

Middle Haddam Historic District Commission

Regular Meeting

Thursday, March 28, 2024

6:30 P.M.

Town Hall 1st Floor Meeting Room #102

Minutes

Present: Chairman Charles Roberts (joined via phone), Vice Chairman Patrick Walsh, Casey Donnelly (joined first by phone then was in person), Kara Pedersen, and Peter Pach.

Absent: Christopher Dart.

Call to Order: Vice Chairman Walsh called the meeting to order at 6:32 P.M.

Roll Call/ Seating of Alternates: Roll call was taken. Present was Chairman Roberts, Patrick Walsh, Kara Pedersen, Casey Donnelly, and Peter Pach. Ms. Donnelly was seated as an alternate.

Public Remarks: None

Public Hearing:

- a) **Application 592 for a Certificate of Appropriateness at 46 Keighley Pond Road, Middle Haddam to install arena lighting for applicant Theodore Hintz, Jr:** Attorney Scott Jezek attended the meeting on behalf of the applicant. The members wanted Planning and Zoning to review the application first before making a decision. The applicant made further work on the plan and application to show where the light poles will go and which way the poles will be facing on the property. There will be six light poles positioned along the length of the horse arena. The lighting map was designed by a luminaire for the purposes of showing where the cone of lighting would be on the property. The plan for the lighting also indicates the wattage of light that would be seen from set distances. The wattage would be 0.1 to 0.2 lumen on the outer points of the map which would be 110 feet from the horse arena. Within 7 feet of the arena it would be 1 to 2 lumens that would be visible from the lights. The poles were originally proposed at 20 feet, but now it's proposed at 17 feet. The light fixtures would be the same, but the poles were lowered to 17 feet after concerns on the height were expressed from both committees. There would be no light outwash from the fixtures since they will be shielded on top to keep the light focused on the horse arena area. It was suggested to have set cut off times established. The regulations state a cut off time of 10 PM. The horses will be on site during the summer, but there are no barn or stables on the property. The arena would be 800 feet from the residence and there is a 15 foot grade from the house to the arena. The screening and landscaping would be reviewed by Planning and Zoning. The Route 66 side of the horse arena is at an even grade. The west side of the property is wooded and slopes down grade by 15 feet. The plan review will be presented at the next

Planning and Zoning meet for a public hearing. *A motion was made by Ms. Donnelly, seconded by Mr. Pach, to approve of Application 592 for a Certificate of Appropriateness at 46 Keighley Pond Road with arena lighting consistent with the revised plan review presented by Attorney Scott Jezek for the applicant at the March 28th Middle Haddam Historic District Commission meeting. Voted 0-5 opposed.*

Paul Rapo- Mr. Rapo insists that Planning and Zoning approval is always required for plan reviews. Planning and Zoning is looking into light plans and variances involved in the application. Mr. Rapo also wanted to remind the members that the meeting is for the Historic District Commission not the Planning and Zoning Commission. The members should review what kind of lighting occurs in the Historic District. The members have an obligation to the Historic District to discuss what goes into a COA and keeping the style and theme prevalent in the district.

- b) Application 593 for a Certificate of Appropriateness at 1 Knowles Road, Middle Haddam to refurbish an existing shed into a one car garage using the original shed footprint for applicant Ritchie Goldstein:** Mr. Goldstein attended the meeting to present and answer questions. The application submitted would be to refurbish the existing shed into a one car garage. The shed is rapidly decaying and will become an eyesore. The proposed garage would be within the existing footprint and would utilize the existing electricity. The applicants want to make sure the new garage would keep with the look and style of the house and the neighborhood. There would be no vinyl or plastic siding on the garage. There would be gooseneck lighting with a downward facing light. The vent would be at the peak of the roof. There are six windows on the structure that will be replaced. There is no plan to do anything with the roof, it was already replaced a couple of years ago. The interior of the structure has big chestnut beams that the applicants would like to keep and reuse as part of the framing during the renovation. The door size will be the same and the window style will match the existing to the new ones. A concrete pad will replace the existing rotting wooden floor. The applicants are planning on using wood siding and it would be horizontal instead of vertical. There would be a solid garage door, with no windows, and would lift up instead of out. The cupola is an unknown, the applicants may want to keep but they're undecided. *A motion was made by Ms. Pedersen, seconded by Mr. Pach, to approve of application 593 for a Certificate of Appropriateness at 1 Knowles Road with vertical board and batton siding, no cupola, and no windows in the garage doors. Voted 5-0 in favor.*

- c) Application 594 for a Certificate of Appropriateness at 72 Middle Haddam Road, Middle Haddam to install railings for applicant Cathy Ann Clark:** Ms. Clark attended the meeting to present and answer questions. The proposed plan would be to install railings on both sides with ornamental balls on top of the posts and designs between the spokes. There will be motion sensor lighting on the back of the house to light the path and stairs. The railings would be three feet high and made of black aluminum alloy that would look like cast iron. The applicant would need to drill into the slate to install the posts for the railings. *A motion was made by Ms. Pedersen, seconded by Ms. Donnelly, to approve of Application 594 for a Certificate of Appropriateness at 72 Middle Haddam Road as presented. Voted 5-0 in favor.*

Approval of Minutes:

- a) **Regular Meeting of February 22, 2024:** *A motion was made by Mr. Pach, seconded by Ms. Pedersen, to approve of the February 22, 2024 regular meeting minutes with the changes to add “and the vote of the Planning & Zoning Commission” to the public hearing b, change 300 square feet to 3,000 square feet, change “It is a possibility that the applicant may need a special permit for the height of the light poles” to read “The applicant needs a special permit for the height of the light poles”, change the sentence to read “the commission has no jurisdiction over town roads”, changing its to it’s under public hearing b to read “It’s suggested to table the application until Planning and Zoning make their decision at the March meeting” and the spelling of BJ Caufflin to Coughlin under New Business. Voted 5-0 in favor.*

Correspondence: Ms. Donnelly has been reassigned as an alternate and Mr. Dart is a regular member until the end of the month when it switches. The letters to have the two members switched were sent to the town. So Mr. Dart will be an alternate and Ms. Donnelly will be a regular member in April. The house at 125 Middle Haddam Road was approved for a new roof since it was passed to Planning and Zoning for approval. The property is outside of the Historic District, so it didn’t need to come before the commission. Mr. Roberts tried to contact Scott Jezek about Ms. Keefe’s fence. Mr. Roberts also contacted others in the Historic District that set up unapproved fences on their property. He also contacted Mr. Hannah about his plans for the pool, but there hasn’t been a response.

Reports: The members have discussed their concerns about Long Hill Road. Mr. Pach drafted a letter to the Public Works Director about the road concerns and about traffic calming.

Old Business: Motion spot lights have been activated all night, across from Mr. Walsh’s house, at Larry Viola’s house. The members discussed going over to talk with homeowner.

New Business: The members discussed the food truck in front of the nursing home that has a wheel up. The members noted that the addition on the nursing home is taking a long time to be completed.

Adjournment: *A motion was made by Ms. Pedersen, seconded by Mr. Pach, to adjourn the meeting at 8:13 P.M. Voted 5-0 in favor.*

Respectfully Submitted,

Katrina Aligata