



Town of Fairfield
FAIRFIELD HISTORIC DISTRICT COMMISSION
MINUTES
June 11, 2020

<https://www.youtube.com/watch?v=-eR421SmFk>

Virtual hearings were held through Webex beginning at 4:15 p.m.

Notice of this Hearing was published in the Friday, May 29, 2020, edition of the *Fairfield Citizen*

Call to Order: Chairman Klyver called the meeting to order at 4:30 p.m.

Designation of Voting Alternates: James Bohan, George Clark

Commissioners Present: James Bohan, George Clark, Arthur Gravanis, Adam Klyver, Rosina Negron, Christopher Shea

Commissioners Absent: Margaret Kufferman

Also Present: Vikram Butani, Jack Franzen, Kristina Gates, Kathryn Herman, Steve Keedle, Christopher Milligan, Dave Montani, Joe Werner, Tanner White

Public Hearings:

1. Henderson, Peter T & Amie Redgate, 62 Center Street, Southport, CT. For property located at 62 Center Street, Southport, CT 06890.

Mr. Franzen shared proposed changes to the previous work and the new additions. These included the pool gate which was wrought iron, changing the shape of the existing patio and pergola from an L shape to a more rectangular shape and a fieldstone driveway instead of gravel. He reviewed the configuration of the stepping stones. They are adding two risers on the walkway to pitch away from house. They will replace the rotting wood with a bluestone curb in front of the kitchen. Install three copper path lights off the garage off the stepping stones. Replace existing fence with a new wood fence and recap.

Mr. Shea questioned the path light dimensions. He remarked on photo that was submitted they seem visible from Center Street and taller than normal. Mr. Franzen ensured him it's the photo and that they are 15" high and are actually quite small and the plastic spike isn't visible. He confirmed it is a 2700k fixture lamp. Blue stone pavers are not being proposed anymore, the owners have no interest in doing. Mr. Franzen confirmed the fence is all wood and painted.

Public comment – none.

The hearing closed at 5:03 p.m.

2. Dale McIvor and Katherine Watts, 187 Westway Road, Southport, CT. For Property located at 187 Westway Road, Southport, CT 06890.

Mr. Franzen said the proposed new pool's location in the rear of the house, west of garage is because of topography. The pool is not visible from the public way but you can see pool enclosure. They are using the existing fence and will add vegetation and a cedar gate with no openings. The fencing would be a living fence with shrubery. The other fences are mesh with plantings. All that is visible from the road is 25' of living fence and hedge running up the driveway and cedar gate. The pool equipment is located behind garage in a nook not visible.

Mr. Franzen said the pool has no terrace and they are not proposing lighting. There will be three underwater lights in the pool. All the pool lights are facing backwards so you wouldn't see any bulbs. There is a 6' high fence to the south so the pool is not visible to the neighbors. Mr. Clark asked if there is something to deaden the sound on the pool equipment. Mr. Franzen said they could put another fence or shrubs around it and will ask the Johnsons, the new property owners, and believes they would be happy to do that.

Public comment – none.

The hearing closed at 5:11 p.m.

3. David J Ives & Elisabeth M Ives, 411 Harbor Road, Southport, CT. For Property located at 411 Harbor Road, Southport, CT 06890

Mr. Franzen said they propose to replace a rotting stockade fence in same location and height as existing but design will be board on board similar to others in the Southport District. They will add an AC unit and doesn't believe it is visible because of topography and is screened by bushes. They propose an auxiliary parking/turnaround because it is very difficult to pull out onto Harbor Road. It would enable them to pull out instead of backing out. He explained it is their intention to replant the hedge. They will add generators on the south side of the property below eye level not visible from Harbor Road and evergreens will be planted around it. Replace some existing path lights and cap the chimney suitable for the type of construction.

Mr. Shea asked for generator and AC submittals with manufacturer and intake information. He asked if they looked at any other locations because it appears close to the gas meter and is cramped in. Mr. Franzen said it's literally the only place it can go you can't see it's between shutter and retaining wall and meets code. He shared the generator cut sheet. It's a small generator and is air cooled. He is not requesting approval for pathlights yet because he doesn't have the cut sheets, he is still reviewing with the owner, would like to know if there is any problem with the location.

Public comment – none.

The hearing closed at 5:24 p.m.

4. 1100 Harbor road LLC, 1100 Harbor Road, Southport, CT. For Property located at 1100 Harbor Road, Southport, CT 06890

Mr. Franzen represented Brian McMahon. They propose to install a gate made of interwoven lattice similar to the front porch, 36" high. Zoning approved the parking sign for owner. He proposes to replace the metal post with existing fence and proposed gate. Zoning agreed they could reinstall at end of seawall project and keep it under 3'. Mr. Clark said the metal sign will be much enhanced with a wood fence.

Public comment – none.

The hearing closed at 5:31 p.m.

5. Andrew and Michelle Adams, 564 Harbor Road, Southport, CT. For Property located at 564 Harbor Road, Southport, CT 06890.

Ms. Gates explained the application is for a privacy fence along property line and showed photos of the locations alongside and rear of property and on top of wall at barn. They will remove existing broken down cedar fence and new one would gray out over time and become very natural with a weathered look.

Public comment – none.

The hearing closed at 5:40 p.m.

6. Graham & Katherine Nix, 160 Harbor Road, Southport, CT. For property located at 160 Harbor Road, Southport, CT. 06890.

Ms. Gates proposed to install an outdoor kitchen area on the side yard. They would remove the existing bluestone terrace, proposed a wall slightly wider trying to stay in footprint of existing terrace and add pergola to go over the outdoor kitchen. Most of the living space is all in the front yard, so everything they do is going to be exposed. They will match existing walls on other side of house. From Harbor Road you're 5' below the terrace which makes it more concealed. She showed pergola layed out, tried to keep it simple, it's not a large area. Photos were viewed to and from road, elevations, outdoor kitchen layout, white stucco, gray counters, grill area appliances and spec sheets.

Mr. Bohan asked if it would be visible driving by in a high SUV. Ms. Gates said possibly but but if walking the terrace is still 6' above ground on Harbor Road. Dining terrace is on other side of house, this cooking area connects to kitchen and indoor dining area is through double doors.

Public comment – none.

The hearing closed at 5:53 p.m.

7. Michael Latefi, 1170 Hillside Road, Fairfield, CT. For property located at 1170 Hillside Road, Fairfield, CT 06824. - Not present.
8. Preet & Vikram Butani, 480 Old Post Road, Fairfield, CT. For Property located at 480 Old Post Road, Fairfield, CT 06890.

Mr. Butani reported he will replace the white stone driveway with black top to comply with the Historic District Code. In their earlier application they requested to increase the driveway but neighbors had concerns so they are not pursuing. The pool is completely hidden from the street in back of the house and is lower than street level. They propose cedar picket fencing along the back of the house in line with the white picket fence in front of the house. The painted white picket fence is visible in front but the cedar fence is on the side. There is currently an old chain link fence with vegetation and no one has come forward as owning. Pool grade mesh will be added so it's not visible to meet code. Mr. Butani confirmed they haven't changed the size of the driveway and it may appear larger in the photo vs. the drawing because some stone may have spread through wear and tear. They absolutely will not edge the asphalt because they don't want trouble when it snows.

Public comment – Mr. Klyver read two letters of support. The first letter from Mr. Winget stated he had no issue with the asphalt driveway or fence. The second letter from Mr. Henry Backe stated he supported the Butani's application and felt it included a more appropriate driveway. He asked if the pool equipment will be visible from the public way and if it will be screened appropriately.

Mr. Butani responded and referred back to the site survey that showed a concrete pad for the pool utilities. Mr. Klyver informed him if they replace the chain link fence they must come back to the Commission. Mr. Klyver and another Commissioner will go out to the site to determine whether it is visible from the public way. Mr. Clark asked if there was any any lighting on the pool. Mr. Butani replied there were only three standard lights inside the pool, nothing outside. He confirmed there is no pool decking, just grass.

The hearing closed at 6:07 p.m.

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

Mr. White began with the proposed screened porch in the rear of the home that is not visible from the street, the pool, fence and terrace work. They propose removing the existing two car garage, replacing in the same footprint and adding a shed dormer. In addition they are finishing the third floor attic and will enlarge the window to meet egress requirements for a future bedroom. Existing and proposed elevations and renderings of the house were reviewed along with photographs and window specs.

Mr. Tanner said the new attic window is a casement window vs. double hung. The shutters will not be there but are on existing. They are matching existing two over two windows. Mr. Werner said the inground pool will have granite material around it at grade and won't be visible from the street. The pool fence is 15' x 44' and has one single gate.

Mr. Werner said the fire feature on landscape drawing L1.0 is a purchased element to sit on top of the terrace not a built in. The pool equipment is located to the left of the garage, meets set back requirements and is all concealed by an evergreen hedge. Mr. Tanner said the windows are going to be wood windows by Pella not clad. There are copper gutters in the front and rear of the garage and will also be on the shed. There is one existing garage light between the doors that is not changing. The arched doors are wood and will match existing.

Public comment – none.

The hearing closed at 6:27 p.m.

The Commission recessed at 6:31 p.m. and reconvened at 6:58 p.m.

10. David Montani, 970 Old Post Road, Fairfield, CT. For property located at 970 Old Post Road, Fairfield, 06824.

Mr. Montani proposed to change the height of the pickets and replicate the fence that is across the street and in 4-5 successive houses. They removed the original fence that was in disrepair and intend to replicate a 42" height fence like the neighbors. It is cedar painted wood. They found birds in the attic and several cracked and broken windows. They hired a person to place the windows and realized weeks after they were installed that all ten windows were vinyl and were unaware of the regulations. Mr. Montani confirmed the proposed fencing is all wood. Ms. Negron expressed concern that the windows were changed several months ago and have completely changed from the original design. She referred to the HDC Handbook stating windows are a critical design.

Public comment – none.

The hearing closed at 7:09 p.m.

11. DeCalice Deane Drouet Trustee, 104 Old South Road, Southport, CT. For property located at 104 Old South Road, Southport, CT 06890

Mr. Klyver recused himself. Mr. Shea conducted the hearing. The owner owner received a letter today from the HDC citing an issue with lighting.

Mr. Keedle gave the history of the house and it's additions. He said it was built in the 1920s and was not built to the same standard as the front porch and may have been renovated before HDC. There is shoddy hodgepodge brick work. Mr. Keedle said Alex DeCalice said one skylight was approved and has the paperwork to back up. He wanted to apply for another one since one was already approved. He said the windows are a fixed casement to look like double hung.

Mr. Clark was not aware the HDC approved the single skylight on this elevation. Mr. Keedle said it's 21"x17" dated June 20 and application dated June 16. There was an approval on appropriateness received in July. There was some confusion about the skylight that was there. There was further discussion on the approval and what was presented.

Mr. Keedle said the two shed lights are about 40 watts like an Edison bulb. He reviewed the step lights and noted two per deck with three risers totaling 12 then corrected the risers are four. Mr. Shea would like more clarification on window specs. He is confused because the submittal is Pella and an alumun duraclad exterior. Mr. Keedle said it is an all wood window, some do come in alumun but this particular one is a painted wood window.

Public comment – none.

The hearing closed at 7:43 p.m.

Consideration of Public Hearing Items 1-11:

- 1. Henderson, Peter T & Amie Redgate, 62 Center Street, Southport, CT. For property located at 62 Center Street, Southport, CT 06890.**

Commissioner Gravanis motioned to approve a, b, c, d, e, f, g, h and i as presented. Commissioner Clark seconded the motion which carried unanimously, 5-0. (Clark, Gravanis, Klyver, Negron, Shea in favor).

The owners are not interested in pursuing the 4" blue stone pavers the item is not in the application but is on the plan.

- 2. Dale McIvor and Katherine Watts, 187 Westway Road, Southport, CT. For Property located at 187 Westway Road, Southport, CT 06890.**

Commissioner Negron motioned to approve a and b with the stipulation that there is planting around the pool equipment. Commissioner Gravanis seconded the motion which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Negron, Shea in favor).

- 3. David J Ives & Elisabeth M Ives, 411 Harbor Road, Southport, CT. For Property located at 411 Harbor Road, Southport, CT 06890.**

Commissioner Gravanis motioned to approve a, b, c, d, e, f, g and h as presented. Commissioner Clark seconded the motion which carried unanimously, 5-0. (Clark, Gravanis, Klyver, Negron, Shea in favor).

Commissioner Shea recommended denial of "e" until the Commission receives the path light submittal. Commissioner Negron agreed.

Commissioner Gravanis motioned to amend the motion a, b, c, d, f, g and h as presented and deny e without prejudice. Commissioner Clark seconded the motion which carried unanimously, 5-0. (Clark, Gravanis, Klyver, Negron, Shea in favor).

- 4. 1100 Harbor road LLC, 1100 Harbor Road, Southport, CT. For Property located at 1100 Harbor Road, Southport, CT 06890**

Commissioner Negron motioned to approve a and b with the stipulation P&Z confirm the signs are reinstalled.

Mr. Klyver said we would not be able to enforce Planning and Zoning regulations.

Commissioner Negron motioned to approve a and b as presented. Commissioner Gravanis seconded the motion which carried unanimously, 4-1. (Bohan, Gravanis, Klyver, Negron in favor and Shea opposed).

- 5. Andrew and Michelle Adams, 564 Harbor Road, Southport, CT. For Property located at 564 Harbor Road, Southport, CT 06890.**

Commissioner Clark motioned to approve a, b and c as presented. Commissioner Negron seconded the motion which carried unanimously, 5-0. (Clark, Gravanis, Klyver, Negron, Shea in favor).

- 6. Graham & Katherine Nix, 160 Harbor Road, Southport, CT. For property located at 160 Harbor Road, Southport, CT. 06890.**

Commissioner Bohan motioned to approve a, b and c as presented. Commissioner Gravanis seconded the motion which carried, 4-1. (Bohan, Gravanis, Klyver, Negron in favor and Shea opposed).

8. Preet & Vikram Butani, 480 Old Post Road, Fairfield, CT. For Property located at 480 Old Post Road, Fairfield, CT 06890.

Commissioner Negron motioned to approve a, b, c and d as presented. Commissioner Gravanis seconded the motion which carried unanimously, 5-0. (Clark, Gravanis, Klyver, Negron, Shea in favor).

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

Commissioner Negron motioned to approve a, b, c and e as presented and deny c without prejudice. Commissioner Shea seconded the motion.

Commissioner Negron suggested exploring options for the window in Item c.

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

10. David Montani, 970 Old Post Road, Fairfield, CT. For property located at 970 Old Post Road, Fairfield, 06824.

Commissioner Negron motioned to approve b as presented and deny a without prejudice. Commissioner Shea seconded the motion which carried unanimously, 5-0. (Clark, Gravanis, Klyver, Negron, Shea in favor).

Item taken out of order

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

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

11. DeCalice Deane Drouet Trustee, 104 Old South Road, Southport, CT. For property located at 104 Old South Road, Southport, CT 06890

Commissioner Clark motioned to approve a, b, e as presented and deny c and d without prejudice. Commissioner Gravanis seconded the motion which carried, 3-2-1. (Bohan, Clark, Gravanis in favor and Negron, Shea opposed and Klyver abstained).

Approve Minutes from 3-12-20 meeting (Bohan, Clark, Gravanis, Klyver, Negron)

Commissioner Shea motioned to approve the minutes with the deletion of the fourth sentence on the 89 Westway Road Violation. Commissioner Gravanis seconded the motion which carried, 5-0-1. (Bohan, Clark, Gravanis, Klyver, Negron in favor and Shea abstained).

Chairman's Report

Repairs:

1. 80 Spruce street-Replace asphalt roof "in kind"
2. 661 Old Post road-Replace casement window
3. 211 Harbor road- Replace stockade fence "in kind", Repair picket fence
4. 970 Old Post road- Repair front porch
5. 880-1038 Old Post road- Replace existing asphalt sidewalk
6. 187 Harbor Road- Replace existing fence "in kind"
7. 72 Willow Street-Repair porch roof and chimney leaks.
8. 388 Old Post Road-Chimney repointing
9. 820 Hillside road-Replace existing window sashes "in kind"

Violations:

1. Old South Road-fence and shed
2. 89 Westway Road-The Keating's bought the house without the shutters. The pictures are from 2015 when house was on market so we cannot unfortunately ask them to replace the shutters because they bought it that way. Mr. Klyver wrote a letter to them explaining that and placed a copy in the Historic folder for the record.
3. 104 Old South Road-Mr. Clark asked if we could issue a violation for the shutters that face down to the clapboard. It isn't per the plan or on the drawings. Mr. Klyver said they were issued and violation and are supposed to fix. They have had so many violations issued; for trim on front that is different than what was approved, the shed being raised without a variance and they requested the fence be moved 3' and it was moved all the way to the barn.

Ms. Negron inquired about other violations. Mr. Klyver said the only Old Post Road violation was taken care of today. He had a discussion with the Westway resident and Mr. Keating of Willow Street and both have been resolved. There are no further pressing violations. She believes there are still a few up in the air and will forward to him for review.

Old Business:

1. Update on handbook revisions – no update.

New Business: none.

Adjourn

Commissioner Gravanis motioned to adjourn the meeting at 7:55 p.m. Commissioner Bohan seconded the motion which carried unanimously, 6-0. (Bohan, Clark, Gravanis, Klyver, Negron, Shea in favor).

Respectfully submitted,

Sheila Tesei
Recording Secretary