

**Middle Haddam Historic District Commission
Regular Meeting**

Thursday, November 19, 2020

6:30 PM

Virtual Meeting Via Zoom

MINUTES

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

Absent: Kara Pedersen and Christopher Dart

Call to Order: Presiding Chairman, Charles Roberts called the meeting to order at 6:42 p.m.

Roll Call/ Seating of Alternates: Roll call was taken. Present was Chairman Charles Roberts, Commissioners Regina Starolis, Patrick Walsh. Alternate member Melissa Briere was seated by Chairman Roberts.

Public Comment- Items not on the Agenda: None

Public Hearing:

- a) **Application 542 for a Certificate of Appropriateness at 29 Middle Haddam Road - to construct a single-story 2,800 sq. ft. addition to accommodate required spaces lost during renovations of fire-damaged wing - for applicant Mr. Zgorski (Cobalt Healthcare):** Chris Hill, Todd Zgorski, and Marc Zgorski joined the call to present the application to the members. Mr. Hill is the contractor for the project. There was a fire in the north side of the property that completely damaged the inside of a building. The building requires a full gut out and renovation. There are new codes and regulations that the project needs to also take into consideration. The plan is to eliminate the existing house and garage on the north side of the property. A new one-story building will be built in that space and will be connecting with the main building. The building may be the same height as the main building or maybe a bit higher. The existing house that is expected to be torn down is in the historic district. The double door main entrance will go into the proposed building. There will be clapboard siding with white vertical banding to go with the white trim of the windows. The parking will be rearranged to accommodate the new entrance onto the property. The proposed house is 10 feet forward compared to the main building. This caused for the parking spots need to be rotated 90 degrees to accommodate the change. The septic system won't be impeded by any buildings. There will be vinyl decorative trim on the windows. The dumpsters will be moved once the project is complete and they won't be visible. The project is planned to be finished within 6 months of beginning. The members can't vote on the demolition of the existing house and garage since they need to be on separate applications. The existing house and garage also need to be investigated to ensure no historical importance is attached to the house.

A motion was made by Mr. Walsh, seconded by Ms. Briere, to approve application 542 as proposed as long as the existing house and garage can be torn down. Voted 4-0 in favor.

Approval of minutes and motions

b) September 26, 2019: The minutes have been tabled.

c) August 27, 2020: The minutes have been tabled.

Approval of 2021 MHHDC meeting dates: *A motion was made by Ms. Starolis, seconded by Mr. Walsh, to approve of the 2021 MHHDC meeting dates. Voted 4-0 in favor.*

Correspondence: None

Reports

a) Expenditures: None

b) Other: None

New business: A new vet clinic is planning to bring their business to town. They found a suitable place, but it is within a residential area. The space needs to be rezoned to allow them to move the business in. The vet clinic would be great in that spot, but the neighbors need to be in agreement about the business coming in.

Unfinished business: None

Public remarks: None

Adjournment: *A motion was made by Ms. Starolis, seconded by Mr. Walsh, to adjourn the meeting at 7:42 PM. Voted 4-0 in favor.*

Respectfully Submitted,

Katrina Aligata

Recording Clerk