

Middle Haddam Historic District Commission

Regular Meeting

Thursday, June 16, 2022

6:30 P.M.

Town Hall 1st Floor Meeting Room #102 & Via Zoom

Minutes

Present: Chairman Charles Roberts, Regina Starolis, Christopher Dart, Casey Donnelly, and Patrick Walsh.

Absent: Kara Pedersen, Melissa Briere, and Peter Pach.

Call to Order: Presiding Chairman Charles Roberts called the meeting to order at 6:33 P.M.

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

Public Remarks: None

Public hearing:

- a) **Application 567 for a Certificate of Appropriateness at 57 Middle Haddam Road – to eliminate the aluminum storm windows and replace the 1950s windows with Anderson. 400 series Woodwright double hung simulated divided light windows on a 12 over 12 or 6 over 6 configuration on three sides of the house - for applicant George A. Selmont.:** The applicant wasn't present at the meeting. The 12 over 12 windows would be the preference since it would be in keeping with the style and design of the area and era of the house. The windows would be painted white with a wood grain appearance and an internal aluminum wrapping.

A motion was made by Mr. Walsh, seconded by Mr. Dart, to approve of Application 567 for a Certification of Appropriateness at 57 Middle Haddam Road with the members insisting the 12 over 12 windows go on the front and sides of the house. Voted 5-0 in favor.

- b) **Application 568 for a Certificate of Appropriateness at 20 Knowles Road - to install 25 ft of picket fence, and in addition 25 ft of 6 ft high fence to be put up on the right side of house at 22 Knowles Road - for applicant Mary Jo Shafer.:** *Ms. Starolis recused herself for this application.* The applicant was present at the meeting to answer questions. Ms. Shafer tried to start a garden in her yard but she was having some issues with the roof. During the winter, snow would slide off the roof and damage anything in the path. The privacy fence on the side of the house would block the noise from the neighboring house and to set a boundary line for both properties. The fences wouldn't be visible from the river but would be from the road.

A motion was made by Mr. Walsh, seconded by Mr. Dart, to approve the 25 feet of picket fence and to table the privacy fence to next month's meeting. Voted 4-0 in favor.

The applicant also wants to install a Cummins generator on a concrete slab on the right of her house. The generator wouldn't be visible from the road and would emit no noise pollution. There would be shrubs planted to cover the generator area.

A motion was made by Mr. Dart, seconded by Ms. Donnelly, to approve of the generator as submitted. Voted 4-0 in favor.

- c) **Application 569 for a Certificate of Appropriateness at 2 Keighley Pond Road - to replace 19 single hung windows with 6 over 6 dividers with 19 double hung windows with 6 over 6 divider inserts - for applicant Michael Gingras.:** The applicant was present at the meeting to answer questions. The applicant stated that his preference would be the 12 over 12 windows. The replacement windows would be vinyl instead of the existing wooden windows. The existing storm windows would be removed but the casing would remain. All the windows will be replaced to look uniform. The replacement windows will automatically come with full screens. The front of the house is 25 feet from the road.

A motion was made by Ms. Starolis, seconded by Mr. Walsh, to approve of Application 569 for a Certificate of Appropriateness at 2 Keighley Pond Road to replace 19 single hung windows with the condition that the applicant go with the 12 over 12 windows. Voted 5-0 in favor.

- d) **Application 570 for a Certificate of Appropriateness at 64 Keighley Pond Road - to pave and existing dirt driveway - for applicant Daniel Bueno-Arce.:** The applicant was present to answer questions. The driveway would be to the right of the house and would be visible from the road. From the apron of the road to the end the driveway would be 30-40 feet long. The paved driveway would be the same width as the existing driveway. The applicant stated he tried other options, like crushed stone, for the driveway with nothing working.

A motion was made by Mr. Walsh, seconded by Mr. Dart, to approve of Application 570 for a Certificate of Appropriateness at 64 Keighley Pond Road to pave existing dirt driveway as submitted. Voted 5-0 in favor.

Unfinished business: The Robinson property was cleaned up with the owner's packing up their belongings and putting their house on the market. They took a long time to deal with the barn and everything on their property.

Approval of minutes and motions

- e) **September 23, 2021:** *A motion was made by Mr. Walsh, seconded by Chairman Roberts, to approve of the September 23, 2021 regular meeting minutes as presented. Voted 4-0-1 with Ms. Donnelly abstaining.*
- f) **April 28, 2022:** This was tabled for next month's meeting.

Correspondence: None

Reports: None

New business: Chairman Roberts spoke with Margaret Faber to give the commission permission to put up a bulletin board in the post office. The commission members would be able to post

flyers, ads, and announcements on the board to help promote and spread awareness of the commission. The members discussed whether they had jurisdiction over shrubs and other landscaping items. Mr. Walsh brought up a fence on Keighley Pond Road that was installed without coming before the commission for approval. The members discussed how to prevent other homeowners from installing fences without approvals. The commission members expressed their appreciation to Ms. Donnelly and Mr. Pach for joining the commission.

Adjournment: *A motion was made by Mr. Walsh, seconded by Chairman Roberts, to adjourn the meeting at 7:48 P.M. Voted 5-0 in favor.*

Respectfully Submitted,

Katrina Aligata

Recording Clerk