



Town of Fairfield  
FAIRFIELD HISTORIC DISTRICT COMMISSION  
MINUTES  
February 13, 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, January 24, 2020 edition of the Fairfield Citizen  
**Attendance and Designation of Voting Alternates:** James Bohan

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

**Commissioners Absent:** Christopher Shea

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

**Public Hearings:**

1. Jennifer & Brennan Keating, 3171 Bronson Road, Fairfield, CT for property located at 3171 Bronson Road, Fairfield, CT 06824

Ms. Kufferman recused herself from the first 3 applications.

Since the first two items were for the same address, Mr. Klyver combined them. The Keatings were out of town, but they had representation at the hearing. Carolyn Ocassio presented drawings of the early Georgian style house built in 1757. Ms. Ocassio said the Keatings want to remove the existing sconces and replace them with new sconces in two sizes. In the front of the house the larger sconces will be installed and the same on the garage doors. Smaller sconces will be installed outside the work room and left elevation by the family room doors. Mr. Clark asked Ms. Ocassio how much wattage would be used for the lights and she said 65 watts. Mr. Bohan saw on the drawing that the fixtures could take up to 100 watts each.

Frank Iannone from RI Pools presented a plot plan of the property where they want to install a 20x40 pool on grade. Mr. Iannone said there is already an existing terrace and steps, but he will be adding two steps going down to grade level of the pool instead of a retaining wall. The pool mechanicals will be located next to existing AC units. Mr. Iannone told the commission that the pool will be surrounded by a welded wire fence and 10ft-12ft mature trees to block the view from the road. Ms. Negron asked if it was a chain link fence and proceeded to read from the HEC manual (Historic Codes, page 62) that a chain link fence is not considered appropriate. Mr. Klyver said the commission typically approves wood fences. There would have to be a stipulation, if approved, that the trees would have to hide the fence completely. He suggested planting evergreen along and around the fence, maintained in perpetuity.

Public comment – none

The hearing closed at 4:28p.m.

3. Jessica & Mitch McManus, 1088 Harbor Road, Southport, CT, for property located at 1088 Harbor Road, Southport, CT 06890

Mrs. McManus had drawings of the house to show where she wants to move a railing, currently on the right side, to the left side. She also wants to install dome lights that are 15” and 2 smaller lights on posts to light the steps. The portico is the same as before but adding flower boxes. She said there are some rotted arbor posts that will be replaced. Mrs. McManus did not have a picture, but said the screen door will be mahogany.

Public comment – none

This hearing closed at 4:34p.m.

4. Alex & Deane DeCalice, 104 Old South Road, Southport, CT, for property located at 104 Old South Road, Southport, CT 06890

Mr. Klyver recused himself and Ms. Kufferman returned to the hearing.

Steven Keedle represented Mr. DeCalice who was away. Mr. Keedle passed out drawings of both the approved plans for skylights and windows and the drawings of what was actually installed. He pointed out that on the northeast elevation facing the garden, 4 skylights were installed instead of one large skylight. He also stated that the window placement had been modified from previously approved plans. These items have already been installed by the builder and the homeowner and did not speak with Mr. Keedle about it. Mr. Keedle passed out photos of skylights installed at the property as well as ones installed in houses on Harbor Road and Rose Hill. Four skylights on the east side are 21x72 inches. He said that as the roof weathers, the “scars” will fade away. He was unsure as to why the changes were made and installed. The window location and configuration had changed as well. The scale and type of windows changed. Although the skylights are not as what had been approved, he still thinks they are appropriate for an historical house. Mr. Gravanis asked why Mr. Keedle thought the skylights were appropriate and Mr. Keedle said the windows are equally spaced across and are proportionate with the roof. He also said he doesn’t think they are historical. Mr. Keedle discussed different options that could have been done while still saying he thought it was appropriate. Ms. Kufferman said she has to look at it as though it is before construction. The windows should be double hung

and not casements. Mr. Clark said the casements on the second floor were unacceptable. He said he understood that the roof around the skylights will fade, but the glass pieces are very large and visible from far away. Ms. Negron agreed with the other commissioners. Mr. Clark told Mr. Keedle that the commission spends a lot of time at the meetings caring about how they want things done because they care about the community and then someone just does what they want and comes back later.

Public comment – none

This hearing closed at 4:58p.m.

### **Consideration of Public Hearings Items 1-4**

1. Jennifer & Brennan Keating, 3171 Bronson Road, Fairfield, CT, for property located at 3171 Bronson Road, Fairfield, CT 06824

*Commissioner Gravanis motioned to approve a as presented. Commissioner Negron seconded the motion. The motion passed unanimously.*

2. Jennifer & Brennan Keating, 3171 Bronson Road, Fairfield, CT for property located at 3171 Bronson Road, Fairfield, CT 06824

*Commissioner Gravanis motioned to approve a,b,c,d,e as presented for discussion. Commissioner Negron seconded.*

Ms. Negron said the welded wire doesn't comply with HDC. She suggested adding a stipulation or deny. Mr. Gravanis said he might approve it with a stipulation regarding the wire fence. If they have another idea for a wood fence, they can reapply.

*Mr. Gravanis amended his motion to approve a,b,d,e as presented with a stipulation on c that plantings to screen fence be installed adjacent to welded wire pool fence which shall be maintained in perpetuity.*

*The motion passed unanimously*

3. Jessica & Mitch McManus, 1088 Harbor Road, Southport, CT for property located at 1088 Harbor Road, Southport, CT 06890

*Commissioner Negron motioned to approve a,b,c,d,e as presented. Mr. Clarke seconded and the motion passed unanimously.*

4. Alex & Deane DeCalice, 104 Old South Road, Southport, CT, for property located at 104 Old South Road Southport, CT 06890

*Commissioner Kufferman motioned to approve a,b,c as presented for discussion. Commissioner Gravanis seconded.*

Ms. Kufferman stated that this item puts the commission in a very difficult and uncomfortable situation. Had any of this not already been installed, she would deny it all without prejudice. The skylights on the east elevation are very visible from Harbor Road. Mr. Gravanis said he doesn't want to create a precedent by approving this. Ms. Kufferman agrees that houses in the historic district should change with the times to remain attractive but not to put random windows in and then come to a meeting. Ms. Negron read from the HDC handbook regarding skylights and said she has less of a problem with the skylights than she does the windows. All opposed the original motion and the discussion continued.

*Commissioner Gravanis motioned to deny a without prejudice, approve b and deny c without prejudice. Commissioner Kufferman seconded and the motion passed unanimously.*

Mr. Klyver returned to the meeting.

#### **Approve Minutes from 1-9-20 Meeting**

*Commissioner Clark motioned to approve the minutes. Commissioner Negron seconded and the motion passed unanimously.*

#### **Chairman's Report**

##### **Repairs:**

1. 241 Harbor Road-fence repair
2. 1020 Old Post Road-Windows, shutters and window planter repairs.

##### **Violations:**

1. 137 Rose Hill Road-Shutters removed.

##### **Old Business:**

1. 564 Harbor Road-proposed generator location not visible from public way.
2. 62 Center Street-proposed generator location not visible from public way.

3. Update on handbook revisions-none yet

**New Business:**

104 Old South Road will be back next month for violations-shutters, outside casings and other issues. Mr. Shea will go to the property.

**Adjourn**

*Commissioner Clark motioned to adjourn the meeting at 5:33 p.m. Commissioner Negrón seconded the motion, which passed unanimously*

Respectfully submitted,

Pru O'Brien, Recording Secretary