

**RIDGEFIELD HISTORIC DISTRICT COMMISSION**  
**Town Hall, 400 Main Street**  
**Ridgefield, CT 06877**  
**December 14, 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 meeting of the Ridgefield Historic District Commission (“HDC”) was held in the Board of Selectmen room of the Town Hall Annex at 66 Prospect Street, Ridgefield, CT 06877, on Thursday, December 14, 2023, and beginning at 6:30 p.m.

The following members were present:

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

**AGENDA**

1. **74 High Ridge Avenue** – New two-car detached garage and modification of existing driveway and parking area.
2. **Approval of Meeting Minutes**
  - **October 19, 2023 –Special Meeting Minutes re: 27 West Lane**
  - **October 19, 2023 – Regular Meeting Minutes**
  - **November 16, 2023 –Special Meeting Minutes re: 212 Main Street**
  - **December 3, 2023 – Site Visit and Special Meeting Minutes re: 212 Main Street**

**MEETING**

The meeting was called to order by Mr. Dan O’Brien at 6:30 p.m.

1) **74 High Ridge Avenue**

Mr. Alex Bellina of Doyle Coffin and Mehdi Ali, the property owner were present.

Mr. Bellina distributed large scale plans showing the proposed placement of a garage addition to be sited and angled as discussed and approved at the Commission meeting on March 16, 2023 subject to presentation of a design agreeable with the Commission. (The Commission had previously made a site visit to the property on Sunday, February 5, 2023, for the purpose of viewing the proposed site.)

The Commission members viewed various aspects of the proposed design of the structure presented by Mr. Bellina and Ms. Kaplan and Mr. O’Kane commented that the proposed changes in design with a gambrel roof without dormer windows gave the structure a sense of less mass and a reduced size appearance.

The property may only be viewed from High Ridge Avenue by looking down its somewhat long driveway. Commission members commented that the proposed garage structure being angled away from the main house and sited further back in a southeast direction towards the south property line as proposed would be more complementary to the main house than the initial plans presented at the earlier meeting.

Mr. Ali inquired whether the panels shown on the garage door plans on the upper part of the doors would have glass to which Mr. Bellina answered in the affirmative. Mr. Ali suggested that he preferred no see-thru glass on the doors and Mr. Bellina suggested that such panels could instead be painted to which the Commission members had no comment.

Mr. Bellina pointed out that given the siting of the proposed garage structure was not within the regulatory set back from the property line, the Applicant would need to obtain a regulatory waiver and approval by the requisite Town Planning & Zoning or Appeals Board as appropriate in order to proceed with construction.

**Ms. Daughters proposed and Mr. Moore seconded a motion to approve the plans dated November 28, 2023 for the two-car detached garage and related modification of existing driveway and parking area as presented subject to Town of Ridgefield regulatory approval of the site plan presented. Motion passed 5-0.**

**2) Approval of the October 19, 2023 –Special Meeting Minutes re: 27 West Lane, the October 19, 2023 – Regular Meeting Minutes, the November 16, 2023 – Special Meeting Minutes re: 212 Main Street, and the December 3, 2023 – Site Visit and Special Meeting Minutes re: 212 Main Street**

**Mr. O’Kane moved and Ms. Kaplan seconded a motion to approve the October 19, 2023 – Special Meeting Minutes re: 27 West Lane, the October 19, 2023 – Regular Meeting Minutes, the November 16, 2023 –Special Meeting Minutes re: 212 Main Street, and the December 3, 2023 – Site Visit and Special Meeting Minutes re: 212 Main Street. Motion passed 5-0.**

**Ms. Daughters moved and Mr. Moore seconded a motion to adjourn the Historic District Commission Meeting at 7:01 p.m. Motion passed by unanimous vote.**

Respectfully submitted,

Daniel J. O’Brien  
Chair