

## **Middle Haddam Historic District Commission**

### **Regular Meeting**

Thursday, June 24, 2021

6:30 PM

East Hampton Town Hall Meeting Room- 2<sup>nd</sup> Floor

### **MINUTES**

**Present:** Regina Starolis, Charles Roberts, Patrick Walsh, Christopher Dart, and Alternate Member Melissa Briere.

**Absent:** Kara Pedersen

**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, Christopher Dart, 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 555 for a Certificate of Appropriateness on Lot #5 Long Hill Road- to construct a 2,400 SF modern farmhouse- for applicants Alan R Hurst and Valerie Greco Hurst.:** The house will be set back in the woods on the property. From the road, only the top of the windows and the roof would be visible. The house will only be one story with the potential to have a second floor added on later over the garage. There will be a walkway facing the front connecting the garage and the front door. There will be natural wood siding; it is proposed to have horizontal clap board on the outside. There will be a partial full basement under the main house and slab for the remaining area. White framed windows and wooden front door would be the outside details of the house. The plan is to leave the woodland and trees as intact as possible so there could be natural walking trails throughout the property. The driveway will be asphalt due to the code for driveways. *A motion was made by Mr. Walsh, seconded by Mr. Dart, to approve of Application 555 for a Certificate of Appropriateness on Lot #5 Long Hill Road to construct a 2,400 SF modern farmhouse as presented. Voted 5-0 in favor.*

#### **Unfinished Business:**

- b) **Applications for COA's: 551, 552, 553, 554 (from May 27, 2021 meeting):** The 8 building lot subdivision was approved by P&Z. The commission members wanted more details for the houses presented at the previous meeting. There will be five driveways

coming out onto the street. The houses will be 150-180 feet off the road. There will be vinyl siding with a wood grain look in neutral blues, light greys, and greens. No final color choices for the siding has been made. There will be architectural asphalt shingles with a simulated wood look for the roof. There will be composite surrounding the door and small paned windows on the sides. Three gable dormers on the front of the house were added onto the Gambrel house proposal to change the style a bit from the previous meeting. Thin set brick that will be molded and flashed will be used for the center chimneys. The front doors on the colonial style design will have lantern lights or coach lights above them for the style from that time. The window trim will be 3.5 inches with a j-channel. The end of the siding won't be visible or noticeable, there will be a seamless look when installed. The 2-car garages stayed the same with the carriage style doors and moved to the side of the house to be hidden from the street view. The thermal efficiency of the windows are high and will meet code. There will be simulated divided light and a screen on the outside of the window. With these windows, the swing down storm windows won't be necessary. All the windows will be double hung with some being 6 over 6. The stairs leading to the front door will be concrete with blue stone treads. The concrete foundation will have six inches visible above ground level, but will have plantings in front to shade or screen. There will be utility windows in the foundation in the back of the house. The driveways are over 12%, so they would need to be asphalt. There will be rain gardens, retention ponds, and underground drainage from the roof on the property to deal with the runoff and infiltration. It was suggested to use the siding that has a smooth wood grain look rather than the siding with the rough wood grain look. *A motion was made by Mr. Walsh, seconded by Mr. Dart, to approve of applications 551, 552, 553, and 554 as presented by the developer from 1 of 4 designs presented to the commission with no replication of houses on adjoining lots. Voted 5-0 in favor.*

c) **Public Remarks:** None

**Approval of Minutes and Motions:**

d) **May 27, 2021:** *A motion was made by Ms. Briere, seconded by Mr. Walsh, to approve of the May 27, 2021 meeting minutes with no changes. Voted 4-1 with Mr. Dart abstaining.*

**Correspondence:** None

**Reports:** None

**New Business:** None

**Adjournment:** *A motion was made by Mr. Roberts, seconded by Ms. Starolis, to adjourn the meeting at 7:55 P.M. Voted 5-0 in favor.*

Respectfully Submitted,

Katrina Aligata

Recording Clerk