

Middle Haddam Historic District Commission

Regular Meeting

Thursday, February 25, 2021

6:30 PM

Virtual Meeting Via Zoom

MINUTES

Present: Regina Starolis, Charles Roberts, Patrick Walsh, Kara Pedersen, and Alternate Member Melissa Briere (left the meeting at 7:17 P.M.).

Absent: Christopher Dart

Call to Order: Presiding Chairman, Charles Roberts called the meeting to order at 6:32 p.m.

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

Public Comment- Items not on the Agenda: Eugene Cunningham of 55 Long Hill Road- Mr. Cunningham wanted to check if the members will be talking about the Long Hill zoning change.

Public Hearing:

- a. Application 545 for a Certificate of Appropriateness at 26 Long Hill Road -- to replace roof shingles, nine windows, and siding -- for applicants Charlie and Eileen Gotta:** Charlie Gotta joined the zoom call to present to the members. The plan is to replace the roof shingles, replace 9 windows, and replace all existing teed siding on the house and garage. There will be no difference or change in the look or style of the house. The existing siding is cedar wood and is deteriorating and rotting because of termites. All the existing windows on the front and side of house will be replaced with double hung windows. The windows will look similar to the existing windows and the shutters that will be replaced will be similar as well. All the materials used will match the type and style of the existing materials being replaced. The owners received an estimate for the whole project from Rust Dorfingler. They think they will proceed with him for this project. *A motion was made by Mr. Walsh, seconded by Ms. Pedersen, to accept application 545 for Certificate of Appropriateness at 26 Long Hill Road to replace roof shingles, nine windows, and siding as submitted with like for like materials. Voted 5-0 in favor.*

Approval of minutes and motions

- b. December 17, 2020:** *A motion was made by Ms. Briere, seconded by Mr. Walsh, to approve of the December 17th, 2020 meeting minutes with no changes. Voted 4-0-1 in favor with Ms. Pedersen abstaining.*

- c. **January 28, 2021:** *A motion was made by Mr. Walsh, seconded by Ms. Pedersen, to approve of the January 28th, 2021 meeting minutes with one change to state Peter Pach not Peter Pauck. Voted 5-0 in favor.*

Correspondence

- d. **Letter from Margaret Faber re Planning and Zoning Application PZC20-026:** The members received a letter from Margaret Faber about the planning and zoning application PZC20-026 to change the zoning for Long Hill Road from residential to commercial. There was also a letter from the town that states that Chris Dart has been appointed to the Middle Haddam Historic District Commission. There was a letter from Ron and Lois McCrutter about the land and possible zone change for Long Hill Road.

Reports

- e. **Expenditures:** None
f. **Other:** None

New business

- g. **Election of Officers:** *A motion was made by Mr. Walsh, seconded by Ms. Pedersen, to accept the current officers in place; Mr. Roberts as Chairman, Mr. Walsh as Vice Chair, and Ms. Starolis as Secretary. Voted 5-0 in favor.*

Unfinished business: The property in question on Long Hill Road was purchased in December and is now before Planning and Zoning to get approval to change the zone from residential to commercial. There may be a parking lot that will go in on the same property as Sports on 66. There is also a veterinary clinic that is looking to relocate to Long Hill. If the zone is successfully changed, then the veterinary clinic can go in along that area. Mr. Cunningham wanted to say a few words on the matter. He lives at 55 Long Hill which overlooks the Sport on 66 from the windows in his house. He states that the planting buffer at the back of the Sports property is nice and keeps so distance between his home and the business. His opinion is that if the buffer were to be removed to make way for a parking lot, the property and his wouldn't be great. *A motion was made by Ms. Starolis, seconded by Ms. Pedersen, to approve to have Mr. Roberts move forward to make an appointment to hold a discussion with the Town Manager and Zoning Official Jeremy DeCarli. Voted 4-0-1 in favor with Mr. Roberts abstaining.*

Public remarks: Eugene Cunningham of 55 Long Hill Road- He just wanted to Thank the members for their concern and discussion of the zone change to Long Hill Road.

Adjournment: *A motion was made by Ms. Pedersen, seconded by Ms. Starolis, to adjourn the meeting at 7:24 P.M. Voted 4-0 in favor.*

Respectfully Submitted,

Katrina Aligata

Recording Clerk