

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Town Hall, 400 Main Street
Ridgefield, CT 06877
January 8, 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 MINUTES

A site visit and special meeting of the Ridgefield Historic District Commission (“HDC”) was held at 27 West Lane, Ridgefield, CT 06877, on Sunday, January 8, 2023, beginning at 11:00 a.m.

The following members were present:

Dan O’Brien (Chair), Rhys Moore, Sean O’Kane, Kam Daughters, Mark Blandford (Alternate) and Sara Kaplan (Alternate)

AGENDA

1) 27 West Lane, Front Porch Deck Replacement

MEETING

The meeting was called to order by Mr. Dan O’Brien at 11:00 a.m.

1) 27 West Lane – Front Porch Deck Replacement

Mr. David Trombetta, Senior Managing Partner & Co-Founder of New England Property Management, representing the Applicant was present.

Mr. Trombetta proceeded to discuss and point out the proposed restoration work regarding the porch deck replacement. Commission members noted the deteriorated condition of one of the porch’s columns, including a porch railing which was in need of adjustment. A discussion ensued between Mr. Trombetta and Commission members on the restoration work needed for these deteriorated areas of the porch which Mr. Trombetta indicated would be addressed. Commission members joined Mr. Trombetta for a walk and inspection of the porch surface. Commission members noted the unique flooring patterns of the existing deck and indicated that a replacement of the deck should replicate the existing patterns. Mr. O’Kane said that the existing porch surface appeared to be structurally sound and suggested to Mr. Trombetta that he and the property owners may wish to explore the restoration of the existing wood surface rather than replacement as this would likely result in cost savings.

Mr. Trombetta presented a natural wood sample product and an alternative synthetic product from Ridgefield Supply. Commission members stated that a natural wood product would be the appropriate material to be used in replacing natural wood, as an alternative material in this case will not match the existing natural wood decking in design, color, texture and other visual qualities. Mr. O’Kane suggested to Mr. Trombetta to consider having a small portion of the deck sanded to determine the type of wood used in the existing decking.

M. Blandford moved and K. Daughters seconded a motion to approve the application as presented for the replacement of the existing wood floor of the porch with a like natural wood product having the same texture and other visual qualities and installed in patterns matching the pre-existing ones. The new wood decking to be the same width as the existing and be tongue and groove material with the final installation painted. All repairs to the existing balustrading and posts to match exactly the existing details. Motion approved 5-0.

The meeting was adjourned at 11:21 a.m.

Respectfully submitted,

Daniel J. O’Brien
Chair