

Middle Haddam Historic District Commission

Regular Meeting

Thursday, July 23, 2020

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 539 for a Certificate of Appropriateness at 2 Shad Row for dormer alterations – remove and replace rear slope of the existing roof for applicants Patrick and Kristen Walsh. Mr. Walsh recused himself to present to the commission members. There are some standing ice issues with the three dormer windows on the back of the house. The plan would be to extend the roof line of the bedroom dormer windows to match the bathroom dormer windows. This could alleviate the ice issues that occur. The trim on the dormers are pine, but the owners want to switch to a harder wood like cedar or mahogany. The trim will then be painted white to match the other windows on the house. That would be phase 1, but phase 2 would be adding asphalt shingles on the back half of the roof to replace the existing cedar shingles.

A motion was made by Ms. Pedersen, seconded by Ms. Briere, to approve of application 539 for a Certificate of Appropriateness at 2 Shad Row for applicants Patrick and Kristen Walsh as submitted. Voted 4-0 in favor.

- b) Application 540 for a Certificate of Appropriateness at 119 Middle Haddam Road – to do a series of repairs or replacements on house and garage clapboards and replace and repoint center and rear chimney bricks for applicants Chuck and Donna Roberts. Mr. Roberts recused himself to present to the commission. The owners want to replace and/or fix the existing cedar clapboards on the house and garage. The same materials will be used to replace any broken boards for the buildings. The boards are 4.5 inches and are stained on both sides instead of being painted. This keeps up the integrity of the boards to the elements outside. The chimneys also need some repairs; the central

chimney will be torn down to the attic area to be rebuilt and finished with the same and/or existing bricks.

A motion was made by Ms. Pedersen, seconded by Ms. Starolis, to approve of application 540 for a Certificate of Appropriateness at 119 Middle Haddam Road for applicants Chuck and Donna Roberts for all presented. Voted 4-0 in favor.

- c) Application 541 for a Certificate of Appropriateness at 20 Schoolhouse Lane – to remove existing roof and install Tesla solar roof for applicant Jason Puglieli. Lindita Donahue of Tesla presented along with Jason Puglieli. The owner wants to replace the existing roof with a Tesla solar roof. This is a solar glass panel integrated into the roof like shingles. The panels are fire rated and approved by the Fire Department. The whole roof will be the solar paneling. The panels will be darker color and have a woodgrain type texture to look like roofing materials. It will blend together for a seamless look. The third version of this solar panel will be used for the roofing. The price of the solar roof would be \$18,000 more than a regular shingled roof. The Tesla solar roof would be \$35,000, but with the rebate it would possibly come to \$28,000. The panels would be warmed by the sun during the winter making any snow on the roof to easily melt. The solar box will be with the electrical box on the side of the house.

A motion was made by Mr. Walsh, seconded by Ms. Pedersen, to approve of application 541 for a Certificate of Appropriateness at 20 Schoolhouse Lane for applicant Jason Puglieli as submitted. Voted 5-0 in favor.

5. Approval of minutes and motions:

- d) **September 26, 2019:** Table for the next meeting,
e) **June 25, 2020:** *A motion was made by Mr. Walsh, seconded by Ms. Pedersen, to approve of the June 25th regular meeting minutes with one change under public hearing from vinyl to cedar siding. Voted 5-0 in favor.*

6. Correspondence: None

7. Reports

- f) **Expenditures:** None

- g) **Other:** None

8. New Business: None

9. Unfinished Business: None

10. Public Remarks: None

11. Adjournment: *A motion was made by Ms. Starolis, seconded by Mr. Walsh, to adjourn the meeting at 7:04PM. Voted 5-0 in favor.*

Respectfully Submitted,

Katrina Aligata

Recording Clerk