

**RIDGEFIELD HISTORIC DISTRICT COMMISSION**  
**Town Hall, 400 Main Street**  
**Ridgefield, CT 06877**  
**April 21, 2022**

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 SPECIAL MEETING MINUTES**

A Special meeting of the Ridgefield Historic District Commission (“HDC”) was held via teleconferencing, which was open to the public, on Thursday, April 21 2022, at 7:00 p.m.

The following members were present:

Dan O’Brien, Chair  
Rhys Moore  
Sean O’Kane  
Harriett Hanlon  
Kam Daughters (alternate)  
Marc Blandford (alternate)  
Sara Kaplan (alternate)

Kempton Mooney soon to be moving to CT, was present as a member of the public.

**AGENDA**

- 1) 304 Main Street – Installation of a pool, pool patio and rain garden for drainage near south-east corner near existing ditch and rhododendron along south line**

The meeting was called to order by Mr. Dan O’Brien at 6:46 p.m.

- 1) 304 Main Street – Installation of a pool, pool patio and rain garden for drainage near south-east corner near existing ditch and rhododendron along south wall.**

The applicant and homeowner, Dan Tewes was present along with Glenn Thorp of Precision Pools and Aquatics. Mr. Ralph Gallagher, engineer, would also be online shortly.

Mr. O’Brien said that although Commissioners were given the application and attachments online, if the HDC commissioners believed a site visit was in order, they could add this application to the scheduled site visit for May 2, 2022. At that time, they could reconvene and possibly render an approval. Mr. O’Brien shared his screen with the group to show the application and photo attachments.

Mr. O’Kane asked if the house was on the corner. Mr. Tewes said the house was at Market and Main Street, on the South corner.

Mr. Tewes said the site map included elevation and showed the patio location. It would be very close to their neighbor at 14 Market Street but still within the 45 foot setback. The pool was 16 feet by 38 feet. The engineer had prepared the storm water drainage plan. The plan also included a rain garden. He had additional information if people had questions about a rain garden. It was placed to accommodate the pool footprint. The rain garden was located pretty far from Main Street, close to the house. The property had a long stand of Canadian hemlocks that bordered Main Street. On the Market Street side, there was a white picket fence across the driveway. He was not putting any structures, like a pool house, on the property. Just a pool with a patio. They had an 800 square foot veranda close to the pool so he had no need for a pool house. There were beautiful magnolias to the West, which was close to where the patio was proposed. He advised he was open for questions as well as his engineer, Ralph Gallagher, who had just joined the meeting.

Mr. O’Brien asked about the fencing. Mr. Tewes said the entire property was fenced. The previous owners were horse folks. They had put a horse gate towards the Southwest corner of the property, which would be replaced. Young’s would put in wood post gates with pool latches which would not be visible from Main Street. They would be using the existing white picket gates. One was visible from Main Street. The other entered the property from the Market Street driveway. Both of those had gates which would have special pool locks installed. The rest of the property would be enclosed by deer fencing around 6 feet tall.

Mr. O’Brien asked if there would be no structures around the pool, just a patio. Mr. Tewes confirmed just a patio. He said the patio would be almost level with the pool. Mr. Thorp said that area was very easy to place a pool because it was slightly sloped. The pool would sit almost at grade. They didn’t want water going into the pool so it would be slightly raised. Everything would be graded off from the patio.

Mr. O’Kane asked where the pool equipment would be located. Mr. Tewes said it would be between the Market Street driveway and Market Street picket fence. It would sit on a 3 foot by 7 foot concrete slab where he would plant evergreens. Mr. Blandford asked if it would be visible from Market Street. Mr. Tewes said it was not that visible now because he had put up Green Giant arborvitae along that strip. To see it, you would have to walk in his driveway and look back. Currently there were garbage cans in the proposed concrete slab area. He would be planting additional evergreens in front of the slab so you wouldn’t see it even from the driveway. Mr. O’Brien asked if it would be behind the gate. Mr. Tewes said no, it would be on the driveway side of the gate, not inside the gate.

Mr. Blandford asked if there was any thought to putting a fence around the equipment. Mr. Tewes said he didn’t see a reason to do so. Aesthetically, he thought a better place to put it was on the slab surrounded by arborvitae.

Mr. O’Kane asked if the propane tank was above ground. Mr. Tewes said he already had a tank close to the house for the house and outside grill. The pool propane tanks would be above ground. Mr. Thorp said the two 120 gallon propane tanks would be above ground, tied together. Currently, there were existing tanks for the house, behind the evergreens. Mr. Tewes said the existing 90 gallon

tank was in the bushes next the veranda. They were located in between the two sets of stairs coming off the veranda.

Mr. Thorp said the gas company might choose to replace the existing tanks. Glen would run one line to the pool heater and the other line would run to the house. Mr. Tewes said the existing gas tank was behind the evergreens.

Mr. O’Kane asked if he had discussed with the Market Street neighbor any proposed landscaping planting for screening. Mr. Tewes said he had not. The neighbor had a barricade fence for his pool and a tennis court with deer fencing that they were sharing. His neighbor was very aware of his project.

Ms. Daughters said that because of the multiple elements, a site visit would be very helpful towards understanding the elevation and various fencing proposals. Mr. Tewes asked for clarification; Ms. Daughters said there were multiple fences, and she had never heard of a rain garden. Also, she had always thought of that lot as a more visible property. She would benefit from a site visit.

Mr. O’Brien agreed with Ms. Daughters. This was not an unusual application, but the property was very visible. There was nothing like seeing it and how it would be laid out when you were on site. Mr. Moore and Mr. Blandford agreed too. Mr. Tewes agreed with a site visit. Mr. O’Brien said at the site visit, the Commissioners could possibly render an opinion at that time.

Mr. Tewes said there would be a pool latch on the white picket fence. On the photo from Market Street, he showed where he had planted the green giant arborvitae. He said the equipment would be to the left, on a 3 foot by 7 foot concrete slab.

Mr. Tewes reiterated he would have the rain garden materials available for the Site visit. He said there were places in Michigan which had used them as a way of beautifying their area and prevent runoff with climate change. They were extremely effective with runoff. He would also have piping information available for the Site visit.

Mr. Tewes asked about the time. Mr. O’Brien said he thought the site visit would be around 7pm. Once the time had been firmed up, he would email everyone.

**Mr. Blandford and Mr. O’Kane seconded a motion to adjourn the Historic District Commission Meeting at 7:14 p.m. Motion passed by unanimous vote.**

Respectfully submitted,

Nancy L. Fields  
Recording Secretary