



Town of Fairfield
FAIRFIELD HISTORIC DISTRICT COMMISSION
MINUTES
November 12, 2020

<https://www.youtube.com/watch?v=UQPc5Bu3Miw>

Virtual hearings were held through WebEx beginning at 4:15 p.m. Notice of this Hearing was published in the Friday, October 30, 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, Dr. Daryn Reyman-Lock

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

Commissioners Absent: Arthur Gravanis

Chairman Klyver welcomed Dr. Reyman-Lock as the Historic Commission's new Alternate. She will sit as a full Commissioner at the December meeting. He also thanked Commissioner Kufferman for her years of service.

Public Hearings:

1. Old South Road, LLC, 171 Old South Road, Southport, CT 06890 For property located at 171 Old South Road, Southport, CT 06890

Mr. Franzen spoke representing Fred Ryan. He said the house was built in 1924 and shared plans and photos. They propose changes to the north elevation and add a portico to protect the front door to existing masonry stoop in colonial revival style and a painted wood porch. It is one of the few homes in the area that does not have a porch. They also propose to replace the front door and side lights that will be all wood and match existing except glazing which will be SDL construction. They propose a pendant light to replace the existing sconces and the new light will be a duplicate copper lantern. There will be a bluestone walk to connect to the stoop to the driveway and three dormers to bring light to the existing bedroom. They also proposed a pool fence, a continuation of the current fence. They will locate pool equipment and generator inside a dense holly hedge that will screen the fence. They propose a bluestone patio, a short walk and a barbeque. The countertop will be granite and two hurricane lanterns will be on top of barbeque. They are modifying driveway to match existing cedar fence. Shingles will be wood.

Ms. Kufferman questioned the spacing of the dormers, Mr. Franzen explained that it works better for spacing. Mr. Shea asked about pool lighting. Mr. Franzen said they have an application to relocate the garage in PZA. He said if it's approved they would then propose lighting fixtures on the garage. Mr. Shea said the generator cut sheet doesn't indicate which is proposed, Mr. Franzen thought it would be a 30kw. Mr. Bohan's concern is the pool visibility. Mr. Franzen said there is a gate where shrubs cannot be placed and other areas were considered to place shrubs. Ms. Kufferman asked if the side lights were original and if it was possible to reglaze to preserve them. Mr. Franzen believed they were and will look into. Mr. Klyver would like a mock of the stone wall before it is built.

Public comment – none.

The hearing closed at 4:43 p.m.

2. Pierre & Aude Ferragu, 418 Harbor Road, Southport, CT 06890 For property located at 418 Harbor Road, Southport, CT 06890

Mr. Franzen presented the roof and solar panel application on a second empire style house. They plan an array of 29 panels which was viewed in the site plan. They are LG neon panels and will be attached with clips. They won't be tilted and are projected 5 to 6". Nine are on rear and won't be visible at all. He explained the typical style homes character is the defining roof. They propose to install panels on the low pitch roof and keep back from edge. The

insulation is in harmony with the regulations in keeping within the character in his opinion. Drawings and plans were reviewed.

Mr. Shea disagreed with Mr. Franzen and felt the roof is character defining. Public way visibility was discussed. Dr. Reyman-Lock asked how the panels are attached to the roof and expressed concern that they don't degrade the roof. Mr. Franzen said the upper roof is old, circa 1980s, they may have to repair. He said there is a clip that meets the wind zone for our area, a very low-rise installation.

Public comment – none.

The hearing closed at 4:46 p.m.

3. Andrew and Michelle Adams, 564 Harbor Road, Southport, CT 06890. For property located at 564 Harbor Road, Southport, CT 06890

Ms. Kufferman recused herself.

Christina Gates, landscape architect, presented. She said they presented a lighting plan last year which they scaled back. The owners would like to add more lights to the front of the walkways and to the courtyard in the driveway. Drawings were examined. They propose two on each side of walkway and two behind the driveway pillars and move existing to the corner then one on top of the driveway. They are below 16" and don't cast a lot of light and will create a safer egress.

Mr. Shea asked for clarification on the quantity of lights on the application. Ms. Gates said it is a total of eight new lights, one is being moved and the step lights are already installed. Dr. Reyman-Lock asked if they are being set in concrete, Ms. Gates replied no.

Public comment – none.

The hearing closed at 4:56 p.m.

4. Jonathan & Danielle Segal, 780 Harbor Road, Southport, CT 06890. For property located at 780 Harbor Road, Southport, CT 06890

Mr. Klyver recused himself.

Virginia Tupker presented. She shared plans and proposed scope to renovate existing four-car garage, not a historic structure, to a two-car garage with a game room and bathroom on first floor and offices on second floor. They will raise existing cedar roof and add dormers on front and back. Also remove all existing windows and doors and replace with all new wood and all exterior siding will match existing. Two new garage doors, additional doors and casement windows will be wood as well.

Mr. Shea asked about lighting, Ms. Tupker said they have no plans for lighting at this time and he reminded her that if they do she would need to come back before the Commission.

Public comment – none.

The hearing closed at 5:04 p.m.

5. Matt O'Connell & Drew Coyne, 175 Old Post Road, Fairfield, CT 06824. For property located at 175 Old Post Road, Fairfield, CT 06824

Matt O'Connell proposed a 15'x32' inground gunite pool and 18" bluestone coping. Also proposed is a patio at rear of pool that would run into existing patio at the back of the house with the same bluestone material and pool fence toward front. There is an existing fence around about 1/3 of property and would complete for code. The current plan is a metal fence and wood gate to match existing and screen entirely. The surveyor had incorrect setbacks in original application so now they intend to put pool equipment in rear corner of lot.

Mr. Shea asked for clarification on the fence. Mr. O'Connell described the existing white picket fence in front of house along Old Post Road and on side of house along Avalon Court. Then in the rear and half way down the side of house is an existing 6' stockade fence. To meet code they would have to have fence in front of pool because existing picket fence doesn't meet the requirement so they propose to tie in a fence to the stockade fence and hedging to obscure additional fence. Mr. O'Connell showed location on drawings. He said the gate and caps will be wood and painted white.

Mr. Bohan inquired about trees, hedge and fence locations, Mr. O'Connell showed locations. Ms. Kufferman asked for confirmation the fence will be flush with the side of the house and gate will be in center, Mr. O'Connell confirmed. Mr. Klyver referred to the handbook regarding fencing. Material and location in public way were discussed. Mr. O'Connell said they would consider alternatives to the aluminum fence.

Public comment – none.

The hearing closed at 5:23 p.m.

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

Vikram Butani presented his application finishing the fence project. They moved white picket fence to the back of the property per the Commission's recommendation. He explained the hedge along the 4' cedar fence that extends from back end of garage goes from 6' to 4' for length of the garage. They moved fence to back of property and added bluestone steps from existing walkway to fence. They propose to install 4' cedar fence where chainlink fence was that they replaced. The neighbors were happy with it but the Commission said the cedar fence was not appropriate and would install a chainlink fence from house structure to street to make what it was before they added the cedar fence.

Mr. Bohan feels a chainlink fence along the Old Post Road is wrong. Mr. Clark asked what is wrong with the fence that is there now. Mr. Butani said the Commission didn't like the look of the way the cedar fence joined the picket fence. He said the cedar fence would be covered with shrubbery.

Ms. Negron asked if the fence that is perpendicular to house that goes from covered porch to cedar fence is remaining. Mr. Butani said it was approved. She asked if the arbor was built without approval. Mr. Butani said he will put in next month's application, he missed it on this application. He reiterated the three fences were moved to the back end of the house per the Commission. Mr. Klyver gave some history on the fences. Mr. Vikrim suggested they give the shrubbery some time to grow.

Public comment – none.

The hearing closed at 5:36 p.m.

7. Brandon Conovitz, 225 Old South Road, Southport, CT 06890. For property located at 225 Old South Road, Southport, CT 06890

Ms. Kufferman recused herself.

Brandon Conovitz said they'd like to install a 10' inground basketball hoop in the center of the driveway and shared location. Mr. Bohan noted the regulations on this are loose. Mr. Conovitz said it is gravel over asphalt. Dr. Reyman-Lock asked how it would be set. He replied it would be set in concrete.

Public comment – none.

The hearing closed at 5:43 p.m.

8. Mr & Mrs Ronald Hodge, 2824 Bronson Road, Fairfield, CT 06824 For property located at 2824 Bronson Road, Fairfield, CT 06824

John Wasiluski and Ian Kessinger presented and shared site plans, elevations and existing and proposed views. He gave location of proposed work and history of the original home which was built in the 1880's all the work is related to the main house. Windows, door and patio renovation were examined. They are changing 6 over 6 windows and

replacing with 6 over 9 as well as french casements with painted wood paneling below and painted black iron rails and bronze capping. They are adding new wood shutters to match existing and any siding will match original. A proposed shed dormer would be added. Fieldstone extension will match existing. He showed how the raised roofline would match existing.

Dr. Reyman-Lock asked if the back addition gable will match siding or wood panels. Mr. Wasiuski said wood panels below and siding above to match the house. The gable would be clapboard. Mr. Clark asked about lighting, Mr. Wasiluski said it is not part of this application and understands it would be another application. Mr. Bohan asked if the proposed shutters are functional, Mr. Kessinger said the existing are on wrought iron pintle hinges and the proposed would match those.

Public comment – none.

The hearing closed at 5:58 p.m.

Consideration of Public Hearing Item 1-8 above

- 1. Old South Road, LLC, 171 Old South Road, Southport, CT 06890 For property located at 171 Old South Road, Southport, CT 06890**

Commissioner Bohan motioned to approve with the provision pool shrubbery be added to the prevent visibility to the right of way. Commissioner Kufferman seconded the motion which failed, 1-4-1. (Bohan in favor and Klyver, Kufferman, Negron, Clark against and Shea abstained).

Commissioner Negron amended the motion to approve a through k with the stipulation to add screening, sidelights on front door remain and view mock-up of stone wall prior to any work. Commissioner Clark seconded the motion. The motion carried, 6-0-1. (Bohan, Klyver, Kufferman, Negron, Clark in favor and Shea abstained).

- 2. Pierre & Aude Ferragu, 418 Harbor Road, Southport, CT 06890 For property located at 418 Harbor Road, Southport, CT 06890**

Commissioner Clark motioned to approve as presented. Commissioner Kufferman seconded the motion. The motion carried unanimously, 6-0. (Clark, Klyver, Kufferman, Negron, Reyman-Lock, Shea in favor).

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

Commissioner Reyman-Lock motioned to approve as presented. Commissioner Negron seconded the motion. The motion carried, 5-0-1. (Bohan, Klyver, Negron, Reyman-Lock, Shea in favor and Kufferman abstained).

- 4. Jonathan & Danielle Segal, 780 Harbor Road, Southport, CT 06890. For property located at 780 Harbor Road, Southport, CT 06890**

Commissioner Kufferman motioned to approve as presented. Commissioner Negron seconded the motion. The motion carried, 5-0-1. (Clark, Kufferman, Negron, Reyman-Lock, Shea in favor and Klyver abstained).

- 5. Matt O'Connell & Drew Coyne, 175 Old Post Road, Fairfield, CT 06824. For property located at 175 Old Post Road, Fairfield, CT 06824**

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

Commissioner Negron amended to approve c and d as presented. The motion failed

Commissioner Negron motioned to deny without prejudice a, b, c and d. Commissioner Kufferman seconded. The motion carried unanimously, 6-0. (Bohan, Klyver, Kufferman, Negron, Reyman-Lock, Shea in favor).

- 6. 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 approve a and c as presented and deny b without prejudice. Commissioner Clark seconded the motion. The motion carried, 5-1. (Clark, Klyver, Kufferman, Negron, Reyman-Lock in favor and Shea opposed).

7. Brandon Conovitz, 225 Old South Road, Southport, CT 06890. For property located at 225 Old South Road, Southport, CT 06890

Commissioner Bohan motioned to approve as presented. Commissioner Negron seconded the motion. The motion carried, 4-1-1. (Bohan, Klyver, Negron, Reyman-Lock in favor and Shea opposed and Kufferman abstained).

8. Mr & Mrs Ronald Hodge, 2824 Bronson Road, Fairfield, CT 06824 For property located at 2824 Bronson Road, Fairfield, CT 06824

Commissioner Shea motioned to approve as presented. Commissioner Kufferman seconded the motion. The motion carried unanimously, 6-0. (Clark, Klyver, Kufferman, Negron, Reyman-Lock, Shea in favor).

Approve Minutes from 10-8-20 meeting (Klyver, Bohan, Gravanis, Negron, Shea, Clark)

Commissioner Shea motioned to approve the minutes. Commissioner Clark seconded the motion which carried, 5-0. (Bohan, Clark, Klyver, Negron, Shea in favor).

Chairman's Report

Repairs:

1. 720 Old Post Road-seal coat driveway, replace rotted wood deck & railings "in kind", replace garage asphalt shingles "in kind", replace garage cedar siding "in kind"
2. 515 Old Post Road-Replace asphalt roof "in kind"
3. 219 Main Street- Miscellaneous rot repair with wood "in kind"
4. 307 Old Post Road-Repair fence "in kind"
5. 3113 Bronson Road- Replace cedar roof on main house, barn & shed "in kind"

Violations:

Ms. Negron said 970 Old Post Road was in violation and many renovations have been done without the Commission's approval. Mr. Klyver reached out to the Town Attorney to put a lien on the property since the home is for sale.

Old Business:

1. Update on handbook revisions - Mr. Klyver hasn't had a response from Mary Dunn. Dr. Reyman-Lock will assist.
2. Alternate Commissioner consideration update – Mr. Klyver said the First Selectwoman is considering an alternate. Ms. Kufferman stated she was sad to leave and the Commission expressed their gratitude for her eleven-year term.

Adjourn

Commissioner Kufferman motioned to adjourn the meeting at 6:45 p.m. Commissioner Shea seconded the motion which carried unanimously.

Respectfully submitted,

Sheila Tesei
Recording Secretary