

**RIDGEFIELD HISTORIC DISTRICT COMMISSION**  
**Lower Level Small Conference Room**  
**Town Hall, 400 Main Street**  
**Ridgefield, CT 06877**  
**March 17, 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 SPECIAL MINUTES**

A special meeting of the Ridgefield Historic District Commission (“HDC”) was held via teleconferencing, which was open to the public, on Thursday, March 17 2022, at 8:00 p.m.

The following members were present:

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

**Sara Kaplan**, a candidate for a position on the Commission was present as a member of the public

**AGENDA**

**104 Main Street – Installation of a Pool and related fencing and driveway gate.**

**MEETING**

**The meeting was called to order by Mr. O’Brien at 8:08 p.m.**

**104 Main Street – Installation of a Pool and related fencing and driveway gate**

Mr. Aran Wiener, landscape designer and land architect for the project at 104 Main St. was present. He were representing the Keane family to design a swimming pool, decking & fencing.

Mr. O’Brien shared his screen with the group to show the proposed plans. He confirmed the Commissioners had not done a site visit to date.

Mr. Wiener began with the Keane Residence Schematic Plan slide showing layout and location. He showed the Keane home was on the left, across from the Congregational Church. The proposed pool was behind the home in aqua blue, adjacent to their detached approved garage. The grey outline surrounding the pool would be a stone deck. The local quarry material would be blue stone, with some already on site and would be matched. This entire area was slightly depressed, elevation wise from the elevation of the house and garage approximately 2 feet lower than the driveway itself. Most of it would be obscured

from any visibility of Main St. The dotted pink line surrounding the property would be the proposed pool fence. The perimeter along the property line would be proposed deer fence material that was see through, 6 feet high woven flannel material with black posts. The least visually intrusive material. There would be a little piece below the garage that would cross the driveway which would be a white picket style fence. A couple sections of the fence would connect from the garage to the house and then from the house to the North property line. Mr. O'Brien asked if that piece would be a metal type of fencing. Mr. Wiener said yes, it would most likely be a black aluminum fencing which from a distance from the road, about 150 feet, would look almost identical to wrought iron, something historically appropriate. He said most everyone installed black aluminum. Mr. O'Brien asked if that fencing would be 4-feet high. Mr. Wiener said yes, all pool fencing by state and local coding was 4 feet high and gates had to be self-closing. In terms of visual interference or visibility from the road, you could almost not see it from the road. The black color receded from visibility greater than compared to the white. In his opinion, the white picket was much more visible than the black material.

Mr. Wiener moved on to the next slide showing site photos and material samples taken approximately 3 weeks ago.

Top left photo showed the view from the North looking towards the house. The driveway had an existing row of evergreen shrubs that would obscure the existing black aluminum fence. The pool would be invisible due to the lower elevation of approximately 3 to 4 feet below where one would stand on Main Street.

Top right photo showed the view standing slightly south of the house looking towards the location between the house and the garage. This was where a little slice of the proposed aluminum fence was visible.

Bottom left shows straight on view along their driveway where you would see a piece of the 4 feet tall white picket fence of wood material. It would cross from the garage to the side of the property. That would be the most visible section.

Bottom right picture showed a close up of that section between the garage and the house where the black fence closed up that quadrant. There was an existing patio, retaining wall and four steps going down. That elevation was about two feet lower than the adjacent driveway. Mr. O'Brien asked if those steps would remain. Mr. Wiener said those would come up and be rebuilt in stone because they would be disrupted with the pool installation. Steps going down would still be required to access the pool due to the difference in elevation. Most of the pool was sunken from view unless you were very close.

Mr. O'Kane asked to look at the Site Survey. He asked if the fence extended to the front yard. Mr. Wiener said it did not. There were two sections that touched the house, but they ran laterally and would go towards the rear, away from Main Street. He said the dotted line was the fence and didn't come to the front of the house. Mr. O'Kane said the note said deer fence on the perimeter of property. Was that also acting as a pool fence? Mr. Wiener said yes, it could be used as pool fence as long as it followed protocol – vinyl coated, tension wire, nothing adjacent acting as a step. Mr. O'Kane asked about the height of the deer fence. Mr. Wiener said it was 6 feet on the sides and rear of the property. Mr. O'Kane asked if the wire was above the 6 feet. Mr. Wiener said the wire would be the top of the 6 feet. Mr. O'Kane said the plot plan looked a bit confusing but what was actually showing was the property line going to Main

Street. Mr. Wiener said the deer fence would come in a foot from the property line. The interior dash line was confusing. The deer fence would not come any closer to the front.

Mr. O'Brien asked what was in back of the house. Mr. Wiener said there was an accessory structure in back that he didn't know the history of when it was built. Mr. O'Brien asked about the location of the mechanicals. Mr. Wiener said they were behind the garage, completely obscured from Main Street on a concrete pad with equipment 3 feet high.

Mr. Tobin said he heard the fence was 4 feet high and 6 feet high and asked for clarification. Mr. Wiener said there were 3 styles of fence. The deer fence would be 6 feet high. The interior fences that would cross the property would be 4 feet as per code. Mr. O'Brien said facing the street primarily would be the black aluminum 4 feet high fence. In addition, there would be a gate across the driveway made out of wood white picket fence which would be 4 feet. Mr. Tobin asked for location of the 6-foot high fence. Mr. Wiener said along the dashed property line from house to the right along the property line inset one foot was the deer fence. He said the deer fence was welded wire coated with PVC for strength. This was the only type that Ridgefield allowed.

Mr. O'Brien said it would be similar material as 351 Main Street, next to the Congregational Church. Mr. Tobin asked if it was coated chain link. Mr. Wiener said it was not chain link but a thin wire with PVC coating for flexibility. Unless you were 10 feet away, you wouldn't see it. Mr. Briggs asked if it had a material like look. Mr. Wiener said he didn't have an image, but of the three materials proposed, it was the least visible. Mr. O'Kane said a lot of people enclosed their property with deer fences to protect their property and expensive vegetation. It looked like they were protecting their pool area, was that correct? Mr. Wiener said without the requirement of fencing the pool for liability issues, they wouldn't want to do any fencing. The alternative was where you put a fence perimeter around the pool, breaking up the property that most people found was not friendly for usability. Mr. O'Kane asked if he wasn't using deer fencing to the East of the pool. Mr. Wiener said the first image showed it best with the overlay of the dotted line. Mr. Wiener said the fence wouldn't transect the lawn; it would go to the end of the property. Mr. O'Brien asked if all of the back was deer fencing. Mr. Wiener said correct, the only thing difference would be the pieces that cut across towards the garage and touched the house.

Mr. O'Kane said going back to the plot plan, what was the dashed line to the East of pool, was that part of the deer fence? Mr. Wiener said the dotted line was an earlier version. The current version followed the perimeter of the property.

Ms. Kaplan said in this site plan, where would the deer fence be between the pool and the accessory building. Mr. Wiener said it would go behind the accessory building. Ms. Kaplan said it didn't look like the property was as long or went as far back in the schematic with the purple dotted line. Mr. Wiener agreed he didn't have the full view but it would go behind the accessory dwelling. Ms. Kaplan said so the purple dotted line was actually further to the East. Mr. Wiener said yes, it would follow the perimeter of the property and not cut across there.

Mr. O'Kane said he would like to see a final plan that showed the actual fencing being proposed. The plans needed to be amended to reflect the current proposal so there was as little confusion as possible. Mr. O'Kane would be happy to go visit along with other Commission members, with Mr. O'Brien's approval, to look at the property. Staking the pool out would be enormously helpful.

Mr. O'Brien agreed. It could be a Site visit and Special meeting. They could review the amended plans, look over the site, have a discussion on site and possibly make a judgement that day. Mr. O'Brien said if Mr. Wiener sent the amended plans prior to April 3<sup>rd</sup>, he could circulate to the Commissioners before the next scheduled April 3<sup>rd</sup> Site visit.

Mr. Wiener asked if they only wanted the pool staked. Mr. O'Kane said as long as the plan reflected the fence location, they could walk the site. But yes, the staking of the pool would be most helpful. Ms. Daughters said a sample of the black metal material for deer fencing would also be helpful. She knew there were several patterns. She thought that the fence would be visible from the street. Mr. Wiener said there would be some visibility. He agreed to bring a sample to the site visit.

**Mr. Moore moved and Mr. Tobin seconded a motion to adjourn the Historic District Commission Meeting at 8:39 p.m. Motion passed by unanimous vote.**

Respectfully submitted,

Nancy L. Fields  
Recording Secretary