

Middle Haddam Historic District Commission

Regular Meeting

Thursday, April 28, 2022

6:30 P.M.

Town Hall 2nd Floor Meeting Room

Minutes

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

Absent: Melissa Briere

Call to Order: Presiding Chairman Charles Roberts called the meeting to order at 6:45 P.M.

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

Public Remarks: None

Public hearing:

- a) **Application 565 for a Certificate of Appropriateness at 119 Middle Haddam Road -- for installation of Cummins 20KW Propane standby generator --- for applicants Chuck and Donna Roberts.:** Mr. Roberts recused himself for this application having Mr. Walsh take over the meeting. The homeowner plans to install a Cummins 20kW propane standby generator. When power goes out the generator will automatically turn on. The generator would support the house and the guest house. There will be no big white propane tanks used for the generator. The generator will be visible from the road, but will plant evergreen trees for screening after installation. Higgins Electrical will be the company installing the generator. The size of the generator is 3 feet by 2 feet and 3 feet high. It is very quiet while operating so there won't be any noise violations. It will be installed on the north side of the house set back on the property. To install the generator, there will be a hole dug with gravel poured in and pressure treated wood around the gravel. Once that is set up, concrete will be poured over the gravel making the generator pad. There will be a 2 month wait for the generator to be built since they're made to order and made in the U.S. *A motion was made by Mr. Dart, seconded by Ms. Pedersen, to accept application 565 for a certificate of appropriateness at 119 Middle Haddam Road for the installation of a Cummins 20kW propane standby generator as submitted. Voted 4-0-1 with Mr. Roberts abstaining.*
- b) **Application 566 for a Certificate of Appropriateness at 57 Middle Haddam Road --- to remove all the siding, repair the sheathing necessary, and wrap and re-clad the house in new cedar clapboard --- for applicant George A. Selmont.:** The homeowner plans to remove all siding, repair sheathing when needed, and wrap and re-clad the house

in new cedar clapboard. All the new clapboard will be matching. The existing clapboard on the house don't match. The bottom clapboards are different from the clapboards on top of the house. A lot of the existing clapboard are rotted out or close to rotting. The new clapboards will be stained and painted to preserve the wood and clapboard siding longer. The homeowner wants to rehab the house and bring it back to life. The members mentioned they don't have jurisdiction over the color the house may be painted. It was suggested to keep in style with the houses around the area when looking for house color to paint. *A motion was made by Ms. Pedersen, seconded by Mr. Walsh, to approve of application 566 for a certificate of appropriateness at 57 Middle Haddam Road to remove all siding, repair sheathing when needed, and to wrap and re-clad the house in new cedar clapboard as proposed. Voted 5-0 in favor.*

Unfinished Business: The members discussed contacting the town to see if they can put pressure on Tiffany Robinson at 63 Keighley Pond Road. The commission gave them permission to demolish their old barn and clean up their property. The homeowners haven't started or done anything on their property in regards to the application they obtained approval. The members want to send a letter to the town to get the homeowner to start work on the barn.

Approval of Minutes and Motions

- c) **September 23, 2021:** These minutes were tabled for the next meeting.
- d) **February 24, 2022:** *A motion was made by Mr. Roberts, seconded by Mr. Walsh, to approve of the February 24th, 2022 regular meeting minutes with no changes. Voted 5-0 in favor.*

Correspondence: None

Reports: None

New Business: Mr. Roberts mentioned that he called Casey Donnelly and they may join the Commission. There have been no contact made with the homeowner at 23 Knowles Road about the light exposure problem and the possible unsanctioned sidewalk installed on the property. Now it looks like there is a plan to install a circular driveway in the front yard. Mr. Roberts will try again to make contact with the homeowners. The members also discussed the proliferation of 'No Trespassing' signs popping up. Signs are in the commission's purview and Mr. Roberts will investigate the signs procedures and regulations.

Adjournment: *A motion was made by Mr. Dart, seconded by Ms. Starolis, to adjourn the meeting at 7:18 P.M. Voted 5-0 in favor.*

Respectfully Submitted,

Katrina Aligata

Recording Clerk