

Middle Haddam Historic District Commission

Regular Meeting

Thursday, March 25, 2021

6:30 PM

Virtual Meeting Via Zoom

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, Patrick Walsh, Kara Pedersen, and Alternate Member Melissa Briere. Alternate member Briere was seated by Chairman Roberts.

Public Comment- Items not on the Agenda: Attorney Timothy Furey for Long Hill Estates LLC owned by Wayne Rand wanted to verify that the zone change will be discussed during the meeting.

Public Hearing:

- a) **Discuss and assess a proposed plan for 53 Long Hill Road by Wayne Rand (Long Hill Estates, L.L.C.) --- to rezone a parcel (1 1/2 acres) from R-2 to Commercial --- and subsequent sub-division of the remaining 17 acres into 8 building lots, all within the Middle Haddam Historic District.:** Attorney Timothy Furey for Long Hill Estates LLC owned by Wayne Rand was representing his client during the virtual meeting. Mr. Furey brought up the validity of having the discussion for the zone change since the commission has no power over the proposed plan or over the zone change. He tells the commission members to stay in their lane and that the commission does not have jurisdiction or an appropriate role pertaining to the pending item before the zoning commission. The commission does not have power or jurisdiction over the subdivision and the zone change of the property. The family sold their property by contract to a commercial entity that preserved rights to do deep hole test for development of the site. It was stated that all 3 members of the family signed this contract. Only a portion of the property is in the Historic District. It was claimed that when the maps were being updated, someone moved the boundary line to include the entire property in the Historic District.

Anne McKinney of Long Hill Road: Ms. McKinney stated that she knew she gave up her rights to the exterior of her property, her house and land, to the MHHDC every time she wants to fix or change something. Its proper to go before the commission while living in the Historic District. Established by ordinance to go before the commission to get approval for changes to Historic District homes.

Kate Avery 14 Edgerton Street: Ms. Avery visited the site and took photos of the property. She painted the photos she took and shared it online. Thousands of people saw her work. She wants to show her support for the opposition of the zone change. She stated that it is inappropriate and disrupts the integrity of the Historic District.

Margaret Faber: Ms. Faber stated that the Historic District map was not changed. To change boundary lines there needs to be a 2/3 vote of the population of the Historic District to change the boundaries. The State Historic Preservation office determined that the commission has a statutory right to weigh in on the zone change issue in an advisory capacity.

A motion was made by Ms. Pedersen, seconded by Mr. Walsh, to have Chairman Roberts represent the commission at the Planning and Zoning meeting voicing the Middle Haddam Historic District Commission opposition to the proposed zone change. Voted 4-1 with Mr. Roberts abstaining.

Peter Pauck 59 Middle Haddam Road: Mr. Pauck stated that its good to get a sense of the commission about the zone change issue and to hear the different opinions of the issue. Concerned about the change and wants to see the results at the Planning and Zoning meeting.

Ron McCutcheon Long Hill Road: It is the duty of the commission to oppose a zone change within a Historic District. There have been 300 signatures gathered of people opposed to the zone change.

Alison Richard: Ms. Richard expressed her total support of opposing the zone change matter. She had some difficulties with the sound of the zoom meeting. Some people were cutting in and out while talking. She hopes the meeting will be in person for the discussion of the change.

Karen Asetta: Her mother is making a comment Rita Jackson 23 Long Hill Road. She is concerned about what will happen if the property will be turned into a commercial property. She is concerned about the young kids on the road once the property is turned into a commercial property.

Timothy Furey: Mr. Furey stated that he is protecting his client's rights. He wanted a legal notice to be read into a record since the zone change matter held a public hearing. There is a right to hear people's opinions about the zone change and about what will happen to their property.

Correspondence

b) 2/24/2021 letter from Ron and Lois McCutcheon: The Chairman read the correspondence into the record and the letter will be included with the minutes.

c) 2/25/2021 letter from Meghan Greer: The Chairman read the correspondence into the record and the letter will be included with the minutes.

Public remarks: Anne McKinney Long Hill Road: Ms. McKinney suggested moving the planning and zoning meeting to the high school auditorium to let people attend and speak out while still socially distancing.

Approval of minutes and motions

d) February 25, 2021: *A motion was made by Ms. Pedersen, seconded by Mr. Walsh, to approve of the February 27th, 2021 meeting minutes with a change to take out the sentence "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" under Unfinished Business. Voted 5-0 in favor.*

Unfinished business: None

Adjournment: *A motion was made by Ms. Starolis, seconded by Ms. Pedersen, to adjourn the meeting at 7:15 P.M. Voted 5-0 in favor.*

Respectfully Submitted,

Katrina Aligata

Recording Clerk