

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Lower Level Small Conference Room
Town Hall, 400 Main Street
Ridgefield, CT 06877
November 28, 2018

APPROVED MINUTES – SPECIAL MEETING

A special meeting of the Ridgefield Historic District Commission (“HDC”) was held in the lower level small conference room of the Town Hall, 400 Main Street, Ridgefield, CT 06877, on Wednesday, November 28, 2018, and beginning at 7:30 p.m.

The following members were present:

Dan O’Brien, Chair
Briggs Tobin, Vice Chair
Joseph Gasperino
Sean O’Kane
Mark Blandford (Alternate for Rhys Moore)

AGENDA

1. 17 Main Street – Remove existing garage and replace with a new three-car garage with a breezeway addition connecting the house to the garage. Addition of a new patio.
2. 23 High Ridge Avenue – Change existing driveway from stone to asphalt and add new courtyard and Belgian block driveway curbs.
3. Approval of prior minutes.

MEETING

The meeting was called to order by Mr. O’Brien at 7:30 p.m.

1. 17 Main Street

Gary Doski, the Applicant and contractor, was present along with the property owners Robert and Jillian Rae.

Mr. Doski presented the building plans which have been revised subsequent to the Commission’s site visit on Sunday, November 4, 2018. Mr. Doski explained that the changes made reflected the movement of the proposed garage slightly further from the north property line; the breezeway addition now shown as tucked in beyond the northside of the house; and the addition of three dormers on the garage and three matching dormers on the main house.

Mr. Doski indicated that the addition of the dormers on the garage roof was an element for possible consideration raised by a Commission member during the site visit and that the dormer addition proposed for the main house was intended to achieve a more balanced view between the house and garage.

A discussion ensued on the use of the dormers with Commission members Messrs. O’Kane, Tobin and Blandford expressing concerns about the dormers and the effect it would have on the historic house in that it would significantly impact the historic look. Discussion on the subject continued and Mr. O’Kane suggested that the Applicant consider small transom windows on the front of the garage and shed windows across the

rear of the garage roof and eliminate the dormers shown on the main house. Commission members, Mr. Doski and Mr. and Mrs. Rae expressed agreement on this approach.

Mr. Blandford raised a question on the proposed rounded edges of the top corners of the garage doors. After discussion, there was consensus among the Commission members, Mr. Doski and Mr. and Mrs. Rae to eliminate the garage door rounded edges.

Mr. O’Kane moved, and Mr. Gasperino seconded, the following motion to conditionally approve the application:

Approve the application to remove the existing garage and replace with a new three-car garage with a breezeway addition connecting the house to the garage; addition of a new patio, all on the condition that the Applicant present revised plans to the Commission with the following plan changes which have been agreed to: (1) transom windows to be added on the front of garage roof; (2) shed window running along rear of the garage roof to be added; and (3) top of garage doors to be shown without rounded corners. In addition, Applicant will present to the Commission details supporting the type of materials to be used for such items as wood, windows, roofing and any other materials to be employed on the exterior. The Applicant is scheduled to meet with the Commission on Thursday, December 13, 2018, at 6:30 p.m. to present this information and revised plans.

Motion passed 5-0.

2. 23 High Ridge Avenue

Mrs. Christine Carnicelli, the property owner and Applicant, presented her application to update the configuration of the driveway to create a courtyard and narrow the existing driveway to be asphalt covered; install stone aprons at driveway entrances; and install new lighting and plantings.

Mrs. Carnicelli stated that she and her husband owned the property for four years and had done prior substantial work including the addition of a garage which was approved by the Commission. They would now like to address the front of the house.

Discussion ensued with questions from Commission members on various aspects of the plans and the types of materials which will be used. The courtyard in front of the house will be pavers and the stone driveway aprons will be block stones. In addition to the down lights over the front house entrance, the lighting shown on the plans includes path lighting and uplights on some of the landscaping as well as ground level entrance lights on the driveway accessway to the street. Mr. Tobin raised several questions on the lights and their visibility from the street. Mrs. Carnicelli assured Mr. Tobin and the other Commission members that all such lighting will be ground level lighting approximately 20 inches from the ground and that such lights will be very soft lights and that naked bulbs from the street will not be visible.

Mr. O’Kane suggested to the Applicant that she may want to consider the stone apron planned for the top of the driveway between the garage and house could be moved back somewhat to avoid the cost of putting stone work on the curved portion of the driveway. The consensus of the Commission is that this is an option for the Applicant and not a condition.

Mr. Blandford moved, and Mr. Tobin seconded, the following motion to approve the application:

Approve the application as presented to update the configuration of the driveway to create a courtyard and narrow the existing driveway to be asphalt covered; install stone aprons at driveway entrances; and install new lighting and plantings.

Motion passed 5-0.

3. Minutes

The following minutes were unanimously approved:

- September 20, 2018 Regular Meeting
- September 23, 2018 Special Meeting
- October 18, 2018 Regular Meeting
- October 18, 2018 Special Meeting

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Daniel O'Brien
Chair