

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Town Hall, 400 Main Street
Ridgefield, CT 06877
September 12, 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 MINUTES

A meeting of the Ridgefield Historic District Commission (“HDC”) was held at 400 Main Street, Ridgefield CT 06877, on Thursday, September 12, 2024, and beginning at 6:30 p.m.

The following members were present:

Dan O’Brien (Chair), Sean O’Kane (Vice-Chair), Harriet Hanlon, Mark Blandford (alternate for Rhys Moore)

AGENDA

1. **149 Main Street – Demolition and replacement of existing barn to be replaced by an accessory dwelling unit.**
2. **Historic District Sign Placements.**
3. **Approval of Meeting Minutes**
 - **June 20, 2024 – Regular Meeting Minutes**
 - **July 18, 2024 – Special Meeting Minutes**
 - **August 5, 2024 – Site Visit and Special Meeting Minutes – 55 Main Street**
 - **September 9, 2024 - Site Visit Minutes - 149 Main Street**

Meeting:

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

1. **149 Main Street – Demolition and replacement of existing barn to be replaced by an accessory dwelling unit.**

Ms. Colleen Flath and Mr. Earl Flath, the Applicants, were present as well as their architect Richard Vail.

Mr. Vail proceeded to present the new plans for the replacement of the existing barn with an Accessory Dwelling Unit (“ADU”). The proposed structure will have a similar look and design compared to the present barn but will be approximately four feet higher to accommodate a second floor with two bedrooms and living space. Mr. Vail said that the available living space in the structure would be approximately 850 sq. ft. The length of the proposed structure would be approximately four feet shorter than the existing barn to meet the lot coverage zoning requirements of the Town.

Mr. O’Brien inquired about the proposed roof materials and Mrs. Flath said the roof materials will be asphalt to match the color of the roof on the main house.

Mr. & Mrs. Flath reported that they had a meeting today with Ms. Alice Dew, Ridgefield’s Planning and Zoning Director, and Ms. Aarti Paranjape, Ridgefield’s Zoning Enforcement Officer. The purpose of the meeting was to have an informational meeting regarding the Flath’s plans for the proposed new structure as an ADU and obtain guidance as to possible next steps. Mr. & Mrs. Flath reported that they discussed their plans for the ADU and were advised that the project would require an approval and waiver of the zoning height requirement given the approximate four-foot higher height of the proposed structure versus the existing barn. Mr. & Mrs. Flath told the HDC that they would proceed to obtain such zoning waiver.

Mr. O’Kane requested Mr. Vail to measure the height of the roof ridge on the existing barn and the height of the eaves from the ground and confirm such measurements to the HDC so that a more accurate comparison may be made to the proposed plans.

Ms. Hanlon moved and Mr. Blandford seconded a motion to approve plans dated September 11, 2024 for the replacement of the existing barn with an accessory dwelling unit, subject to it being in compliance with related planning and zoning regulations and pending notification of present barn structure height from the roof ridge and roof eaves compared to the proposed new structure. Motion passed 4-0.

2. **Historic District Sign Placements.**

Mr. O’Brien referred to photos of possible location sites for the Main Street Historic District signs at the north end of Main Street. After a brief discussion, the consensus of the four Commission members present was that a location in front of Ballard Park was preferred because of the higher flow of pedestrian foot traffic along this section of Main Street as opposed to a significantly lessening of pedestrian foot traffic past the intersection of Gilbert and Main Streets moving north. Also, the flow and speed of vehicular traffic from the north blinking light to the corner of Gilbert and Main Streets appears to move faster and with a more difficult stretch of road to contend with versus traffic flow past Gilbert Street heading south.

3. Approval of Meeting Minutes

- **June 20, 2024 – Regular Meeting Minutes**
- **July 18, 2024 – Special Meeting Minutes**
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- **September 9, 2024- Site Visit Minutes - 149 Main Street**

Ms. Hanlon moved and Mr. Blandford seconded a motion to approve the June 20, 2024 – Regular Meeting Minutes, the July 18, 2024 – Special Meeting Minutes, the August 5, 2024 – Site Visit and Special Meeting Minutes – 55 Main Street, and the September 9, 2024- Site Visit Minutes - 149 Main Street. Motion passed 4-0.

Ms. Hanlon moved and Mr. Blandford seconded a motion to adjourn the Historic District Commission Meeting at 7:15 p.m. Motion passed by unanimous vote.

Respectfully submitted,

Daniel J. O'Brien
Chair