

**Middle Haddam Historic District Commission**  
**Regular Meeting**

Thursday, May 28, 2019

6:30 PM

Town Hall Meeting Room

**MINUTES**

**Present:** Regina Starolis, Charles Roberts, Patrick Walsh, Kara Pedersen, and Alternate Member Melissa Briere

**Absent:** Christopher Dart

**Call to Order:** Presiding Chairman, Charles Roberts called the meeting to order at 6:30 p.m.

**Roll Call/ Seating of Alternates:** Roll call was taken. Present was Chairman Charles Roberts, Commissioners Regina Starolis, Kara Pedersen, and Patrick Walsh. Alternate Member Melissa Briere was seated.

**Public Comment- Items not on the Agenda:** None

**Public Hearing:**

- a) Application 536 for a Certificate of Appropriateness at 12 Blacksmith Hill Road to make a series of repairs and replacements including work on the chimney, entrance landing, roof, siding, entrance windows, entry doors, and gutters for applicants Zack and Kara Pedersen. Ms. Pedersen recused herself from the voting for this public hearing. The applicant has plans to replace the stone cap on the existing chimney. They want to replace the roof with new asphalt, remove the composite siding and use vinyl siding, replace two steel doors with French doors, add new lighting fixtures above the garage entrance, and replace the wood cross beam with a post. The vinyl siding will be Portsmouth blue (a teal green color) and would have the look of wood grain. The new lighting would be gooseneck and recessed lights above the garage. The garage would be painted either white, blue, or brown. No paint color has been decided for the garage. The existing windows over the garage will be removed. There will be white trim around the windows. The beams will be stained the same color as wood. The existing brick will be kept as is.

*A motion was made by Mr. Walsh, seconded by Ms. Starolis, to accept application 536 for a Certificate of Appropriateness at 12 Blacksmith Hill Road for Zack and Kara Pedersen as presented. Voted 4-0 in favor.*

- b) Application. 537 for a Certificate of Appropriateness at 29 Middle Haddam Road to pave the back-employee parking lot which is at present all gravel to applicant Cobalt Lodge and Rehab Center (Todd Zgorski). Mr. Zgorski attended to present to the members. The applicant wants to pave the back-parking lot used by the employees. It will replace the existing gravel lot but will have the same footprint that exists. Mr. Zgorski also mentioned having some landscaping on the grounds performed during the paving process. The lot is

approved for 12 parking spots. The applicant reassured the commission that the runoff from the proposed pavement lot will not have any effect on the environment. The existing gravel is compact enough that the runoff will be the same after the lot is paved. Mr. Zgorski also mentioned that the employees never use Fern Lane when exiting or entering the parking lot. There are separate designated entrances and exits. It was suggested to install some sort of signage for the employees and/or the community to know where the parking is located. It was also suggested to add p stone on top of the pavement to give it a gravel type of look. The applicant was interested in the last suggestion and will investigate the cost of having that done.

*A motion was made by Ms. Pedersen, seconded by Ms. Briere, to accept application 537 for a Certificate of Appropriateness at 29 Middle Haddam Road for Todd Zgorski with a suggestion to have the paving with p stone on the top layer. Voted 4-1 (Mr. Walsh).*

### **Approval of Minutes and Motions**

- c) **September 26, 2019:** The minutes have been tabled for approval for next meeting.
- d) **February 27, 2020:** *A motion was made by Mr. Roberts, seconded Ms. Starolis, to approve of the February 27, 2020 regular meeting minutes. Voted 4-0 in favor.*

**6. Correspondence:** None

### **7. Reports**

**d. Expenditures:** None

**e. Other:** None

**8. New business:** None

**9. Unfinished business:** The members briefly discussed the castle-like house on High Point Road. The house is large with no shrubbery. The members said the house needs some landscaping and look larger than was anticipated. On Knowles Road there was another house that was reconfigured and looks larger than anticipated as well. The house is white with a green door. The members are also concerned with the AC unit at the house. There should be plants around the units to give some coverage. But the steps and railing have been finished.

**10. Public remarks:** None

**11. Adjournment:** *A motion was made by Mr. Walsh, seconded by Ms. Pedersen, to adjourn the meeting at 7:10PM. Voted 5-0 in favor.*

Respectfully Submitted,

Katrina Aligata

Recording Clerk.