

**CITY OF BRIDGEPORT  
STRATFIELD HISTORIC DISTRICT  
REGULAR MEETING  
JUNE 2, 2015**

**ATTENDANCE:** Susan Tabachnick, Chair; Frank Borres, Jasmin Richards

**STAFF:** Diego Guerrero, Zoning Design Review Coordinator

**CALL TO ORDER.**

Commissioner Tabachnick called the meeting to order at 8:05 p.m. A quorum was present.

Commissioner Tabachnick said that Commissioner Richards may have to recuse herself from Application 2015-04. This would result in a loss of quorum. Commissioner Richards objected and said that her understanding of the OPED email was that she did not have to recuse herself.

**Certificate of Appropriateness: Application 2015-03 – by Cynthia Taylor for a Certificate of Appropriateness to remove existing pavement from driveway area and replace with asphalt pavement at 47 Rusling Place in the Stratfield Historic District.**

Commissioner Tabachnick asked Ms. Taylor to come forward. Ms. Taylor said that they had a concrete driveway and they wanted to replace it with asphalt. Commissioner Tabachnick asked if it would be the same width. Ms. Taylor said that there would be a slight curve at the end where it crosses the sidewalk. Commissioner Richards asked if the paving would be completely from side to side. Ms. Taylor said that it would not, it would just be two strips of asphalt similar to the two strips of concrete that were there currently.

There were no additional questions from the Commissioners at this time. Commissioner Tabachnick closed the public hearing on 47 Rusling Place.

**Certificate of Appropriateness: Application 2015-04 – by Gina Knox for a Certificate of Appropriateness to replace a broken fence, after the fact replace boards on front and back porch and repair front walkway at 93 Sterling Place in the Stratfield Historic District.**

Ms. Gina Knox came forward. She said that the fence that she had was broken from one of the storms that came through. Last year, she spoke with Mr. Minor about replacing the fence and he said that it was okay.

Commissioner Borres asked if the style was the same. Ms. Knox said that the fence that went down was a picket fence and she installed a stockade fence that was slightly higher.

Commissioner Borres asked if it could not be seen from the street. Ms. Knox said that it could not.

Commissioner Tabachnick asked about the replacement of the front porch Mr. Carl Morett came forward and said that he was the contractor and that the supports were rotted out.

Commissioner Richards noted for the record that the fence had already been put up.

Commissioner Borres had a number of question about the details of the porch. Commissioner Borres said that if the contractor was replacing the item with the exact same thing, it does not need to come before the Commission.

Commissioner Richards said that when she was replacing her fence, she was cited for the fence in the back. She said that she had to come for approval and that when the fence was being installed next door, she approached the applicant about this. Commissioner Richards said that the same rules should apply to everyone. When the leaves fall, the backyard fence can be seen. Commissioner Borres said that he had driven by and hadn't seen it.

Ms. Knox said that Commissioner Richards had harassed her and needed to stop. Ms. Knox said that Commissioner Richards had told the workers to stop working on the fence. Ms. Knox repeated that she had spoken to Mr. Minor and received his permission.

Commissioner Tabachnick said that Mr. David Kooris had sent an email regarding whether the Commissioner should abstain from an issue. The email said that he had checked with the City Attorney and it was up to the Commissioner to decide if she should recuse herself.

There were no additional questions from the Commissioners at this time. Commissioner Tabachnick closed the hearing on 93 Sterling Place.

**Certificate of Appropriateness: Application #2015-05 – by Charles Aibangbee for a Certificate of Appropriateness to replace the clapboard shingles on front porch, replace windows and front door and replace garage door at 860 Clinton Avenue in the Stratfield Historic District.**

Commissioner Tabachnick called the application. There was no one in attendance to present the application.

**Certificate of Appropriateness: Application #2015-05 – by Parveen Chowdhury for a Certificate of Appropriateness to replace the windows at 814 Laurel Avenue in the Stratfield Historic District.**

Mr. Mohammed Chowdhury came forward and said that he was speaking for his sister. He said that they were trying to replace the windows.

Commissioner Tabachnick said that she had some questions. She said that there originally had been six over one and that he had requested six over six. Six over one is less expensive. Commissioner Tabachnick said that the mullions need to be on the outside of the glass, they cannot be between the panes of glass.

The contractor came forward to clarify the issues and the styles. There was a discussion about where to find replacement sashes.

Commissioner Richards said that the application does not have a description of the type of window that will be replaced. She said that there should be some indication that the window should be wood.

Mr. Chowdhury asked about replacements of the windows. Commissioner Borres said that if there is a replacement of an item with an exact duplicate, they do not have to come back for permission.

There were no additional questions from the Commissioners at this time. Commissioner Tabachnick closed the hearing on 814 Laurel Avenue.

**Certificate of Appropriateness: Application #2015-07 – by Merlin Roal for a Certificate of Appropriateness to replace the roof at 54 Elmwood Place in the Stratfield Historic District.**

Ms. Merlin Rosal came forward and explained that she had some wind damage on her roof, and that they would not be able to use the same material. Commissioner Tabachnick asked if a sample of the material was available. Ms. Rosal said that her contractor was supposed to be present with the color samples, but was not here. Ms. Rosal said that she wanted to know which colors were appropriate and she would choose that color. Her roof is leaking and needs to be repaired.

Commissioner Tabachnick said that there were some windows that were in the front that were installed without a certificate. Ms. Rosal said that when the contractor was working on the house, he had gotten the permits. Commissioner Tabachnick then read a letter from 2010 that denied permission for installing the windows and the notification letter was sent. Ms. Rosal explained that she was living in Connecticut at that time and the letter was sent to Brooklyn. She said that she had not seen the letter. Commissioner Tabachnick reviewed the timeline and said that the windows had been changed subsequently. She said that the issue would have to be addressed as it was still outstanding. Commissioner Tabachnick said that if the contractors would bring in a sample of the shingles, they would review it.

There were no additional questions from the Commissioners at this time. Commissioner Tabachnick closed the hearing on 54 Elmwood Place.

Commissioner Tabachnick closed the public hearing at 8:55 p.m.

**NEW BUSINESS.**

**•Application 2015-03 – 47 Rusling Place.**

Commissioner Borres asked if it would be covering more dirt on the outside. Commissioner Richards said that she thought they were looking for double parking area outside of the garage. She said that she was concerned about the lot coverage. A discussion followed about the width of the driveway

**\*\* COMMISSIONER BORRES MOVED TO TABLE THE APPLICATION DUE TO THE FACT THAT THE COMMISSION WOULD LIKE THE SITE PLAN, WITH THE HOUSE, AND DRIVEWAY WITH DIMENSIONS LABELED.**

**\*\* COMMISSIONER RICHARDS SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**• Application 2015-04 – 93 Sterling Place.**

Commissioner Tabachnick said that she had walked the street and looked for a fence and couldn't find it. She said that with the arbor vitea, she could not see the fence until she was near Commissioner Richards' garage. Commissioner Richards said that she had put in the arbor vitae and could choose to take the arbor vitae down. Then the fence could be seen from the street. Mr. Guerrero asked if the new fence was an improvement. Commissioner Richards said that it was not. She then spoke about the type of fence that she was forced to install by the previous Commission. She added that the quality of the fence should be considered. She would like to have the fence switched so the finished side was on her side and painted green on her side.

**\*\* COMMISSIONER BORRES MOVED TO APPROVE APPLICATION 2015-04 – 93 STERLING PLACE WITH THE FOLLOWING CONDITIONS:**

- THE REPAIRS TO THE FRONT PORCH, FASCIA BOARD AND BALUSTRADES;**
- APPROVE THE WALKWAY AS LONG AS IT IS REPAIRED WITH CONCRETE**
- THE FENCE WILL BE PERMITTED AS LONG AS THE FINISHED SIDE FACES THE NEIGHBOR AND A 1 X 4 BOARD IS INSTALLED ALONG THE TOP SO THAT THE POINTS ARE NOT SHOWING; AND**
- THE JOB NEEDS TO BE COMPLETED WITHIN 90 DAYS.**

**\*\* COMMISSIONER RICHARDS SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

- **Application 2015-05 – 860 Clinton Avenue.**

**\*\* COMMISSIONER BORRES MOVED TO DENY THE APPLICATION 2015-05 – 860 CLINTON AVENUE BECAUSE THE APPLICANT WAS NOT IN ATTENDANCE.**

**\*\* COMMISSIONER RICHARDS SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

- **Application 2015-06 – 814 Laurel Avenue.**

**\*\* COMMISSIONER BORRES MOVED TO APPROVE APPLICATION 2015-06 – 814 LAUREL AVENUE WITH THE FOLLOWING CONDITIONS:**

- **THAT THE WINDOWS ARE REPLACED AS THEY WERE ORIGINALLY WITH THE TRIM ON THE OUTSIDE OF THE GLASS;**
- **WITH THE SAME MATERIAL WITH THE ORIGINAL NUMBER OF PANES ON THE TOP OF THE WINDOWS AND WITH THE ORIGINAL NUMBER OF PANES ON THE BOTTOM.**

**\*\* COMMISSIONER RICHARDS SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

- **2015-07 – 54 Elmwood Place.**

**\*\* COMMISSIONER BORRES MOVED TO TABLE 2015-07 – 54 ELMWOOD PLACE IN ORDER TO RECEIVE SAMPLES OF THE ROOFING MATERIALS.**

**\*\* COMMISSIONER RICHARDS SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

Commissioner Tabachnick asked the Commissioners if the applicant brought in a sample of the shingle before the next meeting, whether the Commissioners would be willing to come in either collectively or individually to review the material. They agreed this would be appropriate.

### **OLD BUSINESS.**

Commissioner Borres said that he had sent a letter to Mr. Kooris about the issues with the lack of Commissioners. Discussion followed about the regulations and the process for new appointments.

**Minutes of December 2013, and July 2014, October 7, 2014, November 2014, May 2015 -**

**May 5, 2015**

The following corrections were noted:

Page 1, header and throughout: please insert a return between the last line of the header and the body of the text.

Page 1, paragraph 4, line 6: please change the following from: "it was not that commission, but rather" to "it was not the commission but rather"

Page 2, paragraph 2, line 5: please change the following from: "yes, it had been." To "yes, it had been removed."

Page 2, paragraph 3, line 8: please change the following from: "Aibangbee to federal grant programs" to "Aibangbee to the Connecticut Historic Tax Credit grant programs"

Page 4, under Old Business, paragraph 1, line 2: please change "Mr. Shipper" to " Mr. Schipper".

**\*\* COMMISSIONER BORRES MOVED TO APPROVE THE MINUTES OF THE MAY 5, 2015 MEETING AS CORRECTED.**

**\*\* COMMISSIONER RICHARDS SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**ADJOURNMENT.**

**\*\* COMMISSIONER BORRES MOVED TO ADJOURN.**

**\*\* COMMISSIONER RICHARDS SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 10:42 p.m.

Respectfully submitted,

S. L. Soltes  
Telesco Secretarial Services

City of Bridgeport  
Stratfield Historic District  
Regular meeting  
June 2, 2015