

Middle Haddam Historic District Commission

Regular Meeting

Thursday, April 22nd, 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 6:32 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: None

Public Hearing:

a) Application 546 for a Certificate of Appropriateness --- at Long Hill Road (Long Hill Estates) --- to construct 2100 SF colonial style house with 24 x 24 garage on 18 + acres

--- for applicant Wayne Rand. Mr. Rand and Attorney Furey were present on the zoom call to answer questions and talk with the commission members. Mr. Rand is proposing to construct a 2,100 square foot colonial style house on 18 acres. The house would have three bedrooms. The material for the roof would be architectural 35-year shingle in dark grey and is simulated wood texture. Vinyl siding will be used on the outside of the house. The windows proposed would be 6 over 6 double hung. The 24 X 24 garage would have insulated doors. There will be gutters on the house. There are no lighting fixtures chosen yet. The house would be 200 feet off the from. The plan review will go before Planning and Zoning as is. The seven houses that are planned will have four houses up front and three houses in back of the first houses. Each house would have a 200-foot driveway and a garage attached to the house. There would be no other parking other than in the garage and a 'turn around' area near the garage. The garage doors would have 4 over 4 windows and would roll up into the garage. It was suggested to include a chimney in the building plans and to move the garage doors from the side to the front of the garage. Mr. Rand stated that there could not be a center chimney, but a fireplace could be added to the living room on the right side of the house. He also stated that the garage doors could be repositioned as

suggested. The driveway would not need to be changed once the garage was repositioned. Each house would be on a 1.5-acre lot and 3.5 acres would contain the conservation land and would be between the houses in front and the ones in back. There will be small indentations in the yard to filter water and runoff before reaching the street and any waterways nearby. Mr. Rand stated that there are clearing limits for the 18 acres and would be under the clear limit for the property. The plan for the driveways would be in pairs or widened ends by the street. It was stated that a house with a shared driveway would be hard to sell. This proposal will be before the Planning and Zoning meeting next week.

Margaret Faber 45 Schoolhouse- Ms. Faber stated that the proposed plan was for 8 houses not 7. That plan was put before the Planning and Zoning commission, inland wetlands, and Conservation Lake Commission. Houses in the Historic District uses natural materials to build the houses. There were no details or designs that goes along with the style and feel of the District. Wood clapboard, chimney/ double chimney, cedar shingle roofing, etc. are examples of materials used for the Historic District homes.

Sheila Daniels 40 Long Hill- Ms. Daniels is confused about the proposed plan since it was previously stated during a different commission meeting that there will be 8 homes not 7. She stated that there are no architectural features that goes along with the Historic District. The integrity of the Historic District needs to be upheld.

Casey Donnelly 97 Middle Haddam- Ms. Donnelly stated there were more than 300 people against the plan for the Historic District. She also stated that since Mr. Rand bought land in the Historic District, he needs to follow the rules and regulations of the district.

Ron McCutchen 45 Schoolhouse- Mr. McCutchen stated that it would be environmentally irresponsible to build houses on the property. Drilling 8 wells would impact the water supply in the area of the land. He also stated that the features of the house needs to be complimentary to the style and theme of the Historic District.

Kathy Megan 59 Middle Haddam- Ms. Megan stated that Mr. Rand has the capability to build great houses. She stated that there is no clear idea for the plans for the house and is not part of the concept of the area. She further inquired whether Mr. Rand has a clear concept for the 7 or 8 houses he plans to build.

Mike Cunningham 50 Long Hill- Mr. Cunningham voiced his concern for the driveways affecting the street and land around the development.

Peter Pauch 59 Middle Haddam- Mr. Pauch stated that Mr. Rand needs to embrace the idea of owning land and building within the Historic District. A well thought out and detailed house should be brought into the Historic District. The house should fit in organically in the area. This concept of fitting the home in with the style of the District should be considered and follow through with it.

Wayne Rand Long Hill Estates- Mr. Rand stated that right now the proposed plan is 1 house on 18 acres. 17.5 acres of the purchased land is dry land and has little water on the property. The plan is supposed to be the least amount of impact to the area and the land. Mr. Rand stated tat the garage doors can be repositioned from the side to the front. And there could be a fake center chimney added to the roof to add some Historic designs into the house plans.

Tim Furey- Mr. Furey wanted to hear from the other commission members about their thoughts on the house plans. The size of the house is consistent or bigger than the surrounding houses. He stated that he would like to get the approval for the proposed plan from the members.

A motion was made by Mr. Walsh, seconded by Ms. Pedersen, to deny Application 546 for a Certificate of Appropriateness at Long Hill Road (Long Hill Estates) to construct 2,100 SF colonial style house with 24 x 24 garage on 18 + acres for applicant Wayne Rand as presented and recommended the applicant come back with more details and specifics. Voted 5-0 in favor.

b) Application 547 for a Certificate of Appropriateness --- at 67 Middle Haddam Road --- to replace flat roofing material with metal, and to convert closed-in porch on side of

house back to exterior with screen door --- for applicant Scott Giovanelli. Mr. Giovanelli was present on the zoom call to answer questions and talk with the commission members. The pitch of part of his roof is flat and does not drain well during rain or with snow. The plan is to replace the flat roofing with ribbed steel roofing material in a black or dark green color. The homeowner is deciding on whether to add some more pitch to the flat sections of the roof. He stated that regular standard shingles wont work on that part of the roof. There are black shingles on the roof now. The homeowner will come back to the commission for the plan for the porch.

A motion was made by Ms. Pedersen, seconded by Ms. Briere, to accept Application 547 for a Certificate of Appropriateness at 67 Middle Haddam Road to replace flat roofing material with metal for applicant Scott Giovanelli with the condition to keep same color as existing roofing material and to wait for the converted enclosed porch. Voted 5-0 in favor.

c) Application 548 for a Certificate of Appropriateness --- at 57 Middle Haddam Road -- to do significant repairs to include replacing the roof and demolishing the rear staircase to allow for converting the house back to a single family – which may later require work in other areas, e.g., brick chimney, rear clapboards, windows and doors to the rear of the

house --- for applicant George Selmont. Mr. Selmont was present on the zoom call to answer questions and talk with the members. The plan is to renovate the house. Replace the roof, demolish the rear staircase and convert the home back into a single-family house. The house needs a new roof; there are existing asphalt shingles on the roof. The shingles would be replaced with grey weather tight shingles. The owner would like to remodel the house back to its colonial style when it was a single-family home. Replace rear windows like for like. The homeowner will get a lot of the older pictures from back when it was built to restore it back to what it used to be. There would be a lot of hard, soft, and land scaping to do for the property.

A motion was made by Mr. Walsh, seconded Ms. Starolis, to accept Application 548 for a Certificate of Appropriateness at 57 Middle Haddam Road to do significant repairs to include replacing the roof and demolishing the rear staircase to allow for converting the house back to a single family – which may later require work in other areas, e.g. brick chimney, rear clapboards, windows and doors to the rear of the house --- for applicant George Selmont as submitted. Voted 5-0 in favor.

d) Application 549 for a Certificate of Appropriateness at 97 Middle Haddam Road –to construct and install post and beam garden shed (9x11) along south property line

(pending building permit) to include concrete site prep, installation of gable vents,

swing-out door, and flower boxes --- for applicant Casey Donnelly. Casey Donnelly was present on the zoom call to answer questions and talk with the members. It will be a Post and Beam garden shed. The size of the shed will be 9x11 and will be custom built by Country Construction. The shed will be placed in the back yard after the original plan of having it in the front was revised due to setback issues. It will be on the southern end of the property near the stream in back. The vertical slat siding material would be Eastern white pine and the roofing would be 50-year asphalt shingles in estate grey color that matches the color of the house. There will be a window on the left side of the shed that would have a three over three paneling. The door would swing open outward with strap hinges and made of oak. The shed would be placed on concrete sono tubes and use existing granite slabs from the yard as steps for the stairs.

A motion was made by Ms. Pedersen, seconded by Ms. Briere, to accept Application 549 for a Certificate of Appropriateness at 97 Middle Haddam Road to construct and install post and beam garden shed for applicant Casey Donnelly as submitted. Voted 5-0 in favor.

Approval of minutes and motions

e) March 25, 2021: The members decided to table the minutes until the next meeting.

Correspondence: The correspondence was sent to the commission members and to Cathy Sirois to post online.

Reports

f) Expenditures: None

g) Other: None

New Business: None

Unfinished business: None

Public Remarks: Anne McKinney- Ms. McKinney expressed her concern of the Long Hill Estates proposal process. She suggested investigating the statutes about designs and building materials for plan reviews in the Historic District. Planning and Zoning accepted the plan already. The process was not correct, the plan was submitted as 7 lots but was presented as 8 lots. The plan should have been submitted correctly and in the right process.

Adjournment: *A motion was made by Ms. Pedersen, seconded by Mr. Walsh, to adjourn the meeting at 8:45 P.M. Voted 5-0 in favor.*

Respectfully Submitted,

Katrina Aligata

Recording Clerk