

RIDGEFIELD HISTORIC DISTRICT COMMISSION
Town Hall, 400 Main Street
Ridgefield, CT 06877
February 13, 2025

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 regular meeting of the Ridgefield Historic District Commission (“HDC”) was held at 400 Main Street, Ridgefield CT 06877, on Thursday, February 13, 2025, and beginning at 6:30 p.m.

The following members were present:

Dan O’Brien (Chair), Sean O’Kane (Vice-Chair) and Sara Kaplan (alternate to Harriet Hanlon)

AGENDA

1. **Jesse Lee Church – 207 Main Street** – Replacement of signage
2. **27 West Lane** – Removal and reconstruction of rear porch and stairs
3. **Discussion of solar panels and window replacement in the Historic District**
4. **Annual Review of**
 - Freedom of Information Act
 - Code of Ethics
 - Town Charter
5. **Approval of Meeting Minutes**
 - December 12, 2024 – Special Meeting Minutes
 - January 23, 2025 – Special Meeting Minutes at 6:30 pm
 - January 23, 2025 – Special Meeting Minutes at 6:45 pm

Meeting:

The meeting was called to order by Mr. Dan O’Brien at 6:25 p.m.

1. **27 West Lane** - Removal and reconstruction of rear porch and stairs

Mr. Peter Coffin of Doyle Coffin Architecture was in attendance.

Mr. Coffin presented large scale plans to the Commissioners for the rebuilding of the two story porch and stairs structure on the rear of the house. The principal construction material will be a wood like product known as TruExterior. The new columns on the rebuilt structure will match the columns on the front of the house. Mr. O’Kane asked if any flood lighting would be added. Mr. Coffin said there were no changes/additions of lighting in the plans.

Ms. Kaplan moved and Mr. O’Kane seconded a motion to approve plans dated February 7, 2025 for the removal of the existing rear deck and stairs and replacement with covered decks and stairs. Motion passed 3-0

2. Jesse Lee Church – 207 Main Street – Replacement of front signage.

Mr. Dan McKee, owner/operator of Designs & Signs of Brookfield, CT was in attendance.

Mr. McKee distributed copies of the front sign with an updated photo of the proposed front large sign. He also brought with him a sample of the proposed front signage material to be used which is a compressed foam based wood alternative comparable to the texture, look and weight of wood.

Mr. O’Kane asked if the lettering was carved. Mr. McKee said yes, but gold leaf would not be used. He also said the font type used was Century Schoolbook. Ms. Kaplan asked if the lettering would be black. Mr. McKee said yes. Ms. Kaplan said she thought the type was too bold and the lettering looked squished. Mr. McKee said he could make the lettering thinner and that the new sign could be made the same 48” height as the existing sign rather than the 44” height shown in the photo. Mr. O’Kane said he liked the ‘Welcome’ to be included within the sign instead of hanging separately on the bottom. Mr. McKee said he would make the changes.

Mr. O’Brien reported that Mr. Moore had stated that he was concerned about the logo coloring. Mr. O’Kane said the HDC had approved prior signs with coloring. Mr. O’Brien agreed, we had approved the Aldrich with a yellow sign.

Mr. O’Kane said the 207 street number on top of the sign was distracting. Ms. Kaplan agreed. Mr. McKee said he would remove the street number.

Mr. O’Kane asked if there would be any in-ground lighting or reflective material on the sign. Mr. McKee said no to both. Mr. O’Kane asked about the location. Mr. McKee said it would remain in the same location as the current sign.

Mr. O’Kane asked about the sign bordering. Mr. McKee said the border was beveled chamfer on both edges. Mr. O’Kane that made the sign look thinner, which he liked. He asked about the width. Mr. McKee said the sign was two inches thick.

Mr. O’Brien said there were three directional signs to review too. Mr. O’Kane said he was fine with them having the white background instead of the black. Ms. Kaplan agreed.

Ms. Kaplan moved and Mr. O’Kane seconded a motion to approve the plans as presented for the replacement of the existing large front lawn hanging sign with a similar size sign and the replacement of present directional parking lot signs with the same size signs with white background and black lettering. Motion passed 3-0.

3. Discussion of solar panels and window replacement in the Historic District

Mr. O'Brien made reference to the information he had previously emailed the Commission members regarding a proposed CT legislative change to CT Sec. 147 regarding placement of solar panels in historic districts.

653 Branchville Road

Mr. O'Brien presented a proposed letter from the Historic District Commission objecting to the proposed demolition of a structure located at 653 Branchville Road which is believed to be constructed in 1900 and is architecturally significant given its 125-year age and prominent and very visible location facing Branchville Road in proximity to CT Route 7.

Mr. O'Brien said that the requested delay in issuance of the demolition permit will allow the HDC and representatives from the Ridgefield Historical Society time to further investigate the historical background and preservation benefit of the structure and for the HDC to meet with Mr. Stefano Zandri and other representatives of the Company to discuss the alternatives to demolition.

Ms. Kaplan moved and Mr. O'Kane seconded a motion opposing the issuing of a Notice to Demolish a Structure at 653 Branchville Road, objecting to the issuance of the demolition permit application filed with the Building Department by the subject property owner Candee's Branch, LLC. Motion passed 3-0.

4. Annual Review of

- **Freedom of Information Act**
- **Code of Ethics**
- **Town Charter**

Mr. O'Brien read through each item. Commissioners all agreed their understanding.

5. Approval of Meeting Minutes

- **December 12, 2024 – Special Meeting Minutes**
- **January 23, 2025 – Special Meeting Minutes at 6:30 pm**
- **January 23, 2025 – Special Meeting Minutes at 6:45 pm**

Approval of the December 12, 2024 minutes was deferred until the next regularly scheduled meeting.

Ms. Kaplan moved and Mr. O'Kane seconded a motion to approve the two sets of minutes from the Special Meetings on January 23, 2025. Motion passed 3-0.

Mr. O'Kane moved and Ms. Kaplan seconded a motion to adjourn the Historic District Commission Meeting at 7:20 pm. Motion passed by unanimous vote.

Respectfully submitted,

Nancy Fields
Recording Secretary