



**Town of Fairfield**  
**FAIRFIELD HISTORIC DISTRICT COMMISSION**  
**MINUTES**

September 10, 2020

[https://www.youtube.com/watch?v=GGDaoda\\_BmE](https://www.youtube.com/watch?v=GGDaoda_BmE)

**Virtual hearings were held through WebEx beginning at 4:15 p.m. Notice of this Hearing was published in the Friday, August 28, 2020, edition of the *Fairfield Citizen***

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

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

**Commissioners Present:** Arthur Gravanis, Adam Klyver, Margaret Kufferman, Rosina Negron, Christopher Shea

**Public Hearings:**

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

Architect, Tanner White, reviewed the previous permit which was approved for a two-car garage. He is requesting another approval for a three-car garage since the owners have made this their permanent home. A P&Z variance was received and they are keeping within all setbacks. They are extending the bay, adding windows in 2<sup>nd</sup> floor hallway and three windows to match existing. He walked them through photos, drawings, existing house footprint and the existing two-car garage that are demolishing and building a new garage.

Mr. Tanner said on the previous application there was an existing sconce between two garage doors and they will add another light to balance it with the proposed three-car garage and will return for that. They will keep the existing sconce by the mudroom door. He clarified the proposed walk is not part of this application.

Public comment – none.

The hearing closed at 4:27 p.m.

2. Gerardo & Gabrielle Burd, 494 Harbor road, Southport, CT 06890. For property located at 494 Harbor Road, Southport, CT 06890.

Ms. Kufferman recused herself.

Gerard Burdo said they purchased the house in July and are restoring the authenticity of the 1848 gothic revival. They proposed to reinstall previously approved front door screens they found in basement to keep the front door open to catch the breeze. They proposed a new window on 2<sup>nd</sup> floor where a window used to be. The shutters are closed over the space but no window is behind it. They would like to bring in more light and bring in a full-framed window and use existing frame and add sashes. The workers already removed the modern shelves on rear porch. They will relocate and replace two exterior all wood doors and one stoop, a new all wood butler pantry to bring in more light, relocate and install a new range hood vent that will be less intrusive in order to make the better kitchen.

Public comment – none.

The hearing closed at 5:30 p.m.

3. Preeti & Vikram Butani, 480 Old Post Road, Fairfield, CT 06824. For property located at 480 Old Post Road, Fairfield, CT 06824.

Vikram Butani said the last submittal was for a pool fence around in the back of the house. Their neighbors on the east side requested they replace the chain link fence with cedar. They replaced on east side with cedar fence that is 6' high up to the side of house and from the front of the house it is 4' high. To the right of the picket fence has been cut down 4' and what is on left of picket fence stayed 6' along driveway to back of property. Photos were viewed. He said the last application the fence was approved along back of garage but there is 9' drop so the fence company had trouble. They wanted to move fence to the front of garage to prohibit people from taking photos and make it easier to install a gate.

Mr. Bohan doesn't recall the Commission approving the front arbor fixture. Mr. Butani didn't realize the arbor wasn't approved and will submit an application. Mr. Bohan suggested they use a different direction for the gate opening. Mr. Butani replied the pool gate is required to move outwards and not inwards. Mr. Shea noted the varying types of fence on the right next to the approved stockade fence.

Ms. Negron shared a photo of the fence. She said the fence that was approved June 11 was actually the fence that was adjacent to the covered porch and was not approved. Her concern is the unapproved tall picket fence and the cedar fence that changed in height and the unapproved or submitted arbor and the location on the other side of the garage. All the work was done but the approved work was changed from what was submitted.

Mr. Klyver agreed looking at the application from June differs and that the Commission's intention was not what is there and is inappropriate. He also stated the pool fence is supposed to be further back. Mr. Butani expressed privacy concerns with the house being so close to street. The fencing location was further reviewed.

Public comment – Mr. Klyver read opposition letters from Mr. Stevens of 472 Old Post Road, JP Franzen Associates, Ann Jones of 363 Old Post Road and Dr. Henry Backe of 388 Old Post Road.

The hearing closed at 4:54 p.m.

4. Mr. & Mrs. Robert C. Wright, 260 Harbor Road, Southport, CT 06890. For property located at 260 Harbor Road, Southport, CT 06890

John Wasilewski presented an aerial view of existing house, steps and walkways in front and going to the back. Mr. Wright, the new owner, has challenges walking and would like handrails installed so he can navigate safely. He said the steps are quite steep and would like rebuilt for a more gradual rise. The retaining wall materials will match existing and propose similar hardware. He reviewed details of various existing step elevations.

Ms. Negron asked if he proposed adding step lights. He replied no because the treads are too small. Mr. Klyver asked if there a plan to soften the look of the visible handrails. Mr. Wasilewski said they will paint them dark to recede more. He said the previous owners took immaculate care of property and the new owners like it so there is no plan to change although he will discuss plantings with owner.

Public comment – none.

The hearing closed at 5:05 p.m.

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

Ms. Kufferman recused herself.

Michael Latefi gave a history of previous approval. He said it has taken a while to go through other town boards. They want to install a two-car garage next to the old garage that they converted to living space. They want to maintain the historic look of original home. They want to do the same thing they got approved for two years ago. The driveway was not approved and he was asked to return to consider this component. The new application has some of the old language. Mr. Klyver explained the Certificate of Appropriateness is valid one year and that the driveway is not on this application so Mr. Latefi will need to return. Mr. Latefi referred to the July 12, 2018, minutes where the driveway is mentioned and thought it was in this application.

Mr. Shea was confused by this application because many of the items on it don't reflect the drawings and was unsure of the intent and gave examples one being the vertical siding. Mr. Latefi feels it's the Town's fault he has to go through this for a garage and that nothing has changed from the old application to this application.

Ms. Negron asked if everything in this application has been done except for garage, Mr. Latefi replied yes. He said the garage doors are wood and the new roof material was replaced in kind except for the Tesla solar roof application.

Mr. Clark asked if we approved the building of the garage. Mr. Latefi answered that the garage was approved with the exception was the driveway rearrangement. Mr. Clark said the Commission needed more drawings and remarked Mr. Latefi is refreshing his application because the CoA expired.

Mr. Klyver said Commission never approved Azek and if it was used, it is in violation. He inquired if the windows have divisions because the drawings don't show it. Mr. Latefi replied it's going to have cells and all windows will be Anderson. Mr. Klyver said Anderson windows were not approved. Mr. Latefi said they are identical to rest of the house.

Public comment – none.

The hearing closed at 5:22 p.m.

#### **Consideration of Public Hearing Item 1-5 above**

- 1. Haylee & Christopher Milligan, 75 Old South Road, Southport, CT 06890. For property located at 75 Old South Road, Southport, CT 06890.**

*Commissioner Bohan motioned to approve as presented. Commissioner Gravanis seconded the motion.*

Mr. Klyver is concerned with the scale. Mr. Bohan was also concerned but stated they are abiding by P&Z regulations and is straight forward. Mr. Gravanis agreed.

*The motion carried unanimously, 6-0. (Bohan, Gravanis, Klyver, Kufferman, Negron, Shea in favor).*

- 2. Gerardo & Gabrielle Burd, 494 Harbor Road, Southport, CT 06890. For property located at 494 Harbor Road, Southport, CT 06890.**

*Commissioner Negron motioned to approve a, b, c, d, e, f as presented. Commissioner Clark seconded the motion which carried, 5-0-1. (Clark, Gravanis, Klyver, Negron, Shea in favor and Kufferman abstained).*

- 3. Preeti & Vikram Butani, 480 Old Post Road, Fairfield, CT 06824. For property located at 480 Old Post Road, Fairfield, CT 06824.**

*Commissioner Negron motioned to deny without prejudice a, b, c. Commissioner Kufferman seconded the motion.*

Mr. Kufferman agreed with Mr. Franzen's comments that they need elevation drawings. Ms. Negron agreed every single fence approved in June was moved forward, aligned with house and more structure connections were added within the property. Mr. Klyver said they do have an approved fence plan but what was built is not what was approved, it's definitely not appropriate.

*The motion carried unanimously, 6-0. (Bohan, Gravanis, Klyver, Kufferman, Negron, Shea in favor).*

**4. Mr. & Mrs. Robert C. Wright, 260 Harbor Road, Southport, CT 06890. For property located at 260 Harbor Road, Southport, CT 06890.**

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

Mr. Klyver said there are a lot of handrails and we to look at it from a historical standpoint although there is a disability issue. Ms. Negron said it can be removed in the future with new owners and it won't be permanent. Ms. Kufferman said it's the least intrusive version on what can help the owner. She said the front walkway could be used to go for a walk. Mr. Shea agreed it is a minimalistic rail and the owner of the property could enjoy his front walkway.

*The motion carried unanimously, 6-0. (Clark, Gravanis, Klyver, Kufferman, Negron, Shea in favor).*

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

*Commissioner Negron motioned to deny without prejudice a, b, c, d, e, f. Commissioner Gravanis seconded the motion.*

Ms. Negron said the application is confusing and doesn't know what they are asking for. She said there is not enough information to make a decision. Mr. Klyver agreed he would like to see drawings and gave a timeline on the application. Mr. Shea would like to see an application with what is to be approved and agreed the application is confusing.

*The motion carried 5-0-1. (Bohan, Gravanis, Klyver, Negron, Shea in favor and Kufferman abstained).*

**Approve Minutes from 8-13-20 meeting (Klyver, Bohan, Gravanis, Negron)**

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

**Chairman's Report**

**Repairs:**

1. 1074 Harbor Road-Repair damaged fence at end of driveway, repair damaged railing on south side of house.
2. 1220 Hillside Road-Replace & repair damaged roof with existing roof material.
3. 416 Pequot Ave- Replace broken shutters "in kind", repair damaged wood on exterior.
4. 831 Hillside Road-Repair & replace existing roof with new cedar roof.
5. 561 Pequot Ave-Replace existing asphalt roof "in kind".
6. 244 Main St.-Replace roof top HVAC unit.
7. 319 Harbor Road-Replace existing asphalt roof, "in kind".
8. 45 Westway Road-Repair wood rot, replace triple track storms with the same.
9. 216 Old South Road- Replace existing stockade fence "in kind".
10. 1177 Hillside Road-Replace cedar roof "in kind".

**Violations:**

None.

**Old Business:**

1. Update on handbook revisions – Mr. Shea apologized for not following up. He and Ms. Negron will have an update at the next meeting.

**New Business:**

1. Alternate Commissioner consideration update – The Board of Selectman meeting was cancelled and the alternate commissioner item will be on their next Agenda, Monday.

Mr. Klyver received a request from the Old Post Road residents asking the Commission to write a letter and sign a petition opposing the proposed Beach Road building. Mr. Klyver will compose a letter on behalf of the Commission and forward Walter Shaw's letter to the Commission. Ms. Negron also wrote a letter as a neighbor. Mr. Bohan received letters from Ann Jones and Dr. Henry Backe also opposing the proposed project. Mr. Klyver received letters from Dr. Henry Backe and Ann Jones against the project.

**Adjourn**

*Commissioner Negron motioned to adjourn the meeting at 6:00 p.m. Commissioner Kufferman seconded the motion which carried unanimously, 8-0.*

Respectfully submitted,

Sheila Tesei  
Recording Secretary