



Town of Fairfield
FAIRFIELD HISTORIC DISTRICT COMMISSION
MINUTES
August 13, 2020

https://www.youtube.com/watch?v=ZK_J0vshRZo

Virtual hearings were held through Webex beginning at 4:15 p.m. Notice of this Hearing was published in the Friday, July 31, 2020, edition of the *Fairfield Citizen*

Call to Order: Chairman Klyver called the meeting to order at 4:22 p.m.

Designation of Voting Alternates: James Bohan, George Clark

Commissioners Present: James Bohan, Arthur Gravanis, Adam Klyver, Rosina Negron

Commissioners Absent: George Clark, Margaret Kufferman, Christopher Shea

Public Hearings:

1. Greenfield Hill Congregational Church, 1045 Old Academy Road, Fairfield, CT. For property located at 3192 Bronson Road, Fairfield, CT 06824.

Walt Siemon displayed photos of proposed light fixtures.

Public comment – none.

The hearing closed at 4:29 p.m.

2. St. Paul's Episcopal Church, 661 Old Post Road, Fairfield, CT. For property located at 661 Old Post Road, Fairfield, CT 06824.

Mr. Jonathan Hylan presented the item in which he proposed to install an emergency 22kw residential grade natural gas generator in order to provide emergency power primarily to two sump pumps in the nursery school basement area and to their heating system. Mr. Hylan displayed exhibits and cut sheets including dimensions of the unit. The location of proposed generator behind the nursery school sign photos were viewed from different angles. Zoning approved location in June. They will use plantings to block the unit's view from the public way either by driving or walking. Mr. Klyver informed him the Commission will stipulate plantings are maintained. Mr. Hylan responded that all plantings are perpetually maintained. He said the unit has to be 5' from window and there is no other place to put it.

Public comment – none.

The hearing closed at 4:39 p.m.

3. Susan Jeannie O'Hara, 75 Chester Place, Southport, CT. For property located at 75 Chester Place, Southport, CT, 06890.

Mr. Jack Franzen displayed a plot plan of the proposed in-ground pool and gave some history on the property. He said the pool will be located at the rear of the property and is 42' long x 20' wide. He described the layout of the blue stone patio, two walkways with stepping stones and fencing that will be vegetatedly screened. Part of the fence and gate will be visible from the public way but the pool will not. The proposed outdoor shower has cedar boards and there is no proposed lighting. There will be a pool light underneath the water facing the house. Walks and patios will match existing bluestone patio. Fence is mesh coated vinyl that meets pool code and will be in between existing vegetation. Screening around pool will be evergreen screening. Gate doors will be all wood cedar, painted white.

Public comment – none.

The hearing closed at 4:50 p.m.

4. Peter M. Harding, 1050 Old Academy Road, Fairfield, CT. For property located at 1050 Old Academy Road, Fairfield, CT 06824.

Mr. Peter Harding shared a current photo of the asphalt curbing and driveway and said the previous edging was all cracked. Ms. Negron cited the Historic Handbook that stated edging should not be more than 2". Mr. Harding said the stone has already been installed by the contractor with the assumption it was an approved material because it was used as edging. He is not sure of the actual material.

Public comment – none.

The hearing closed at 4:56 p.m.

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

Lindita Donohue of Tesla presented. She proposed to remove the existing old roof and install a Tesla solar roof, a new product that is technically a roof and solar at the same time. She displayed photos of the home and roof and virtually showed a sample of product which is fire rated and how it will be integrated in the roof. The wire will not be visible from road or neighbors and noted the dimensions.

Mr. Gravanis asked if they are solar glass shingles, Ms. Donohue replied they are like tiles. He asked if they are going to be installed in a running board pattern, she replied no it's going into the roof, it will be placed like shingles but are tiles and are rectangular looking. He said when artificial materials are used they usually try to mimic a historic material and asked what look they are trying to achieve. She said it will look uniform for the whole roof and showed a photo of a home with the finished product where the tiles would be the same size. Ms. Negron reported Tesla's website listed four different tile types and asked which one is being proposed. Ms. Donohue said she will confirm with the owner and will get back to them. Mr. Klyver said it would have been helpful to submit a sample since it's a new product. Ms. Negron referenced a Westport home she saw with a Tesla roof and felt it was very shiny. She is for solar but there are a few questions she has not seen the tile and may need further clarification. Mr. Klyver also is all for solar but said it's going to be a tough decision and asked about tile options. Ms. Donohue said it depends what's in stock or may have to order. She said the entire roof is going to be done with these tiles unlike a portion with solar panels.

Public comment – none.

The hearing closed at 5:07 p.m.

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

Mr. Klyver recused himself. Ms. Negron chaired the Hearing.

Mr. Steve Keedle requested a change in the length of the pool.

Public comment – none.

The hearing closed at 5:10 p.m.

Consideration of Public Hearing Item 1-6 above

- 1. Greenfield Hill Congregational Church, 1045 Old Academy Road, Fairfield, CT. For property located at 3192 Bronson Road, Fairfield, CT 06824.**

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

- 2. St. Paul's Episcopal Church, 661 Old Post Road, Fairfield, CT. For property located at 661 Old Post Road, Fairfield, CT 06824.**

Commissioner Negron motioned to approve as presented. Commissioner Bohan seconded the motion.

Commissioner Negron motioned to amend the motion to approve as presented and that the shrubs are maintained in perpetuity. Commissioner Bohan seconded the motion which carried unanimously, 4-0. (Bohan, Gravanis, Klyver, Negron in favor).

- 3. Susan Jeannie O'Hara, 75 Chester Place, Southport, CT. For property located at 75 Chester Place, Southport, CT, 06890.**

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

- 4. Peter M. Harding, 1050 Old Academy Road, Fairfield, CT. For property located at 1050 Old Academy Road, Fairfield, CT 06824.**

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

Ms. Negron's main concern that it is not 2" or wood or metal edging. It continues to set a precedent that people are using Belgian block or granite and referred to page 59 of the Historic Handbook. Mr. Klyver remarked that over the years there have been several issues and violations and they owners also want to install a pool. He said it's not a curb or an edge because it's flush. He commented on the many spec houses around with raised Belgian block. He said the Handbook's wording is not always intended to deny and that each case is different. The Commission is charged to see if things are appropriate today. Ms. Negron said aesthetically it doesn't bother her but reiterated her concern of setting a precedent. Mr. Gravanis believes as a Commission we can make distinctions and ensure it doesn't keep happening.

The motion carried, 3-1. (Bohan, Gravanis, Klyver in favor and Negron opposed).

- 5. Michael Latefi, 1170 Hillside Road, Fairfield, CT. For property located at 1170 Hillside Road, Fairfield, CT 06824.**

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

Ms. Negron shared the photos of the Westport home with the Tesla roof. She is concerned it is really shiny and the tiles are so raised, there is no variation and they look smooth. The textured shingle might look more like a tile but is difficult to tell without a sample and noted again the four different types. Mr. Gravanis and Mr. Bohan agreed to ask for additional information and cautioned to hesitate.

The motion failed, 0-4. (Bohan, Gravanis, Klyver, Negron opposed).

Commissioner Negron motioned to deny without prejudice. Commissioner Gravanis seconded the motion.

The Commission suggested the applicant provide more information, samples, which style the owner chose and demonstrate appropriateness for the Historic District.

The motion carried unanimously, 4-0 (Bohan, Gravanis, Klyver, Negron in favor).

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

Commissioner Gravanis motioned to approve as presented. Commissioner Bohan seconded the motion which carried, 4-0-1. (Bohan, Gravanis, Negrón in favor and Klyver abstained).

Approve Minutes from 7-9-20 meeting (Klyver, Shea, Clark, Bohan, Gravanis, Kufferman)

Commissioner Bohan motioned to approve the minutes. Commissioner Gravanis seconded the motion which carried, 3-0. (Bohan, Gravanis, Klyver in favor).

Chairman's Report

Repairs:

1. 207 Main Street-Repair/replace porch steps, floor, benches and trim 'in kind', replace cedar shingles on front facade and upper gables "in kind".
2. 543 Old Post Road-Repair sections of picket fence "in kind".
3. 170 Pequot Ave-Replace cedar roof and flashing "in kind".
4. 2860 Bronson Road-Replace slider windows "in kind".

Violations:

None.

Old Business:

1. Update on handbook revisions – awaiting revisions.

New Business:

1. Comments from commissioners on Raised Bill No. 5132

The RTM had reached out for comments on Bill No. 5132 from the Commission and they reviewed and didn't feel there was anything that concerned their purview.

The Commission's Vacancy position will be filled by Dr. Daryn Reyman-Lock after going through the BOS and RTM approval process. Mr. Klyver read her extensive qualifications and said he has met with her and she will be a wealth of knowledge.

Adjourn

The Commission unanimously adjourned the meeting at 5:39 p.m.

Respectfully submitted,

Sheila Tesei
Recording Secretary