

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

APPROVED SITE VISIT AND SPECIAL MEETING MINUTES

A Site Visit and Special meeting of the Ridgefield Historic District Commission (“HDC”) was held at 321 Main Street, Ridgefield, CT 06877, on Monday, April 3, 2023, and beginning at 6:00 p.m.

The following members were present:

Dan O’Brien, Chair
Sean O’Kane, Vice Chair
Rhys Moore
Kam Daughters
Sara Kaplan

AGENDA

321 Main Street – Pool Replacement.

The meeting was called to order by Mr. Dan O’Brien at 6:00 p.m.

The following people were present in addition to the Commission members:

Michelle Hogue of Hogue Interior Design
Franco Iannone – Pool Contractor
Susie Aldrich – Landscape Designer with Surrey Style Designs LLC
Carlos Lopez, Michelle Lopal and Isabelle Puerta of Cleaning & Maintenance Services Inc., fence contractors

Ms. Hogue supported by Ms. Aldrich proceeded to direct a walk of the property and indicated the proposed locations of various types of fencing including 6 foot stockade on the north side of the property and wood picket fencing including repair of existing picket fence. There is existing deer fencing to the rear of the property. It was also pointed out that a driveway gate which had been removed during construction would be replaced by a wood gate with an Azek wrap. Also, an arbor which had been temporarily removed would be reinstalled.

Additionally, Ms. Hogue presented two renderings of barn door panels for comment. One rendering was the design that was included in the plans for the barn originally approved by the Commission and the second rendering was an alternative design. The consensus of the group, including Ms. Hogue and Ms. Aldrich, was that the original rendering remained the preferred choice.

Commission members Mr. O'Brien, Mr. O'Kane and Ms. Kaplan each noted that the proposed fence selection and other changes noted needed to be shown on a copy of the plot survey so that there could be a documented plan to put forth for final consideration to which Ms. Hogue agreed.

Mr. Franco Iannone, pool contractor, next pointed out the existing pool which is proposed to be replaced by a new pool and located approximately in the same space. New pool equipment will replace the existing pool equipment in the same approximate area. The present patio between the pool and the barn would be replaced by a new patio. In addition, Ms. Hogue pointed out that there would be five stone steps leading down from the barn door to the pool patio and the steps would be topped by bluestone. The pool, spa and patio are all located in the rear of the property behind the barn with very limited visibility from Main Street.

Following discussion by the Commission members, it was proposed that because the location and plans for the pool and patio work were known given the replacement nature of most of this work that the Commission was in a position to consider approval of such work at this Special meeting. However, the proposed fencing work and other fixed property elements would be considered by the Commission upon presentation of the documented plans. Ms. Hogue indicated that she will submit such a documented plan to the Commission in advance of the Commission's next Regular meeting scheduled for Thursday, April 13, 2023, and the Commission would consider such work at that time.

Mr. Moore moved and Ms. Daughters seconded a motion to approve as presented the following: (1) new pool to be located in approximately same area of existing pool; (2) new pool equipment to be located in approximately same area as existing pool equipment; (3) new patio replacing existing patio; (4) spa to be added on west side of pool; and (5) stone steps to be added with bluestone topping from barn to new patio. Motion passed 5-0.

The meeting was adjourned at 6:35 p.m.

Respectfully submitted,
Daniel O'Brien, Chair