



**Town of Fairfield**  
**FAIRFIELD HISTORIC DISTRICT COMMISSION**  
**MINUTES**  
January 9, 2020

**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, December 27, 2019 edition of the *Fairfield Citizen*

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

**Commissioners Present:** James Bohan, George Clark (4:34 p.m.), Arthur Gravanis, Adam Klyver, Rosina Negrón, Christopher Shea

**Commissioners Absent:** Margaret Kufferman

**Call to Order:** Chairman Klyver called the meeting to order at 4:16 p.m.

**Public Hearings:**

1. Mitchell & Jessica McManus, 1088 Harbor Road Southport, CT. For property located at 1088 Harbor Road, Southport, CT.

Mrs. McManus referred to drawings and photos for the proposed work. She said the windows on the third floor are failing and they would replace all with Marvin wood 2/2 windows to match the original. They will replace the existing deck railing that is not code with a cable railing, replace doors, install a portico over the front door with a cedar roof and wood columns, change gutters to 6" copper, install path lights and lights on the side of the house.

Architect Mark Bartalone said the railing post will be vertical natural wood and the top rail ipe 2x4 flat on top and rounded on the sides.

Mr. Shea questioned the path lights and informed her lights cannot be higher than 16" above adjacent grade. Ms. McManus said there will be five down lights on the "L" shape walk and are needed for safety because it is very dark. There will be step lights for the front door, one in the center of each step/riser (five steps). She said the first step is granite and the rest will be wood. Sconces are replacing the existing three lights.

Mr. Klyver said the five path lights is a lot and we encourage to put in a minimum for safety and recommended no more than four since it's a short walkway. Ms. McManus agreed she doesn't want more than is needed.

Ms. McManus said they are replacing the doors because the existing ones are completely failing. Mr. Bartalone said the doors will be 4x4 wood with equal spacing. Mr. Bartalone said the flashing won't be visible. Ms. McManus said there is no screen door on the front door but will have wood screen doors on the french doors. The Board informed them they will have to return for the screen doors since they are not on this application.

Mr. Shea questioned the path light finishes and wattage, he said they prefer it warmer lighting. Ms. McManus said the finish is oil bronze. They may have to return if the path light cannot be sunk as it is 24" and cannot be more than 16" tall. Mr. McManus said they are removing the portico light and installing recessed lights. They will also have to come back with that as it is not on the application.

Public comment – none.

The hearing closed at 4:34 p.m.

**Consideration of Public Hearing Item 1:**

**1. Mitchell & Jessica McManus, 1088 Harbor Road Southport, CT. For property located at 1088 Harbor Road, Southport, CT.**

*Commissioner Negron motioned to approve as a, b, c, e, f, g, h, j and l presented and deny d, i and k without prejudice. Commissioner Gravanis seconded the motion.*

Ms. Negron said they need to get more information on d, i and k to have a clearer understanding. The board agreed the cable railings were ok. The application omitted the granite step, roof and column material list. They felt the overall design is fine. The height of the path lights is a concern, Mr. Shea would like a cut sheet included in the new application with dimensions, model nos. and exact location.

*The motion carried, 5-0. (Bohan, Gravanis, Klyver, Negron, Shea in favor).*

**Approve Minutes from 12-12-19 meeting (Klyver, Kufferman, Negron, Clark, Bohan)**

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

**Chairman's Report**

**Repairs:**

1. 1110 Harbor Road- Replace existing cedar roof with cedar roof to match existing

**Violations:**

1. 104 Old South road- Items approved on March 15th 2019, new skylight, new windows and new covered porch, have not been installed or constructed per the plans approved by the commission. Additionally, 4 new skylights have been installed on the main roof without a Certificate of Appropriateness. Shutter replacements approved by repair order were not re-installed on their hinges and one window facing Old South is missing shutters.
2. 89 Westway Road-Order to comply issued, shutters
3. 14 Willow Street-Order to comply issued, shutters

**Old Business:**

Mr. Klyver said violators have 60 days to comply then after that fines can be imposed if compliance has not been met. He spoke with Chief Building Official, Tom Conley, and the Town Attorney regarding the matter. There is some question if we are legally allowed impose fines and on the Historic Handbook and Town Charter language on the subject. Mr. Klyver noted a property on Old Academy that hasn't complied with a violation order issued five years ago about Belgian block.

Mr. Shea and Ms. Negron are continuing to work on updating and revising the Historic Handbook. They will meet (all are welcome) and then present at the next meeting.

**New Business:**

Mr. Shea suggested holding a public training session with the State of Connecticut at Penfield Pavilion or the History Museum.

Mr. Klyver reported 564 Harbor Road residents would like to install a generator. Mr. Clark and Mr. Bohan will contact the resident and conduct a site visit to determine if it is visible in the public way.

**Adjourn**

*Commissioner Clark motioned to adjourn the meeting at 5:03 p.m. Commissioner Bohan seconded the motion which carried unanimously, 5-0. (Bohan, Clark, Gravanis, Klyver, Negron in favor).*

Respectfully submitted,  
Sheila Tesei, Recording Secretary