

Middle Haddam Historic District Commission

Regular Meeting

Thursday, January 26, 2023

6:30 P.M.

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

Minutes

Present: Chairman Charles Roberts, Casey Donnelly, Christopher Dart, and Kara Pedersen

Absent: Melissa Briere, Peter Pach, Regina Starolis and Patrick Walsh.

Call to Order: Presiding Chairman Charles Roberts called the meeting to order at 6:35 P.M.

Roll Call/ Seating of Alternates: Roll call was taken. Present was Chairman Charles Roberts, Kara Pedersen, and Christopher Dart. Casey Donnelly was seated as an alternate member.

Public Remarks: None

Public Hearing:

- a) **Application 575 for a Certificate of Appropriateness at 65 Middle Haddam Road (Christ Church Rectory)- to install an (outside) oil tank to eliminate sharing of the oil from the one Church tank for applicant Christ Church (via Vestry member Clive Connor):** The applicant attended the meeting to present to the members and answer questions. There is one big oil tank behind the shed that services all three buildings. Sharing the oil tank makes it difficult to decipher how much oil is being used between the buildings. The tank would be on the outside of the house. The oil tank will be comprised of a stainless steel metal enclosure with a rain cap. The tank can't be placed in back of the house due to the double wall stone foundation of the house. The tank would be set up by the back door by the last window. The tank would also have a double wall tank couplings and fittings underneath with a polyurethane bladder inside the metal encasement. The tank will also sit on a concrete slab with a pipe running from the tank into the house. The hole will only allow enough space for the pipe to enter. The applicant is planning to go with Dutch Oil. The company could drive the fuel truck up to the shed to drop the hose over the wall to fill the new tank. The tank would also be the 275 gallon size. The members suggested going with the shorter and wider sized tank. There was another suggestion from the members to plant some evergreen trees to hide the tank from view. The applicant mentioned she had a thought of using the artificial trees from Balsam Hill to cover the tank from view. *A motion was made by Ms. Pedersen, seconded by Mr. Dart, to accept application 575 as presented. Voted 4-0 in favor.*

Approval of Minutes and Motions:

- b) **October 27, 2022:** *A motion was made by Ms. Pedersen, seconded by Mr. Dart, to approve of the October 27th, 2022 meeting minutes with no changes. Voted 4-0 in favor.*

Correspondence: None

Reports: None

Old Business: Ms. Donnelly drafted a document to be posted on the bulletin board in the post office. Chairman Roberts talked to the owner of the building about being able to post items on the bulletin board.

New Business: The Historic District sign is still posted on the Global Storage retaining wall. Someone bought a residential lot next to the storage building. Wayne Rand sells the house plans and includes the extras like a deck or porch afterwards. Each house would have to go through the commission for approval every time before construction starts. The members want to ensure the concrete steps look nice and not exactly the same as the other houses. The lighting plans for the houses have to come before the commission, along with extras or add-ons, for approvals.

c) Election of Officers: *A motion was made by Ms. Pedersen, seconded by Ms. Donnelly, to nominate Mr. Roberts as Chairman of the commission. Voted 4-0 in favor.*

A motion was made by Ms. Pedersen, seconded by Ms. Donnelly, to nominate Mr. Walsh as Vice Chairman of the commission. Voted 4-0 in favor.

A motion was made by Ms. Pedersen, seconded by Ms. Donnelly, to nominate Ms. Starolis as the clerk for the commission. Voted 4-0 in favor.

Adjournment: *A motion was made by Ms. Pedersen, seconded by Ms. Donnelly, to adjourn the meeting at 7:22 P.M. Voted 4-0 in favor.*

Respectfully Submitted,

Katrina Aligata

Recording Clerk