

HISTORIC DISTRICT COMMISSION
DRAFT MINUTES
February 13th, 2025

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

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

Commissioners Present: Chairman Rosina Negron, Vice-Chair Dr. Daryn Reyman-Lock, Chairman Arthur Gravanis, Commissioner Jim Bohan, Commissioner Moura Garych

Commissioners Absent: Clerk George Clark, Commissioner Jim Accomando

Public Hearings:

- 1. Jim and Kate Rogers, 221 Harbor Road, Southport, CT 06890. For property located at 221 Harbor Road, Southport, CT 06890.**
 - a) Remove existing, non-compliant cobble 1/2 parking strip along Harbor Road**
 - b) Widen existing driveway entrance to 20' to allow for two cars**
 - c) Build new driveway entrance with asphalt from street into property and antique cobble band that leads to garage in rear**

Will Hibbs from Oliver Design and Associates spoke on behalf of the application. The cobblestone strip inherited by the property owners is not compliant with town zoning regulations. They seek to turn it into landscaping and a road entrance that fits two cars. The new driveway will be asphalt surrounded by antique cobblestone banding. Commissioner Bohan asked what the material used to infill between the antique cobblestone was, Hibbs responded that it was asphalt.

Public comment – none.

The hearing closed at 4:22 p.m.

- 2. Andy and Daryn Lock, 515 Stillson Road, Fairfield, CT 06824. For property located at 515 Stillson Road, Fairfield, CT 06824.**
 - a) To take action on the study guide for the Caroline and Walker Sherwood House Local Historic Property designation**

Vice-Chair Daryn Reyman-Lock recused herself from voting as this is her property. She informed the commission that her property is very old and has a style that is very rare. She is hoping that the board moves forward with approving the application for “Local Historic Property” designation, so it can move forward to the RTM. Commissioner Bohan asked what the actions the board needed to take, Reyman-Lock responded that the board needed to acknowledge that they received materials and clarify that the board won’t stand in the way of this application. Commissioner Garych then asked whether feedback had been received yet from other commissions, and Reyman-Lock confirmed that everything looked acceptable and that the HDC would need to forward this onto the RTM.

Public comment – none.

The hearing closed at 4:27 p.m.

3. Pequot Yacht Club Inc, 647 Harbor Road, Southport, CT 06890. For property located at 669 Harbor Road, Southport, CT 06890.

- a) To discuss and take such action as is appropriate to write a letter to the Town of Fairfield Planning and Zoning Department regarding FEMA requirements and possible exemption regarding the Pequot Yacht Club, 669 Harbor Road, Southport, Connecticut**

John Fallon spoke on behalf of the Yacht Club. Fallon explained that the Yacht Club was in the early stages of considering improvements, and sought to avoid the need to go to FEMA. According to Fallon, bringing the structure up to FEMA compliance is not necessary if bringing it into compliance will endanger the ability of the building to act as a historic site. Fallon says that P&Z needs to grant this exemption, and were in favor of it. He now asks the HDC to support this effort to grant the exemption. Jim Vose, the chair of the Pequot Clubhouse Renovation Committee then spoke on what would be required to bring the building up to code. The stone foundation would need to be replaced with a pile driven foundation and the building would need to be lifted 7 feet. A new elevator would need to be installed. The clubhouse, which was built in 1834 is in poor condition and may not survive this. He urged the commission to petition Jim Wendt of P&Z with a draft letter. Commissioner Garych asked whether the draft letter could be altered, John Fallon said it could be. Commissioner Reyman-Lock asked for a written report saying that the building may not survive being raised, Fallon responded that no report existed. Steve Sternberg shared a document showing flood zones and explained that since part of the deck is within the flood zone, the entire building needs to be held to higher standards. He emphasized again that the building is deteriorating, and may suffer great damage from a move of this magnitude. Commissioner Gravanis asked what the time frame would be and what procedurally the Club is seeking from the HDC. Fallon said that he wants the commission to send a letter to P&Z. They have no immediate timeframe for renovations, but want to have an exemption in place before moving forward. Jim Bohan questioned whether the building's historic integrity would be threatened by FEMA compliance. Fallon said that this was exactly what the HDC should tell the P&Z. Bohan said that he doesn't believe that it is the HDC's place to comment on FEMA regulations, but saying that movement would damage the historic structure is within their purview. Garych asked if the renovations would be seeking to repair some of the damage sustained over time and whether that would bring it up to FEMA regulations. Fallon said that it would not. Garych asked for an overview of the renovations, Fallon did not provide an answer.

Public comment – none.

The hearing closed at 4:59 p.m.

Consideration of Public Hearing Items above

- 1. Jim and Kate Rogers, 221 Harbor Road, Southport, CT 06890. For property located at 221 Harbor Road, Southport, CT 06890.**

Vice-Chair Reyman-Lock motioned to approve “a b and c” as presented. Commissioner Garych seconded the motion which carried unanimously, 5-0. (Negron, Gravanis, Bohan, Garych, and Reyman-Lock in favor)

2. Andy and Daryn Lock, 515 Stillson Road, Fairfield, CT 06824. For property located at 515 Stillson Road, Fairfield, CT 06824.

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

3. Pequot Yacht Club Inc, 647 Harbor Road, Southport, CT 06890. For property located at 669 Harbor Road, Southport, CT 06890.

Vice-Chair Reyman-Lock motioned to write a letter in favor of the proposal. Commissioner Gravanis seconded the motion which carried unanimously, 5-0. (Negron, Gravanis, Bohan, Garych, and Reyman-Lock in favor). Vice-Chair Reyman-Lock said that the HDC needed to be careful regarding jurisdiction and language of the letter. Commissioners Gravanis and Bohan volunteered to be part of the review process.

Approve Minutes:

01/09/2025 (Rosina Negrón, Art Gravanis, George Clark, Maura Garych, Jim Bohan, Jim Accomando)

01/29/2025 (Rosina Negrón, Maura Garych, Jim Bohan)

Vice-Chair Reyman Lock motioned to approve the 1/09/25, correcting the date to 2025, Regular meeting minutes. Commissioner Gravanis seconded the motion which carried unanimously, 5-0. (Negron, Gravanis, Bohan, Garych, and Reyman-Lock in favor)

Commissioner Bohan motioned to approve the 1/29/25, Regular meeting minutes. Commissioner Garych seconded the motion which carried unanimously, 5-0. (Negron, Gravanis, Bohan, Garych, and Reyman-Lock in favor)

Chairman’s Report

Repairs:

1. 524 Pequot Ave – repair wood stair and porch
2. 2736 Bronson Road – repair areas of rot on Entryway structure

Violations: None.

Violation to be removed from land records: 176 Main Street 1B Southport CT 06890

Old Business:

1. Handbook update: The subcommittee met and went to the town archives and spoke with engineering and is hoping to get an accurate GIS map of the Historic District. They are hoping to get the town’s GIS map to be more precise. Chairman negron is hoping to find example within the district for the handbook: playgrounds, stone walls, and others.

New Business:

1. Chairman Negron will share an invitation to an in person meeting discussing accessibility around I-95.
2. A property at 740 Old Post Road seeking renovations is partway within the Historic District but the renovations are outside of it. Chairman Negron hopes to hold a special meeting to write a letter both on this and the Yacht Club matter soon.

3. Another request came in for a pre-application meeting. Chairman Negron hopes to merge the special meeting for letter writing and this pre-application meeting. This from the Sasquanog Board and Representatives of the Southboard Conservancy seeking to improve the visibility of drivers on a specific road. There is pedestrian traffic in danger due to a blindspot created by a sharp turn. The engineering department has a proposal to resolve this.

Adjourn: *Reyman-Lock motioned to adjourn the meeting at 5:21 p.m. Commissioner Bohan seconded the motion which carried unanimously, 5-0. (Negron, Gravanis, Bohan, Garych, and Reyman-Lock in favor)*

Respectfully submitted,

Calvin Carson
Recording Secretary