



Town of Fairfield
FAIRFIELD HISTORIC DISTRICT COMMISSION
MINUTES

October 22, 2020

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

Virtual hearings were held through WebEx beginning at 4:15 p.m. Notice of this Hearing was published in the Friday, October 16, 2020, edition of the *Fairfield Citizen*

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

Designation of Voting Alternates: James Bohan, George Clark

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

Commissioners Absent: Margaret Kufferman

Public Hearings:

1. David & Elizabeth Barrett, 114 Westway Road, Southport, CT 06890. For property located at 114 Westway Road, Southport, CT 06890

Mr. Franzen gave background on the circa 1814 home that was extensively remodeled in 1880s. They are applying for new pool/spa and other site improvements. They propose locating pool to the east of existing house where the land slopes away from house down to the tidal marsh cutting into the slope. Also proposed is a fieldstone retaining wall wrapping around the pool with two small sets of steps to existing patio, deck will be bluestone. Pool is to be 16'x32' and grade around pool will vary. The pool enclosure will take advantage of existing vegetation, dense evergreen and hedgerow. They propose a wire mesh hedge with three gates and a shower. The pool equipment and generator will be housed behind garage and elevated 23" above garage slab. Drawings, elevations and specs were shared.

Mr. Bohan commented that regulations state the pool not be visible to public way and it appears to be so on Willow Street and asked if vegetation is sufficient. Mr. Franzen said vegetation is schubs and grass on edge of tidal wetlands and average 4-6' in height. Owners also do not want it visible and if there are gaps they will use State of Connecticut recommended vegetation for wetlands. He is confident it won't be visible and will be at a depressed elevation. Mr. Bohan said the elevation is fine but it appears to have a clear view of walking on Westway Road. He suggested adding a stipulation in for vegetation. Mr. Klyver shared photos where it is exposed and Mr. Franzen agreed it needs to be filled in and will do so with wetland friendly vegetation and fence. Mr. Shea said there are no retaining wall elevations and asked how much it is above grade. Mr. Franzen said they would match existing stone wall and referred to plan and photo. Mr. Franzen added they may use black metal or cyclone fencing. He said they are not proposing any additional outdoor lighting although there is a light in the pool.

Public comment – none.

The hearing closed at 4:37 p.m.

2. Robert & Amelia Johnson, 187 Westway Road, Southport, CT 06890. For property located at 187 Westway Road, Southport, CT 06890

Mr. Franzen reported that this application is a revision to a previously approved fence. The approved fence was to be hedged in from corner of house to front of garage and this type was also approved for the side of the house. They now propose a picket fence and gate.

Public comment – none.

The hearing closed at 4:40 p.m.

3. Bryce & Linnea May, 842 Old Post Road, Fairfield, CT 06824. For property located at 842 Old Post Road, Fairfield, CT 06824

Architect Eric Jacobsen gave a brief history of the property. In 2017 it received a zoning variance for a side yard setback and building coverage on lot for addition. Mr. Rodriguez gave an overview of the project and shared plans. The total addition is two levels. The first floor will have a kitchen and second floor a master bedroom. They propose the roof to be asphalt shingle to match existing. Windows are currently Anderson and they propose all wood windows with grills on inside and outside, trim will match existing.

Mr. Shea inquired overall is this the same plan and you are just resubmitting since time lapsed. Mr. Jacobsen replied he wasn't familiar with previous application. Homeowner Bryce May said it is similar but smaller, the previous additional bumped out mudroom has been eliminated and now incorporated into existing footprint. Mr. Shea asked if the attic windows to be replaced on the left elevation are still a diamond pattern. Mr. Jacobsen answered they are not going to touch those windows.

Public comment – none.

The hearing closed at 4:49 p.m.

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

Roof - Tesla Representative Lindita Donohue presented the proposed Tesla solar shingles application and shared roofing tile specs with sizes and models and showed photos of other homes with Telsa shingles. A side by side comparison of faux slate panels against asphalt shingles was viewed. She noted the property is surrounded by trees.

Mr. Shea said the current roof mimics a wood look and asked if there is an option to look like existing. Ms. Donohue replied no the materials are not available. Mr. Shea thought it is a very dramatic difference in appearance than what is there currently.

Ms. Negron commented that the samples seem smaller. Ms. Donohue said the sample tile has the cell, the others are dummy tiles and they do have different tile sizes. Ms. Negron asked if the active and inactive tiles will be the same. Ms. Donohue answered yes except for around chimney those will have to be cut. Ms. Negron remarked the active and inactive tiles appear different.

Mr. Gravanis asked since it's a synthetic material what are trying to replicate. Eric Michaels responded that they are meant to represent slate shingles which would have been on the historic roofs in the 1920s. He read State Regulation 97a Section f solar energy. Mr. Gravanis asked apart from the ability to include a solar system which is laudable, what is the reason for not choosing similar shingle to existing. Mr. Michael Latefi said they originally wanted to do a slate roof but this satisfied their environmental consciousness.

Mr. Bohan asked if the proposed solar shingles were the same as on the Westport home. Ms. Donohue said yes it's the same material and is also on the Southfield house. He asked if the shingles change as the roof ages, she can check, it has a ten year warranty. Mr. Bohan observed the windows and chimney on the Southfield house are being reflected like a mirror.

Mr. Klyver remarked that it is not a typical solar panel installation and this house never had a slate roof. He shared views of the site plan showing placement of active shingles. He said the shingles are more of an issue than the solar panels. He said Telsa also offers solar panels placed on top of the roof that might be better to blend panels into an asphalt roof and that the synthetic roofing tile is not appropriate. When the application first came he thought the shingles looked like real slate shingles. Mr. Klyver said there are places to hide panels and they have ones that are low profile. Appropriate locations were examined. Mr. Latefi said the panels overlap each other and will be a little larger than the sample and will be shinier than slate which is more matte. He believes it's important for the environment. Mr. Klyver stated the Commission wants to work with them but are bound by regulations using synthetic material.

Public comment – none.

The hearing closed at 5:25 p.m.

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

Garage – Eric Michaels shared autocad drawings of the garage with existing and proposed conditions. Location, elevations and various views of before and after the garage is built were viewed. Their intent is to make the garage look just like the house. The Commission thanked him for his presentation which made it much easier to understand. Mr. Latefi said there is no added lighting.

Public comment – none.

The hearing closed at 5:31 p.m.

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

John Wasilewski shared photos of existing conditions, site plan, proposed property layout, existing floor plan and elevations. The addition is 13’x27’ with similar wood siding to match existing. They propose the same painted wood windows, copper roof, same trim details and wood shingle roof to match, wood shutters to match shutters on front of house and carry the same molding details. The new lighting in back of house is not visible on new doors and there is no change to lighting in the front.

Public comment – none.

The hearing closed at 5:39 p.m.

Consideration of Public Hearing Item 1-6 above

1. **David & Elizabeth Barrett, 114 Westway Road, Southport, CT 06890. For property located at 114 Westway Road, Southport, CT 06890**

Commissioner Gravanis motioned to approve a, b, c, d, h as presented. Commissioner Clark seconded the motion.

Mr. Clark wanted a no lighting stipulation and ensure fence is adequately high enough to block the pool. Ms. Negrón and Mr. Shea are concerned with the vegetation and wetlands planting. Mr. Shea remarked they’ve denied pool applications even with screening because guidelines read pools should be placed out of sight of public way; examples were discussed. Mr. Klyver shared the drawing of the wetlands line.

Commissioner Gravanis amended the motion to approve a, b, c, d, e, f, g, h with the stipulation to adequately screen the pool from public way with vegetation and maintain in perpetuity. Commissioner Clark seconded the motion which carried unanimously, 5-0. (Clark, Gravanis, Klyver, Negrón, Shea in favor).

2. **Robert & Amelia Johnson, 187 Westway Road, Southport, CT 06890. For property located at 187 Westway Road, Southport, CT 06890**

Commissioner Bohan motioned to approve as presented. Commissioner Gravanis seconded the motion which carried unanimously, 5-0. (Bohan, Gravanis, Klyver, Negrón, Shea in favor).

3. **Bryce & Linnea May, 842 Old Post Road, Fairfield, CT 06824. For property located at 842 Old Post Road, Fairfield, CT 06824**

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

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

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

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

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

Ms. Negron's concern is the highly reflective material and inactive tile. Mr. Klyver is also concerned with the synthetic shingles and that they may have a more appropriate low profile type and blend in.

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

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

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

Approve Minutes from 9-10-20 meeting (Klyver, Bohan, Gravanis, Negron, Shea, Kufferman, Clark)

Commissioner Clark motioned to approve the minutes. Commissioner Bohan seconded the motion which carried, 6-0. (Bohan, Clark, Gravanis, Klyver, Negron, Shea in favor).

Chairman's Report

Repairs:

1. 648 Harbor Road-Replace wood roof on screened porch to match existing
2. 237 Old Post Road-Repair portion of existing fence
3. 720 Old Post Road-Reglaze (3) attic windows, replace existing flat roof "in kind", seal coat driveway, replace rotting deck and railings "in kind", replace garage asphalt shingles "in kind", replace garage cedar siding "in kind"
4. 418 Harbor Road-Replace cedar roof on cottage with like materials, replace sections of board and batten siding on cottage with like materials
5. 515 Old Post Road-Replace asphalt roof "in kind"

Violations: None.

Old Business:

1. Update on handbook revisions

Mr. Shea and Ms. Negron have worked on edits; however Mary Dunne's presentation last week indicated a grant is available for assisting with handbook revisions, they would like to look into it. The grant provides funding to update the handbook and the painting section can be updated and solar technology can be added. The few discrepancy items can be addressed as well. Mr. Klyver emailed Ms. Dunne asking for references to assist and more information on the grant but hasn't heard back. The State Historic Preservation Office has a designated person that deals just in grants. Mr. Shea said the grant includes printing and we should provide a handbook to each homeowner that wants a hard copy. Maps and boundaries were discussed.

2. Alternate Commissioner consideration update

Dr. Daryn Reyman-Lock's appointment to the Historic District was approved by the RTM and she will attend the December meeting. Ms. Kufferman's term ends this month and may stay on for another term. If Ms. Kufferman doesn't continue, Dr. Reyman-Lock will sit as a full member on the Commission.

3. 131 Beach Road (update)

The Old Post Road District was in opposition of this building being put up as it encroaches on the Historic District. The Public Hearing is closed but no decision has been made.

Adjourn - *Commissioner Negron motioned to adjourn the meeting at 6:10 p.m. Commissioner Bohan seconded the motion which carried unanimously.*

Respectfully submitted,
Sheila Tesei, Recording Secretary