

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Town Hall, 400 Main Street
Ridgefield, CT 06877
June 18, 2026

Policy: Historic District Commission meetings will be conducted under Roberts Rules of Order and all participants are expected to conduct themselves with dignity and treat all those present with respect, empathy and civility.

UNAPPROVED MINUTES

A meeting of the Ridgefield Historic District Commission (“HDC”) was held at 400 Main Street, Ridgefield CT 06877, on Thursday, June 18, 2026, and beginning at 6:30 p.m.

The following members were present:

Dan O’Brien (Chair), Sean O’Kane (Vice-Chair), Rhys Moore and Sara Kaplan (Alternate for Harriet Hanlon)

AGENDA

- 1) **275 Main Street – Repositioning of existing structure on the lot and expansion of existing structure**
- 2) **88 Main Street – Addition of a gate on Main Street entrance and other fencing around the property**
- 3) **Approval of Meeting Minutes**
 - **May 21, 2026 – Regular Meeting Minutes**
 - **June 8, 2026 – Site Visit Minutes – 275 Main Street**
 - **June 8, 2026 – Site Visit Minutes – 88 Main Street**

Meeting:

The meeting was called to order by Mr. Dan O’Brien at 6:30 p.m.

- 1) **275 Main Street – Repositioning of existing structure on the lot and expansion of existing structure**

Mr. Doug MacMillan, Architect, was representing Paul and Tricia Bossidy, homeowners.

Mr. MacMillan presented the updated large-scale plans. Explained the repositioning of the current historic cottage and how it would connect to the new home to be built. As requested at the June 8, 2026 Site visit, Mr. MacMillan presented the updated roof plan where the roof lines now better matched. Mr. MacMillan said there were no windows in between the two gables on the second floor. Samples of the white cedar shingles, Hardie plank and Azek samples of materials to be used were passed along to the Commissioners.

Mr. O’Kane said he liked the wood cedar shake roof shingles. Mr. MacMillan said the home was simple with quality materials. The roof would be wood cedar shingles, copper gutters and leaders and the water table material which would be 2 ¼” thick. Mr. O’Kane asked about the new windows, other than the oval windows. Mr. MacMillan said the windows on the existing historic house had been approved by the Commission and replaced in 2022 with Anderson 400 Series Wood Wright Historic Renovation Series Windows. The additional windows would use the same material as previously approved, such as wood double hung white clad windows, 2 x 2. The new construction will replicate the current historic cottage style. Mr. MacMillan asked if color was a factor. Mr. O’Brien said it is not a factor for the Commission. Mr. MacMillan said the porch base will have stone veneer with a composite base. He would have a sample done and presented to the HDC. He would also match the porch base detail, a half bowling pin jigsaw cut.

Mr. O’Kane asked if there would be gates. Mr. MacMillan said not at the present time. Mr. O’Brien asked about a fountain or light post. Mr. MacMillan said not at this time. If there was a change, he would return to the HDC.

Mr. O’Brien retained the updated large-scale plans. Mr. MacMillan said those would be presented to the Building department when applying for the Building permit.

Ms. Kaplan moved and Mr. Moore seconded a motion to approve the application as presented with the revised plans for repositioning of the existing historic structure on the lot and new construction incorporating the existing historic structure. Motion passed 4-0.

2) **88 Main Street – Addition of a gate on Main Street entrance and other fencing around the property**

Mr. O’Brien read through the 88 Main Street site visit minutes. Mr. O’Kane spoke about the walk around the property during the Site Visit.

Mr. O’Kane moved and Mr. Moore seconded a motion to approve the application as presented for 1) addition of a pair of wrought iron gates on the Main Street entrance and 2) additional 2 foot cedar fences on top of existing stone walls, found on the North and South sides, plus a 6 foot cedar fence along the East side connecting the North and South stone walls with a 6 foot cedar double gate. Motion passed 4-0.

3) **Approval of Meeting Minutes**

Tabled until the next regular HDC meeting.

Mr. O’Brien reminded everyone about next Tuesday’s HDC Public meeting regarding the possible designation of Olmstead Lane and the extension of the West Lane historic district as two new historic districts.

Mr. Moore moved and Ms. Kaplan seconded a motion to adjourn the Historic District Commission Meeting at 6:57 p.m. Motion passed by unanimous vote.

Respectfully submitted,

Nancy L. Fields

Recording Secretary