wood roof. It is pressure treated wood with a 50 year warranty and a 5 ½” exposure.

Public comment – none.

The hearing closed at 5:44 p.m.

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

Landscape Architect Kristina Gates has returned requesting a reconsideration of the Conditions of Approval for the entrance. She said the gate was designed and inspired by existing lattice on the property that was covered in snow. Gate details and photos and were viewed. She read Handbook Guidelines.

Public comment – none.

The hearing closed at 5:55 p.m.

9. Ann Katis, 996 Old Post Road, Fairfield, CT 06824. For property located at 996 Old Post Road, Fairfield, CT 06824.

Ann Katis said the 8’ garage door was approved last year. Ms. Katis said when they went through the building application process they found they had to adjust the door to 9’ because cars would not fit but the design remains the same. Mr. Klyver commented the drawing submitted had a lot of differences than what was approved. She said they changed architects and was unaware of design changes. Mr. Klyver referred to the drawings and explained the differences; a curved top, different proportions, side door has a nine grid, different type of light over door and PVC trim. She very much wanted to use the door which was the one thing salvaged from the storm.

Public comment – none.

The hearing closed at 6:05 p.m.

Consideration of Public Hearing Item 1-9 above

- 1. Town of Fairfield, 75 Mill Plain Road, Fairfield CT 06824. For property located at 785 Harbor Road, Southport, CT 06890.**

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

- 2. Old South Road, LLC, 171 Old South Road, Southport, CT 06890. For property located at 171 Old South Road, Southport, CT 06890.**

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

- 3. Mathew & Amanda Pardee, 581 Pequot Ave, Southport, CT 06890. For property located at 581 Pequot Ave, Southport, CT 06890.**

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

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

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

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

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

The Commission agreed the PVC, uplighting/tree lighting and amount of lights is inappropriate.

Commissioner Gravanis amended the motion to approve "a" and deny "b and c" with prejudice. Commissioner Bohan seconded the amended motion which carried unanimously, 4-0. (Bohan, Gravanis, Klyver, Stack in favor).

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

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

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

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

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

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

9. Ann Katis, 996 Old Post Road, Fairfield, CT 06824. For property located at 996 Old Post Road, Fairfield, CT 06824.

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

Approve Minutes: 03-11-21 (Klyver, Bohan, Gravanis, Clark, Reyman-Lock, 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. 647 Harbor Road: Replace awning "in kind"
2. 171 Old South Road: Rebuild existing chimney with like materials.
3. 207 Main Street: Repair stone wall & replace cedar fence "in kind"
4. 33 Main Street: Repair landing
5. 248 Old Post Road: Replace third floor windows "in kind"
6. 487 Old Post Road: Replace sections of rotted fence "in kind"

Violations:

1. 260 Harbor Road: Installing Azek trim
2. 171 Old South road: Installing Azek trim

Old Business:

1. Discussion on handbook revisions – Email suggestions to Dr. Reyman-Lock.

New Business: None.

Adjourn: *Commissioner Bohan motioned to adjourn the meeting at 6:27 p.m. Commissioner Gravanis seconded the motion which carried unanimously, 4-0.*

Respectfully submitted,
Sheila Tesei
Recording Secretary