



**HISTORIC DISTRICT COMMISSION**  
**Town of Ridgefield, Connecticut**  
400 Main Street  
Lower Conference Room

**SPECIAL MEETING AND SITE VISIT MINUTES**

**Sunday, March 1, 2020**

**22 West Lane**

**Attendees**

From Historic District Commission

Dan O'Brien, Chair  
Briggs Tobin, Vice Chair  
Rhys Moore  
Sean O'Kane  
Elizabeth DiSalvo (Alternate voting for Harriet Hanlon)  
Kam Daughters (Alternate)

Representing Applicant

Christine Carnicelli, Owner  
Valmar Franca

The site visit was called to order at 11:30 a.m. by Dan O'Brien. Commission members toured the property with Valmar Franca and Christine Carnicelli. Each of the proposed exterior changes were pointed out and discussed. S. O'Kane remarked that the existing rain leaders were fairly visible. V. Franca stated that with the new exterior changes this matter would be properly addressed. The Commission members noted the proposed elimination of the present entry stairway to the east of the porch and the proposed relocation of the staircase to the front entrance of the structure. Commission members also walked the areas of the proposed changes in the driveway and a proposed courtyard area. B. Tobin suggested that the courtyard area be slightly lowered if possible in order to lessen its view from the street. V. Franca said that they would take that into consideration when dealing with the drainage matters.

**B. Tobin moved and E. DiSalvo seconded a motion to approve as presented the application for several changes to the exterior of 22 West Lane and its property to including the following:**

- 1. Restore circular center steps up to existing covered porch.**
- 2. Restore porch columns, porch and building pilasters to match original design.**
- 3. Restore porch and roof railings to match original design/character.**
- 4. Add one-way drive up courtyard/driveway in front of proposed circular steps.**
- 5. Move existing sign closer to existing curb cut/entry with new logo.**
- 6. Walkway added for entrance steps to street sidewalk.**

**In addition, as agreed, gutters and leaders on the front of the structure will be positioned so that they will be as inconspicuous as possible; planned retaining wall eliminated; and, proposed driveway/drop-off area is front will be slightly lowered if possible.**

**Motion passed 5-0.**

The site visit concluded at 12:15 p.m.

Respectfully submitted,

Daniel J. O'Brien  
Chair