

**RIDGEFIELD HISTORIC DISTRICT COMMISSION**  
**Town Hall, 400 Main Street**  
**Ridgefield, CT 06877**  
**May 2, 2022**

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 57 Main Street on Monday, May 2 2022, at 6:30 p.m.

The following members were present:

Dan O’Brien, Chair  
Rhys Moore  
Sean O’Kane  
Harriett Hanlon  
Kam Daughters (alternate)  
Marc Blandford (alternate)  
Sara Kaplan (alternate)

**AGENDA**

**The meeting was called to order by Mr. O’Brien at 6:31 p.m.**

The homeowners, Ms. Margarita Noone, Mr. Thomas Noone (via cell phone) were present and Mr. Kevin Quinn of Footprint Builders. The group walked to the southwest corner of the property.

**Fencing:**

Mr. Noone said the 6 foot deer fencing would be placed along the driveway, with a border of approximately 10 feet from. Mr. O’Kane asked if the driveway extended to another house. Ms. Noone said it did. They were going to put heavy planting along the left hand side of the boundary, on the south side of the deer fence. Not sure what kind of plants yet. Mr. O’Kane said that 10 feet might not be enough of a border for snow removal. He strongly suggested increasing it to 15 feet instead. Mr. Blandford asked if that was a maintenance or aesthetic issue. Mr. O’Kane said it was both. Ms. Noone pointed out the L shaped deer barrier that would run past the carriage house on the South side to the West. Then run along the West side through the dense bramble. The bramble would effectively block visibility from Main St.

From the back of house, East side, they would be putting in a 4 foot white picket fence. It would run parallel to Main Street. The first run would be approximately 60 feet, connecting from 69 Main Street to the Northwest rear corner of the original house. The second section would be approximately 28 feet connecting from the Southwest rear corner of the house. Then, it would run west and connect to the carriage house with a run of approximately 61 feet. Ms. Kaplan asked where the North fencing would be located. Ms. Noone showed where the neighbor’s (69 Main Street) deer fencing already existed.

**Retaining Wall:**

Mr. Noone said behind the wall would be gravel so that the water would drain quickly. Mr. O’Kane said like a French drain? Mr. Noone said yes. Mr. O’Kane asked how much of the property would be regraded. Mr. Noone said quite a bit. They were looking to have the vegetable garden be flat. Around the house would be about 8 inches of dirt and even on the side of the stone wall. Mr. O’Kane suggested they get a topographical map. This is a huge undertaking and he suggested that they consider engaging a site engineer to review the plans. Mr. Blandford said a water plan is not within the Commission’s purview and, therefore, no approval by the HDC is made or implied. Only the aesthetics were within the HDC purview. Mr. Noone said the front yard was higher, making the backyard a bowl with respect to water accumulation. They were looking to flatten the backyard. Mr. O’Kane suggested they speak with the Wetlands department. Ms. Daughters asked what type of stone would be used for the retaining wall. Ms. Noone said the same stonework would be used as was on the front of the house to match the existing style.

**Tree House:**

Ms. Noone pointed out the Maple tree which the platform tree house would surround.

**Raised planting beds:**

Red flags were placed in the ground, showing the proposed area of the planting beds. The area was similar to the carriage house footprint. The beds would be made of cedar. They would be hidden as they would be behind the white picket fence.

**Garage Foundation:**

Ms. Noone showed where they were looking to put a stone foundation on the garage, with about 10 inches of flashing. Ms. Hanlon said it would look nicer with the stone. Mr. Quinn said originally the foundation was graded up with dirt, which didn’t help the drainage.

**Renovated Rear Stairs:**

The stairs appeared steep and had no landing. Ms. Daughters asked if the stairs and landing would be wood. Ms. Noone agreed it would be wood. Mr. Noone said the grade would rise to the level of the current slate walkway.

**Kitchen Ventilation:**

Ms. Noone pointed out the black square on the South side of the house, indicating the proposed vent location. Ms. Daughters agreed it would be difficult to see.

**Ms. Daughters moved and Mr. Moore seconded a motion to approve the application as presented for fencing, stone retaining wall, regrading of the driveway and area in the rear of the house, garage foundation exterior work, installation of an external vent, rework of stairs from the patio to sunroom, addition of a treehouse and raised planting beds. Motion passed 5-0.**

Respectfully submitted,

Nancy L. Fields  
Recording Secretary