

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Lower Level Small Conference Room
Town Hall, 400 Main Street
Ridgefield, CT 06877
September 9, 2024

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.

APPROVED SITE VISIT MINUTES

A site visit of the Ridgefield Historic District Commission (“HDC”) was held at 149 Main Street on Monday, September 9, 2024, at 6:00 p.m.

The following members were present:

Dan O’Brien, Chair
Sean O’Kane, Vice Chair
Kam Daughters
Harriet Hanlon
Rhys Moore
Mark Blandford (alternate)
Sara Kaplan (alternate)

AGENDA

149 Main Street – Plan changes including addition of a shed, barn window and door changes; possible solar panels; stone wall addition.

The meeting was called to order by Mr. O’Brien at 6:00 p.m.

Curved Stone Wall

Mr. and Mrs. Earl Flath, property owners, were present. Mrs. Colleen Flath walked the Commission members to the North side of the house, outside the stone wall. Mr. O’Brien distributed hard copy plans, emailed to the Commission. Mrs. Flath indicated the portion of curved stone wall to be removed and replaced with a gate and some steps. She mentioned the glass porch’s foundation would be raised. Ms. Kaplan asked how the gate would tie in with the wall. Mrs. Flath said there would be pillars. Ms. Kaplan said these details needed to be shown in a plan. Current plan didn’t show any of these features. Mr. O’Brien said architectural plans showing exactly where all proposed changes were to be was needed. Further, there should be a current “as built” and the proposed new plan. Ms. Kaplan said their architect would know how to show the proposed by placing dotted lines. A blow-up of the elevation would also be useful. Mrs. Flath said these changes would probably be scheduled for Spring 2025, not Fall 2024. Ms. Kaplan said formal plans are needed.

Mr. O’Kane asked when the curved stone wall had been built. Mrs. Flath said probably after the 1970’s. Mr. O’Kane said there had been talk about a walled garden. Mrs. Flath said that was a misnomer.

New Shed

Mrs. Flath showed the view from Main Street, you would see the garage just beyond the stone wall. She said the proposed new shed would be in front of the garage and centered on the wall. Mr. O’Brien asked about formal plans. Mrs. Flath said they didn’t have it yet. Mr. O’Brien asked about setbacks. Mrs. Flath said they met the 25’ set back. Ms. Kaplan and Ms. Daughters mentioned the shed would be very visible to Main Street.

Mr. O’Brien asked about the addition of solar panels. Mrs. Flath said they would be proposed for the west side of the garage, out of view from Main Street. Mr. O’Brien said that formal plans would be needed to consider all proposed changes.

Shutters

Mr. O’Kane asked what was going to happen with the shutters in the plans presented which showed the shutters entirely removed. Mrs. Flath wanted to replace the shutters with ones similar at 267 Main Street. She said they would be easier to maintain. Mr. O’Brien said that a permanent removal of shutters requires Commission approval. Accordingly, the existing shutters should not be removed until replacement shutters were approved by the Commission. Mrs. Flath said she would not remove any shutters unless they fell off due to use, and in that case, would not replace until new ones were approved.

Mr. O’Kane said they should have a shutter company properly size the shutters. He also mentioned they should put a metal cap on the top to protect the wood.

Barn

Mrs. Flath said they were changing the plans from what had been formerly approved for rebuilding the barn to an accessory dwelling unit (“ADU”). The outside would be a stained wood cedar. The east side would have a usable barn door, but the main entrance would be found on the north side. The updated plans showed the elevation was higher by about 4 feet. Mrs. Flath said it was because it was now a post and beam construction, allowing for an occupied second floor.

Mr. Blandford said they needed clear plans with dimensions with scale. Mr. O’Kane said the plans should show the original approved plan and the new updated plan to scale, with elevation and dimensions. Mr. O’Kane asked why the window styles were different. Mrs. Flath said they differed due to the proposed use of the building. The window style would have divided lights, not shown on the current plans. Mrs. Flath said she would have the latest plans available for the Thursday HDC meeting.

Mr. Blandford asked what they were looking to have approved on Thursday. Ms. Flath said only the ADU. The other discussed changes were still in development. Mr. O’Brien asked if they had ADU regulatory zoning approval for the barn. Mrs. Flath said they did not. They were still waiting on a decision from Planning & Zoning.

The meeting was adjourned at 6:41 p.m.

Respectfully submitted,

Nancy L. Fields
Recording Secretary