

**Middle Haddam Historic District Commission**

**Regular Meeting**

**Thursday, January 27, 2022**

**6:30 P.M.**

**Town Hall 2<sup>nd</sup> Floor Meeting Room #201 & Via Zoom**

**Minutes**

**Present:** Regina Starolis, Chairman Charles Roberts, Kara Pedersen, Christopher Dart, and Patrick Walsh.

**Absent:** Melissa Briere

**Call to Order:** Presiding Chairman Charles Roberts called the meeting to order at 6:37 P.M.

**Roll Call/ Seating of Alternates:** Roll call was taken. Present was Regina Starolis, Chairman Charles Roberts, Kara Pedersen, Christopher Dart, and Patrick Walsh.

**Public Remarks:** None

**Public hearing:**

- a) **Application 560 for a Certificate of Appropriateness at 1 Bates Drive -- to install 25 replacement windows (no structural changes) - for applicant Rachel Steer.:** The applicant wants to install 25 replacement windows with no structural changes. This is not a historic house. The windows going in will match the style of the old, existing windows. There would be no noticeable difference of the new windows from the street. The house was built in 1960 and the new windows would look appropriate for the style and design of the house. The members suggested the owner look into restoring windows instead of replacing in the future. *A motion was made by Ms. Pedersen, seconded by Mr. Dart, to approve of Application 560 for a Certificate of Appropriateness at 1 Bates Drive as written. Voted 5-0 in favor.*
- b) **Application 561 for a Certificate of Appropriateness at 72 Middle Haddam Road – to replace 20DH, and 2 picture windows with simulated dividers to match the grid pattern of the original window -- for applicant Cathy Ann Clark.:** The applicant wants to install 20 double hung and 2 picture replacement windows with simulated dividers to match grid pattern of original windows. There was no material information provided with the application. The house was built in 1822 making it an historic house. There was no indication of the shutters being changed. The outside of the windows have a wood grain texture. The windows would be 6 over 6 instead of 2 over 2. The new windows will eliminate the existing storm windows. *A motion was made by Mr. Walsh, seconded by Ms. Pedersen, to approve of Application 561 for a Certificate of Appropriateness at 72 Middle Haddam Road as written. Voted 5-0 in favor.*

- c) **Application 562 for a Certificate of Appropriateness at 32 Middle Haddam Road – to install 22 residential roof-mounted solar panels – for applicant Emily Williamson.:** Rebecca Williams from PosiGen joined the zoom meeting to answer questions and discuss with the members. The applicant wants to install 22 residential roof mounted solar panels. The panels are black and will be facing the driveway and Middle Haddam Road. The solar panels will be situated on the upper roof on the west side of the house. The panels will cover the entire portion of the roof. The power box will be outside on the side of the house. The meter and inverter will be where the power box is located. The power box measures at 14 in high by 9.5 inches wide. *A motion was made by Ms. Pedersen, seconded by Ms. Starolis, to approve of Application 562 for a Certificate of Appropriateness at 32 Middle Haddam Road as written. Voted 3-0-2 with Chairman Roberts and Mr. Walsh abstaining.*

**Unfinished business:** Mr. Walsh brought up a lighting problem at 13 Knowles Road. This is a secondary house for the owners. They have overuse or incorrect lighting on residence. The owners have bright motion sensor LED light on outside of house. Chairman Roberts decided he was going to talk to the owners and to see where the light is coming from.

#### **Approval of minutes and motions**

- d) **September 23, 2021:** The minutes were tabled for the next meeting.
- e) **October 28, 2021:** *A motion was made by Ms. Pedersen, seconded by Ms. Starolis, to approve of the October 28<sup>th</sup>, 2021 meeting minutes as written. Voted 4-0-1 with Mr. Walsh abstaining.*
- f) **November 18, 2021:** *A motion was made by Mr. Walsh, seconded by Ms. Starolis, to approve of the November 18<sup>th</sup>, 2021 meeting minutes as written. Voted 4-0-1 with Ms. Pedersen abstaining.*

**Election of officers:** *A motion was made by Ms. Pedersen, seconded by Mr. Dart, to nominate Mr. Roberts as Chairman, Ms. Starolis as clerk, and Mr. Walsh as Vice Chairman. Voted 5-0 in favor.*

**Correspondence:** None

**Reports:** None

**New business:** The members brought up the Rand construction projects in the Historic District. There are no updates on any of the Rand projects. Two house were sold in town and there is still 1 for sale.

**Adjournment:** *A motion was made by Ms. Pedersen, seconded by Mr. Dart, to adjourn the meeting at 7:16 P.M. Voted 5-0 in favor.*

Respectfully Submitted,

Katrina Aligata

Recording Clerk