



**Town of Fairfield
FAIRFIELD HISTORIC DISTRICT COMMISSION**

MINUTES
June 10, 2021

[Historic District Commission - 6/10/21 - YouTube](#)

Virtual hearings were held through WebEx beginning at 4:15 p.m. Notice of this Hearing was published in the Friday, May 28, 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: Alyssa Stack, James Bohan

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

Absent: George Clark, Rosina Negron

Public Hearings:

1. Kerry & Dan Wilson, 14 Willow Street, Southport, CT 06890. For property located at 14 Willow Street, Southport, CT 06890.
 - a) Installation of swing set

Kerry Wilson presented stating they would like to install a swing set in the backyard and shared site plan with dimensions and location. It would be placed on top of the grass requiring no plot preparation. She doesn't believe it will be visible from Willow Street. Mr. Shea wondered if it could be pushed closer to the garage therefore be more hidden from site from Willow Street. Ms. Wilson said it would be fine and noted a garden that isn't shown on the plot plan. Mr. Klyver said it's tough to hide because you are on a corner lot.

Public comment – none.

The hearing closed at 4:26 p.m.

2. Kevin Lynyak, 72 Willow Street, Southport, CT 06890. For property located at 72 Willow Street, Southport, CT 06890.
 - a) Remove driveway gates
 - b) New opening in fence/posts
 - c) New landing @ garage door
 - d) New bluestone walkways
 - e) New lights
 - f) Change previously approved patio/Koi pond
 - g) Relocate generator
 - h) Fire pit

Jack Franzen shared drawings of the proposed renovations and requested some modifications of previously approved site plan. Lisa Barton will design landscaping. They request to remove gates and create a new pedestrian opening. In order to accomplish they would like to move the generator next to the A/C unit and screen by evergreens. They propose blue stone sidewalks that will be lined with steel edging and described locations. They also propose to move koi pond and a fire pit which will be fed by natural gas. New lighting locations were further discussed. Dimensions and cut sheets of equipment and materials were noted.

Public comment – none.

The hearing closed at 4:40 p.m.

3. Old South Road, LLC, 171 Old South Road, Southport, CT 06890. For property located at 171 Old South Road, Southport, CT 06890.
 - a) Changes to previously approved windows
 - b) Garage fireplace roof flue
 - c) Garage condenser unit

Mr. Franzen asked for some changes to what was previously approved. He proposed window changes and gave reasoning for each. They would like to put a fireplace and loft over the garage. A flue is required and will be painted matt black. They need to put a condenser unit next to the garage and will surrounded by evergreens. Dimensions and locations were noted.

Public comment – none.

The hearing closed at 4:45 p.m.

4. Margaret & Stephen Staunton, 560 Pequot Ave, Southport, CT 06890. For property located at 560 Pequot Ave, Southport, CT 06890.
 - a) Additions to existing garage
 - b) New sidewalks
 - c) New patio
 - d) Remove existing patio
 - e) Change driveway
 - f) New lights

Mr. Franzen said the home was a colonial saltbox reproduction designed in 1950. They propose two additions on the garage adding about 10' on the front and create an accessible guest suite above the garage. They want to create a true two-car garage. The other part is to add onto the back of the house; a small gym, extend breezeway and extend the gable dormer and add a lift to get up to suite. They propose to relocate existing doors and shared proposed lighting fixtures. Proposed new sidewalk and patio locations on the site plan as well as the reconfiguration of the driveway were viewed. After HD approves, it will be submitted to the Wetlands Committee.

Public comment – none.

The hearing closed at 4:53 p.m.

5. Gail Caruso, 561 Pequot Ave, Southport, CT 06890. For property located at 561 Pequot Ave, Southport, CT 06890.
 - a) Railing
 - b) SDL Doors & side lights
 - c) New patio
 - d) Stoop
 - e) Lanterns
 - f) Enclosed covered porch

Mr. Franzen presented stating the house was built in 1956 prior to the 1966 Historic District's conception. The front is aluminum siding and the back is wood siding and wood windows. They want to winterize the existing enclosed porch and enclose a piece of porch that is recessed into the rear of house. They propose to replace the doors and side lights, fascia on front porch and remove columns. Railing will be wrought iron. He explained the proposed renovations and believes some of this can be seen from Center Street.

Public comment – none.

The hearing closed at 4:58 p.m.

6. Jill Vergara, 271 Old Post Road, Fairfield, CT 06824. For property located at 271 Old Post Road, Fairfield, CT 06824.
 - a) Replace existing picket fence with 6' high picket fence
 - b) New 4' high picket fence

Jill Vergara submitted an application to replace existing 3' fencing. She said fencing was approved two years ago but didn't replace all of it. Remaining fence is old and would like replace with a higher fence for privacy. They will also replace existing gates with higher gates. Mr. Klyver questioned the three different fence heights and commented the Commission usually requires a visible representation.

Public comment – none.

The hearing closed at 5:11 p.m.

7. Pequot Yacht Club, 647 Harbor Road, Southport, CT 06890. For property located at 647 Harbor Road, Southport, CT 06890.
 - a) Replace existing guard rail
 - b) New condenser units

Baham Azarm said they had to replace a heating system and install condensers on porch that will be used for A/C. They would like to replace the existing porch railing to match the new railing on the second deck. The condenser size is below the window sill and will be recessed back to the wall. The railing will be 42" high, higher than the condenser and will not be very visible or conspicuous. Mr. Shea doesn't think the locations are appropriate. Mr. Azarm explained there are no places on the building where they would be as concealed as they are here. An extensive discussion on various potential locations were examined.

Public comment – none.

The hearing closed at 5:31 p.m.

8. Issac Ro, 620 Greenfield Hill Road, Fairfield, CT 06824. For property located at 620 Greenfield Hill Road, Fairfield, CT 06824.
 - a) New addition
 - b) Replace windows, doors, shutter & roof
 - c) Replace/enlarge driveway
 - d) Replace front entry walk
 - e) New site walls and terraces
 - f) New dormers
 - g) New exterior light fixtures

Jay Valade reviewed the site plan. The home was built in 1982. They plan an addition to the north and south in the existing residence style. They propose to replace the driveway with asphalt and metal edging and redo back patio. A flood line that goes through property created restrictions. They would like to keep the two-car garage but enlarge the master bath and closet. They've added a mudroom and an art barn in back. On the second floor they want to add dormers, a playroom and office. The second floor of the barn portion is a gym and will move the laundry to the basement. The elevation showed the existing house will match the two additions keeping same roofing and stucco siding and will update with new SDL windows. They would like to extend courtyard toward driveway a few feet. The new barn will be connected by glass walkway. The new back building will match roof with a fieldstone chimney. Photos were shared, lighting specs were examined. They haven't decided yet what type of door, no cut sheet. Condenser will be screened with plantings.

Public comment – none.

The hearing closed at 5:48 p.m.

9. Melvin Hill, 1020 Old Post Road, Fairfield, CT 06824. For property located at 1020 Old Post Road, Fairfield, CT 06824.
 - a) Remove roof & install second story on garage
 - b) Add new dormers
 - c) New wood windows
 - d) New wood garage door
 - e) Repair existing shingles & add new cedar shingles
 - f) New asphalt roof

Items 9 and 10 were heard together.

10. Melvin Hill, 1020 Old Post Road, Fairfield, CT 06824. For property located at 1020 Old Post Road, Fairfield, CT 06824.
 - a) Remove asphalt path & replace with Boston brick pavers
 - b) Install thin brick veneer over front facing portion of
 - c) Install bluestone over front porch concrete slab

Lemise Hill seeks approval on detached garage and walkway. She shared elevations of proposed work and photos of home. They propose to replace walkway with brick pavers, brick veneers over front and bluestone over porch slab. They are discussing with neighbor on how to repair shared driveway and will return with that application.

Public comment – none.

The hearing closed at 5:56 p.m.

11. Alex & DD DeCalice, 104 Old South Road, Southport, CT 06890. For property located at 104 Old South Road, Southport, CT 06890.
 - a) Location of skylight
 - b) Window type casement w/ cross rail
 - c) Shutter location

Mr. Klyver recused himself. Mr. Shea read the application. Steve Keedle said they want to go back to traditional double hung windows to match the windows to the left and right instead of casement that was in application. Skylight photos were viewed. He referred to previously approved skylights, windows, miscommunications and history. They would like guidance on appropriate locations for skylight and shutters. Mr. Gravanis felt the owners should attend the hearings to understand better. Mr. Shea made a point of clarification that the application doesn't call for new double hung windows, he agreed with Mr. Gravanis that it seems like there is a tendency to go ahead and do things and they've already ordered the windows. He said they are asking us to approve the location where the skylight is now.

Public comment – none.

The hearing closed at 6:23 p.m.

Consideration of Public Hearing Item 1-11 above

1. Kerry & Dan Wilson, 14 Willow Street, Southport, CT 06890. For property located at 14 Willow Street, Southport, CT 06890.

Commissioner Shea motioned to approve as presented with the stipulation that they move the proposed swing set as far as they are able to towards Westway without interfering with their garden. Commissioner Reyman-Lock seconded the motion which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Reyman-Lock, Shea in favor).

2. Kevin Lynyak, 72 Willow Street, Southport, CT 06890. For property located at 72 Willow Street, Southport, CT 06890.

Commissioner Shea motioned to approve a-h as presented with the stipulation we remove one of the pairs of lights at each walkway so instead of six there will be three and that lights shine toward back of property not toward Old South. Commissioner Gravanis seconded the motion which carried unanimously, 5-0. (Gravanis, Klyver, Reyman-Lock, Shea, Stack in favor).

3. Old South Road, LLC, 171 Old South Road, Southport, CT 06890. For property located at 171 Old South Road, Southport, CT 06890.

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

4. Margaret & Stephen Staunton, 560 Pequot Ave, Southport, CT 06890. For property located at 560 Pequot Ave, Southport, CT 06890.

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

5. Gail Caruso, 561 Pequot Ave, Southport, CT 06890. For property located at 561 Pequot Ave, 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).

6. Jill Vergara, 271 Old Post Road, Fairfield, CT 06824. For property located at 271 Old Post Road, Fairfield, CT 06824.

Commissioner Stack motioned to approve a and b as presented. Commissioner Gravanis seconded the motion.

Mr. Shea would like more drawings, descriptions and pictures of fencing and gates, Mr. Klyver agreed. Ms. Stack questioned the varying fence heights; 4', 6', 3'. Mr. Klyver remarked they need to come back with a clear application and that we suggested to make the fence the same height and she was ok with that.

The motion failed, 0-4. (Gravanis, Klyver, Reyman-Lock, Shea, Stack opposed).

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

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

Commissioner Shea motioned to deny without prejudice. Commissioner Bohan seconded the motion.

Mr. Shea would like cut sheets and more information on mechanical equipment and condensers. He likes the screening buffer. He thinks application should include the copper leaders to hide the line sets. Mr. Klyver thinks they should reduce condenser units. The Commission considered a site visit.

Commissioner Shea amended the motion to approve the proposed guardrail as submitted and to deny the condensers without prejudice. The Commission requested a proposed mockup of the condensers and the proposed line set screening before the next application is submitted. Commissioner Bohan seconded the motion which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Reyman-Lock, Shea in favor).

8. Issac Ro, 620 Greenfield Hill Road, Fairfield, CT 06824. For property located at 620 Greenfield Hill Road, Fairfield, CT 06824.

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

Commissioner Stack amended the motion to add the stipulation to add evergreen screening, Commissioner Gravanis seconded the motion which carried unanimously, 5-0. (Gravanis, Klyver, Reyman-Lock, Shea, Stack in favor).

9. Melvin Hill, 1020 Old Post Road, Fairfield, CT 06824. For property located at 1020 Old Post Road, Fairfield, CT 06824.

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

Mr. Shea noted the application didn't included additional lighting or condensers.

The motion carried unanimously, 5-0. (Bohan, Klyver, Negron, Reyman-Lock, Shea in favor).

10. Melvin Hill, 1020 Old Post Road, Fairfield, CT 06824. For property located at 1020 Old Post Road, Fairfield, CT 06824.

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

11. Alex & DD DeCalice, 104 Old South Road, Southport, CT 06890. For property located at 104 Old South Road, Southport, CT 06890.

Commissioner Gravanis motioned to deny a and b without prejudice and approve c presented. Commissioner Bohan seconded the motion.

Ms. Stack asked options for skylight.

Commissioner Shea called the question for all those to deny a and b without prejudice and approve c as presented. (Gravanis, Reyman-Lock, Stack in favor and Shea opposed, the vote wasn't completed Bohan did not vote).

Mr. Shea explained why he voted against “b” because the applicant brought to us another type of window that would be appropriate so perhaps we could see to it to amend this application to allow the double hung window to be submitted and approved; and “a” location of skylight, doing something and begging for forgiveness isn’t the way to do it. The skylight is there if it moved two feet would it be that much more appropriate? He would like to be more understanding and not get hung up on it again.

Commissioner Gravanis amended the motion to approve a and c as presented and approve b with the new information presented by the applicant at this hearing that included the three new double hung windows to replace the three casement windows that were installed. Commissioner Bohan seconded the motion which carried.

The motion which carried, 5-0-1. (Bohan, Gravanis, Reyman-Lock, Shea, Stack in favor and Klyver abstained.).

Approve Minutes: 05-13-21 (Klyver, Bohan, Reyman-Lock, Clark, Stack, Shea, Negron)

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

Chairman’s Report

Repairs:

1. 297 Harbor Road: Replace existing roof “in kind”
2. 952 Old Post Road: Replace garage doors, “in kind”. Replace cedar siding as needed. Replace house plaque “in kind”
3. 1020 Old Post Road: Repair brick & bluestone patio. Repair brick walls with retained brick.
4. 260 Harbor Road: Replace existing bluestone sidewalk “in kind”
5. 297 Harbor Road: Replace roof “in kind”.
6. 952 Old Post Road: Replace 3 garage doors “in kind”, replace cedar siding “in kind”, replace plaque “in kind”.

Violations:

1. 323 Old Post Road: Fence was not installed per the approved COA.
The fence was installed by previous owners so we can’t enforce.
2. 164 Old Post Road: Replacement of existing fence without COA or repair order.
They will submit application.
3. 121 Old Post Road: Belgium block, enlargement of driveway without COA.
The Commission hasn’t heard from them
4. 111 Old Post Road: Installation of vinyl fence without COA.
They plan to replace with what was there previously which was a wood fence.
5. 205 Beach Road: Installation of Belgium block without COA and lack of screening for pool equipment.

Old Business:

1. Discussion on handbook revisions – The Commission discussed the swing set application, how to regulate and considered temporary structures and the pre-application process. State, legal and ethics training session requirements and Certified Local Government (CLG) regulations were addressed. Mr. Shea suggested a sub-committee meeting to wrap this item up. Dr. Reyman-Lock offered to handle the annual reporting. The Commission was unsure of when the last report was submitted. She will submit past reports as well to insure compliance. Mr. Shea will look through his records.

New Business: none.

Adjourn: *Commissioner Reyman-Lock motioned to adjourn the meeting at 7:15 p.m. Commissioner Gravanis seconded the motion which carried unanimously.*

Respectfully submitted,

Sheila Tesei
Recording Secretary