

Middle Haddam Historic District Commission

Regular Meeting

Thursday, May 27, 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 550 for a Certificate of Appropriateness at 20 Keighley Pond Road -- to remove existing driveway and replace it with asphalt/gravel -- for applicant Aaron Loitz:** Aaron Loitz joined the call to answer questions the members may have about the application. The applicant wants to replace and widen the existing driveway. The driveway will be widened on the right and will add a back-up area to eliminate having to back out onto the street. The new driveway would have room enough for two cars to park. The existing driveway is asphalt, the right side area is fine stone. The owner wants to make the right side of the driveway asphalt as well to tie into the driveway. *A motion was made by Mr. Walsh, seconded by Ms. Starolis, to approve of the application as presented. Voted 5-0 in favor.*
- b) **Application 551 for a Certificate of Appropriateness at Long Hill Road (Long Hill Estates) -- to construct a 2100 SF Greek Revival style house with 24 x 24 garage – for applicant Wayne Rand:** Mr. Furey is the attorney for Long Hill Estates, Mr. Todd Clark is the contractor for the project, and Mr. Wayne Rand is the owner and developer of the property were all present on the zoom call to answer any questions the commission members have for the applications. There are four different styled house plans for the four applications. One is a Greek revival, one is a Gambrel style house, and there are two different colonial styled houses. For the Greek revival there would be trim and columns to give the house more styled detail. It would be 2,100 square feet with an attached garage. The house would be turned sideways to hide the attached garage on the other side of the house. The garage would be partially set into the house to make it blend with the

house and not stand out. There will be carriage style doors on the house. This would give a more varied approach to the house. There would be a side porch attached to the house. The house would be white and the shutters around the windows would be black. There would be a center non-functioning chimney. The driveway would be 10 feet and shared at the street end. *A motion was made by Mr. Walsh, seconded by Ms. Briere, to table applications 551, 552, 553, and 554 for next month's meeting so the members can see more details in the plans and see which materials will be used in the plans. Voted 5-0 in favor.*

- c) **Application 552 for a Certificate of Appropriateness at Long Hill Road (Long Hill Estates) -- to construct a 2320 SF Colonial style house with 24 x 24 garage -- for applicant Wayne Rand:** This house is a 2,320 square foot colonial style house with an attached garage. The house would have a colonial style with double carriage doors on the house. Like the first application, the house would be turned sideways to hide the 2-car garage on the side of the house. There would be a poured concrete foundation with landscaping and plant screenings to cover up the foundation. There would only be one 'wing' on this styled house. *A motion was made by Mr. Walsh, seconded by Ms. Briere, to table applications 551, 552, 553, and 554 for next month's meeting so the members can see more details in the plans and see which materials will be used in the plans. Voted 5-0 in favor.*
- d) **Application 553 for a Certificate of Appropriateness at Long Hill Road (Long Hill Estates) -- to construct a 2100 SF Gambrel style house with 24 x 24 garage -- for applicant Wayne Rand:** The house plan is a 2,100 square foot Gambrel style house with an attached garage. There would be 3.5 inch trim around the windows. Also, the windows would not be the typical vinyl j-channel windows. They would be made of composite, but not wood. It would be composite around the door as well. There would also be landscaping and plant screening to cover up the concrete foundation. The front steps would be concrete as well, but there would be stone treads on the steps to cover up the concrete and wrought iron railings along the steps. *A motion was made by Mr. Walsh, seconded by Ms. Briere, to table applications 551, 552, 553, and 554 for next month's meeting so the members can see more details in the plans and see which materials will be used in the plans. Voted 5-0 in favor.*
- e) **Application 554 for a Certificate of Appropriateness at Long Hill Road (Long Hill Estates) -- to construct a 2100 SF Colonial style house with 24 x 24 garage -- for applicant Wayne Rand:** This would be a 2,100 square foot colonial style house with an attached garage. There would be dormers on the front of the house where the second floor bedrooms would be. The windows in the dormers would be the egress for those bedrooms on the second floor. The shutters for the windows on the dormers would sit on the trim not outside the trim. This plan is similar to the other colonial proposed house except this plan has two 'wings' on either side of the house with the center, non-functioning chimney. *A motion was made by Mr. Walsh, seconded by Ms. Briere, to table applications 551, 552, 553, and 554 for next month's meeting so the members can see more details in the plans and see which materials will be used in the plans. Voted 5-0 in favor.*

Public Remarks re: Certificates of Appropriateness: Margaret Faber 45 Schoolhouse Road- Ms. Faber wanted to let Mr. Rand and Mr. Clark know that the styles and plans for the houses are great and matches the style and theme of the Historic District. She stated that the houses should be expensive to match the Historic District feel. She suggested having a few of the houses

smaller to attract more people and families to town. She also expressed her concern over the driveways and their lengths.

Sheila Daniels 40 Long Hill Road- Ms. Daniels wanted to thank Mr. Rand and Mr. Clark for revising and redesigning the house plans from the previous meeting. She also stated that smaller houses would attract more people like elderly or smaller families to town. She also wanted to state her concern over the shared driveways.

Approval of Minutes and Motions

- f) **March 25, 2021:** *A motion was made by Ms. Pedersen, seconded by Mr. Walsh, to approve of the revised March 25th, 2021 meeting minutes with no changes. Voted 5-0 in favor.*
- g) **April 22, 2021:** *A motion was made by Mr. Walsh, seconded by Ms. Briere, to approve of the April 22nd, 2021 meeting minutes as submitted with no changes. Voted 5-0 in favor.*

Correspondence: None

Reports

- h) **Expenditures:** None
- i) **Other:** None

New Business: Ms. Briere stated that she may need to resign from the commission.

Unfinished Business: None

Adjournment: *A motion was made by Ms. Pedersen, seconded by Mr. Walsh, to adjourn the meeting at 7:51 P.M. Voted 5-0 in favor.*

Respectfully Submitted,

Katrina Aligata

Recording Clerk