

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Lower Level Small Conference Room
Town Hall, 400 Main Street
Ridgefield, CT 06877
November 21, 2019

APPROVED MINUTES

A 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 Thursday, November 21, 2019, and beginning at 7:30 p.m.

The following members were present:

Dan O’Brien, Chair
Briggs Tobin, Vice Chair
Sean O’Kane
Kam Daughters (Alternate for Joe Gasperino)
Harriet Hanlon (Alternate for Rhys Moore)

AGENDA

- 1) **63 High Ridge Avenue – Relocation of recently installed fence**
 - 2) **207 Main Street – Jesse Lee Memorial United Methodist Church – Window addition on church building**
 - 3) **2 Parley Lane – Roof replacement**
 - 4) **37 Catoonah Street and 75 Olmstead Lane – Approve designation as historic properties subject to a historic property easement on Town land records.**
 - 5) **Approval of 2020 regularly scheduled meetings.**
- Executive Session**

MEETING

The meeting was called to order by Mr. D. O’Brien at 7:36 p.m.

- 1) **63 High Ridge Avenue – Relocation of recently installed fence**

Mr. Bill Diamond, the Applicant and homeowner, had reported that he was out of town and unable to attend. Mark Blandford, who represented the Applicant in the past, emailed that he would be unable to attend the meeting.

D. O’Brien reviewed the application timeline. He noted the 65-day statutory deadline would expire on December 21, 2019 whereby a vote was required. D. O’Brien said a vote on this application was expected at the December 19, 2019 meeting.

The Commission members discussed the status of the application and their interest in seeing a revised proposal from the Applicant which would relocate the existing unapproved fence westward to a distance which would result in the visibility of the fence from the public street to be no greater than one-half of its current 4-foot height given the greater distance of the fence from the street and taking into account the drop in grade level afforded by such a move. B. Tobin indicated that the revised proposal needed to also include information on the proposed fence design and materials most appropriate to having the fence blend into the view rather than standing out more prominently.

D. O'Brien said that he will send a letter to Mr. Diamond outlining an action plan to enable the Commission and the Applicant to reach a hopeful amicable conclusion to the application at the Commission's meeting on December 19th, two days prior to the expiration of the 65-day statutory limit of time to consider the application. Such a proposed action plan would include a request that the Applicant submit a revised plan by December 11th to move the fence westward to a point where its height visibility from the public street is reduced by at least one-half. The proposed fence design and materials to be used on the relocated fence are also needed by December 11th. Assuming that such a revised plan is submitted prior to December 11th, the Commission would perform a site visit on either December 14th or 15th and be in a position to hear from the Applicant and to consider a final decision on the application at the Commission's meeting on December 19th. B. Tobin suggested stakes be set out to mark the fence relocation. S. O'Kane said if the stakes were placed prior to 12/10, he could take a look.

2) 207 Main Street Jesse Lee Memorial United Methodist Church – Window addition on church building

The church representatives did not show.

D. O'Brien said he would contact the architect, Jeff Mose, for a presentation reschedule.

3) 2 Parley Lane – Roof replacement

D. O'Brien said he received an email from the homeowner stating they were going to repair the roof as opposed to roof replacement. Should they decide to replace the roof, they would apply to meet with the HDC in January 2020.

4) 37 Catoonah Street and 75 Olmstead Lane – Approve designation as historic properties subject to a historic property easement on Town land records

D. O'Brien said that in April 2012, the HDC went before the BOS who approved both properties be designated as Historic Structures, as legally designated by the Ridgefield Historic District Commission and requested to be designated as such by the property owners at that time. D. O'Brien had been asked recently, if such a designation was changed on the deed. He went to the Town Clerk and found it wasn't altered. He sent a letter to the town attorney, David Grogins, who stated a deed could not be amended. The way to record the designation was to put a notation on the Land record with the restriction. As such, D. O'Brien was going to meet with the First Selectman tomorrow, and with Rudy Marconi's letter, record these designations.

K. Daughters read the following Motions:

That a Notice be placed on the Town of Ridgefield's Land Records that the property located at 37 Catoonah Street is a Historic Structure legally designated as such by The Ridgefield Historic District Commission on November 21, 2019. Such designation had been presented to the Board of Selectmen and unanimously approved by such Board on April 25, 2012.

Pursuant to the aforementioned designation, the following restriction shall apply to said property:

"Restrictions arising from the designation of the subject premises as a historic property under the Connecticut General Statutes, Section 7-147, et. seq., as administered by The Ridgefield Historic District Commission shall apply thereto."

and

That a Notice be placed on the Town of Ridgefield's Land Records that the property located at 75 Olmstead Lane is a Historic Structure legally designated as such by The Ridgefield Historic District Commission on November 21, 2019. Such designation had been presented to the Board of Selectmen and unanimously approved by such Board on April 25, 2012.

Pursuant to the aforementioned designation, the following restriction shall apply to said property:

"Restrictions arising from the designation of the subject premises as a historic property under the Connecticut General Statutes, Section 7-147, et. seq., as administered by The Ridgefield Historic District Commission shall apply thereto."

B. Tobin asked if the motion should acknowledge the HDC had to approve first before the BOS approved. D. O'Brien said the homeowners had to ask first. K. Daughters said when the Rockwell home wanted the Historical designation, they went to the HDC only.

D. O'Brien said the BOS minutes showed the HDC presented on behalf of the owners. S. O'Kane said he was interested in seeing a copy of the 2012 minutes. D. O'Brien said he would get him a copy.

K. Daughters moved and B. Tobin seconded a motion to approve Notices be placed in the Land records for both 37 Catoonah Street and 75 Olmstead Lane, designating them as Historic Structures. Motion passed 5-0.

5) Approval of the 2020 regularly scheduled meetings

H. Hanlon moved and S. O'Kane seconded a motion to approve the 2020 regularly scheduled meetings. Motion passed 5-0.

6) Approval of the HDC regular & special meeting minutes – October 17, 2019

B. Tobin moved and K. Daughters seconded a motion to approve the regular and special October 17, 2019 HDC meeting minutes, with Commission members who did not attend such meeting abstaining. Motion passed 3-0.

B. Tobin moved and S. O’Kane seconded a motion to enter into Executive Session. Motion passed 5-0 at 8:20pm.

The Commission returned to public session at 9:06 p.m.

H. Hanlon moved and K. Daughters seconded a motion to adjourn the Historic District Commission meeting at 9:07 p.m. Motion passed by unanimous vote.

Respectfully submitted,

Nancy L. Fields
Recording Secretary