

**RIDGEFIELD HISTORIC DISTRICT COMMISSION**  
**Lower Level Small Conference Room**  
**Town Hall, 400 Main Street**  
**Ridgefield, CT 06877**  
**December 17, 2017**

**UNAPPROVED MINUTES**

A special meeting of the Ridgefield Historic District Commission ("HDC") was held at 35 High Ridge Avenue, Ridgefield, CT 06877, on Sunday, December 17, 2017, and beginning at 10:00 a.m.

The following members were present:

Dan O'Brien, Chair  
Briggs Tobin, Vice Chair  
Rhys Moore  
Joseph Gasperino  
Sean O'Kane (Alternate voting for Eric Pashley)  
Kam Daughters (Alternate)  
Harriet Hanlon (Alternate)

Absent: Eric Pashley

**AGENDA**

- 1) 35 High Ridge Avenue.

**MEETING**

**The Meeting was called to order by Mr. O'Brien at 10:00 a.m.**

Messrs. Richard Moschella and Tom Tellick of Moschella Roberts Architects are the applicants for this project representing the property owner Mr. Viktor Okasmaa who was also in attendance at the meeting. Richard Moschella conducted a tour of the property and a walk-thru of the proposed plans, including the proposed new garage, swimming pool and cabana. The locations of these proposed structures were staked out on the property. Mr. Moschella also discussed with the Commission members the placement of the door to the garage and a new window on the north side of the house. In addition, Mr. Moschella pointed out the area of the proposed bump out of the kitchen wall in the rear of the house and the addition of a door in the front porch which would replace an existing window.

Mr. Moschella mentioned that it would be the owners' desire to replace the current asphalt roofing with wood shingles at the time near the end of the life of the current roof which is several years off.

The Commission members asked several questions to clarify their understanding of the physical locations of several of the proposed additions and other changes. In response to a question by Sean

O'Kane, Mr. Moschella stated that the shingle siding on the garage and cabana would be wood matching the style of shingles on the house. Sean O'Kane also specifically inquired about pool fencing and the configuration of the wood shingle siding on the proposed cabana. Mr. Moschella indicated that such siding configuration was still being considered as well as the type and location of pool fencing and that the applicant would come back to the Commission for approval on those matters. Sean O'Kane asked Mr. Moschella if they were planning on installing back gutters in keeping with the existing house aesthetic as well as a wood shingle roof for the proposed structures which Mr. Moschella answered in the affirmative. Sean O'Kane also inquired as to the specific details of the proposed arches as to whether those would match the treatment of those on the rear loggia and Mr. Moschella stated that they had not fully decided on as yet.

Mr. Moschella and the Commission members then walked to the front of the house and standing on High Ridge Avenue were able to get a sense of the visibility from the street of the proposed garage. It was observed that such addition, while visible, would appear to begin to recede from a fuller view due to its slightly lower level location as opposed to the house which is on the crest of the hill.

**Sean O'Kane then moved and Joe Gasperino seconded a motion to approve as presented plans for the addition of a new side entrance and window, new garage, a swimming pool and cabana, and also bump out of a wall for existing kitchen and installation of a door to front porch replacing the existing window in that space on the condition that the final plans for pool fencing and shingle siding configuration for the cabana, as well as any plans for exterior lighting fixtures, be presented to the Commission for approval at a later date.**

**Motion passed 5-0.**

The meeting was adjourned at 10:58 a.m.

Respectfully submitted,

  
Daniel J. O'Brien