

**RIDGEFIELD HISTORIC DISTRICT COMMISSION**  
**Town Hall, 400 Main Street**  
**Ridgefield, CT 06877**  
**December 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.

**UNAPPROVED MINUTES**

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

The following members were present:

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

**AGENDA**

1. **East Ridge Road Between Governor Street and Market Street** – Study Committee to consider the designation of this area as a separate regulated historic district
2. **Temporary and Limited Development Moratorium** – Discussion of Planning and Zoning proposed regulation.
3. **Election of Officers**
4. **Approval of Meeting Minutes**
  - **November 21, 2024 – Regular Meeting Minutes**

**Meeting:**

The meeting was called to order by Mr. Dan O’Brien at 6:37 p.m.

1. **Approval of Meeting Minutes - November 21, 2024 Regular Meeting Minutes**

**Ms. Hanlon moved and Mr. Moore seconded a motion to approve the November 21, 2024 Regular meeting minutes. Motion passed 5-0.**

Mr. O’Brien said he would review the State statute once more with regards to who appoints the Study Committee. He would however, continue with preparing the Study committee report.

Mr. O'Brien distributed notification about Westport's Historic District Preservation Awards news. These notices were generally prepared by the ECDC to raise awareness of the Historic District. He suggested the commission consider doing this at the end of next year for Ridgefield.

2. **Election of Officers**

**Mr. Blandford nominated Mr. Dan O'Brien for Chair and Mr. Sean O'Kane for Vice Chair. Ms. Daughters seconded. Motion passed 5-0.**

3. **Temporary and Limited Development Moratorium** – Discussion of Planning and Zoning proposed regulation.

Mr. O'Brien attended the last December 3, 2024 Planning & Zoning meeting.

The P&Z chair presented a draft of a Temporary and Limited Development Moratorium. The P&Z committee approved the amendment and a Public hearing would be scheduled for January 7, 2025. Mr. O'Brien asked for the HDC commissioners thoughts on the Development Moratorium.

Mr. O'Brien commented to the HDC that he was planning to draft a comment letter to the P&Z regarding the moratorium with the suggestion that the time be used proactively to explore the identification of Town areas for the development of affordable and other higher density development so that it may be incorporated into an approved Town plan going forward.

4. **East Ridge Road Between Governor Street and Market Street** – Study Committee to consider the designation of this area as a separate regulated historic district

Mr. O'Brien said he met with Ms. Sue Manning and two other neighbors. He still had to speak with the third neighbor. All property owners spoken to appeared to be in favor of a Historic District.

Mr. O'Brien spoke yesterday with Mr. Rudy Marconi. Mr. Marconi was in favor of the Police station property and the old high school being in a new Historic District. This new district would be a third regulated Historic District. Ms. Hanlon asked why the property owners would restrict themselves. Mr. O'Brien said the trade-off was worth one of protecting their neighborhood and the investment in their own property from development in the area which may threaten its historic value. There was some discussion about extending the area. However Mr. O'Brien said the primary focus was from Governor to Market Street.

Mr. O'Brien said he wanted to do conduct the Study Report in conjunction with the Ridgefield Historical Society. Mr. Kaplan said she would speak with them.

**Mr. Moore moved and Ms. Hanlon seconded a motion to adjourn the Historic District Commission Meeting at 7:08 p.m. Motion passed by unanimous vote.**

Respectfully submitted,

Nancy Fields  
Recording Secretary