

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Town Hall, 400 Main Street
Ridgefield, CT 06877
July 13, 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 SITE VISIT AND SPECIAL MEETING MINUTES

A Site Visit and Special meeting of the Ridgefield Historic District Commission (“HDC”) was held at 323 Main Street, Ridgefield CT 06877, on Monday, July 13, 2026 and beginning at 6:00 p.m.

The following members were present:

Dan O’Brien (Chair), Sean O’Kane (Vice Chair), Harriet Hanlon, Rhys Moore, Kathleen Daughters, and Mark Blandford

AGENDA

1) 323 Main Street

- Extension of rear roof to join with roof at the main house
- Proposed changes to the exterior of the house

2) 11 Barlow Mountain Road – Fence replacement

3) Approval of Meeting Minutes

- May 21, 2026 – Regular Meeting Minutes
- Jun 8, 2026 – Site Visit Minutes – 275 Main Street
- Jun 8, 2026 – Site Visit Minutes – 88 Main Street
- June 18, 2026 – Regular Meeting Minutes
- June 23, 2026 – Public Meeting Minutes

1) 323 Main Street – Extension of rear roof to join with roof at the main house and proposed changes to the exterior of the house

The meeting was called to order by Mr. Dan O’Brien at 6:00 p.m. Mr. Doug MacMillan, Architect, was representing the homeowners. Plans were emailed to the Commissioners beforehand.

Mr. MacMillan said in the front of the house they were considering replacing the current door with a more traditional type door. Removing the railings, adding a column at the corner of the porch and eliminating a porch step. On the right side of the porch, replace the French doors. For the 2nd floor windows, remove dormer and add (2) windows on that side. Add (1) window on opposite side. There may be more exterior house changes to be considered, which he will present before the Commission at a later date.

On the rear section of the house, Mr. MacMillan said they would be adding approximately 4 feet on the house North side. There would be a different roof pitch. At the bottom of the garage, they will add stone veneer. There were currently three garage doors. The first garage door would be replaced by a regular door. Mr. O’Kane asked if they would see a bit more of the existing roof from the street. Mr. MacMillan said yes, a little piece. Mr. O’Kane asked why were there different pitches. Mr. MacMillan said they were trying to match the roof to the main house. In essence, they were extending the top floor of the house. Connecting the main house with the garage in back. Currently, the upper floors do not connect. To get to the garage’s 2nd floor, you would have to go thru the mudroom, then climb the stairs. The garage 2nd floor has two bedrooms and a bathroom. Mr. MacMillan said they didn’t need the headroom at the link. Mr. O’Kane asked if they could step down at the link. Mr. MacMillan said the garage was dropped. But he could make it work using the garage pitch. He said he would change the roof pitch of the link to match the garage roof.

Mr. O’Kane said it was important to show the different pitches. He would like an updated plan showing the pitch changes agreed upon. Mr. MacMillan said he would email them tomorrow to the Commissioners.

Mr. O’Kane moved and Ms. Hanlon seconded a motion to conditionally accept the application for the roof as presented, subject to the updated plans being distributed and agreed upon by the Commissioners. Motion passed 5-0.

2) **11 Barlow Mountain Road** – Fence Replacement

Mr. O’Brien advised the application and plans had been emailed to the Commissioners beforehand. He asked if anyone had questions. No one had questions.

Mr. O’Kane moved and Ms. Daughters seconded a motion to approve the application as presented for the fence replacement. Motion passed 5-0.

3) **Approval of Meeting Minutes**

- May 21, 2026 – Regular Meeting Minutes
- Jun 8, 2026 – Site Visit Minutes – 275 Main Street
- Jun 8, 2026 – Site Visit Minutes – 88 Main Street
- June 18, 2026 – Regular Meeting Minutes
- June 23, 2026 – Public Meeting Minutes

Mr. O’Kane moved and Ms. Hanlon seconded a motion to approve the above minutes. Motion passed 5-0.

Site visit and special meeting were adjourned at 6:19 p.m.

Respectfully submitted,

Nancy Fields
Recording Secretary



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Ridgefield, CT 06877

RESULTS OF VOTING

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.

A Site Visit and Special meeting of the Ridgefield Historic District Commission ("HDC") was held at 323 Main Street, Ridgefield, CT 06877, on Monday, July 13, 2026, and beginning at 6:00 p.m.

The following members were present:

Dan O'Brien (Chair), Sean O'Kane (Vice Chair), Harriet Hanlon, Rhys Moore, Kathleen Daughters and Mark Blandford (alternate)

1. **323 Main Street** - Extension of rear roof to join with roof at the main house

5-0 voted to conditionally approve the roof plans as presented, subject to the updated plans being distributed and agreed upon by the Commissioners

2. **11 Barlow Mountain Road** – Fence replacement

5-0 voted to approve the application as presented for the fence replacement.

3. **Approval of the meeting minutes**

- May 21, 2026 – Regular Meeting Minutes
- Jun 8, 2026 – Site Visit Minutes – 275 Main Street

- Jun 8, 2026 – Site Visit Minutes – 88 Main Street
- June 18, 2026 – Regular Meeting Minutes
- June 23, 2026 – Public Meeting Minutes

5-0 voted to approve the May 21, 2026 regular meeting minutes, Jun 8 2026 Site Visit Minutes of 275 Main Street and 88 Main Street, June 18 2026 regular meeting minutes and June 23 2026 Public Meeting minutes

Nancy Fields, Recording Secretary

Submitted July 13, 2026