

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Town Hall, 400 Main Street
Ridgefield, CT 06877
December 3, 2023

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 212 Main St, Ridgefield, CT 06877, on Sunday, December 3, 2023 and beginning at 10:00 a.m.

The following members were present:

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

AGENDA

212 Main Street – Proposed demolition of a garage and a chimney and the addition of several fences to the property

The Site Visit was called to order by Mr. O’Brien at 10:05 a.m. Mr. Ken Fichtelman and Ms. Kathryn Gregory, property owners, were present.

Mr. O’Brien advised he had sent a 12/2/23 email to all Commission members, advising that the property owners had contacted him and decided against the chimney removal. Therefore they were only going to review the proposed fence additions and garage removal.

The Commission members moved to the back of the house, to view the garage. Ms. Gregory pointed out the location where the garage was to be removed. They wanted to demo the garage and match the foundation to the existing exposed stone foundation.

Ms. Daughters asked about the porch above the garage. Ms. Gregory said it extended out about three feet over the garage. They were proposing to remove it and square off the building with like materials..

The Commission members moved further South, to visualize the location of the temporary fencing and East side fencing. Ms. Gregory said on the East side, by the property line, the material would be stockade tongue & groove fencing. Mr. Blandford inquired about the second phase of the planned fencing following the temporary fencing and Ms. Gregory indicated that there are no specific plans at this time. Mr. O'Brien said that there is no need for the HDC approval of the proposed plans to differentiate between permanent or temporary fencing. The Commission would vote on the fence plans as presented. Any change thereafter would necessitate the Applicants to return to the HDC for approval.

Mr. O'Kane asked about the progress of the plans surrounding the garage. Ms. Gregory and Mr. Fichtelman said they had completed all the interior demolition and were not prepared yet to show any garage plans for the next HDC meeting in December..

Mr. O'Brien said if the Commission members were ready to vote on the fencing, they could do so at this Special Meeting. The garage removal still required updated plans before they could consider that work. The Commission suggested that while not required for this application, the Applicants may wish to obtain an updated survey of the property given the proposed placement of the fencing.

Mr. O'Kane moved and Mr. Mitchell seconded a motion to approve the application as presented for the installation of the fences. The Commission suggested that while not required for this application, the Applicants may wish to obtain an updated survey of the property given the proposed placement of the fencing. Motion passed 5-0.

Mr. O'Brien said the next regular HDC meeting would be on Thursday, December 14th, at 6:30 p.m. at Town Hall.

The Site Visit and Special Meeting was adjourned at 10:19 a.m.

Respectfully submitted,

Nancy L. Fields
Recording Secretary