

**Middle Haddam Historic District Commission**  
**Regular Meeting**  
**Thursday, May 25, 2023**  
**6:30 P.M.**  
**Town Hall 2<sup>nd</sup> Floor Meeting Room #201**

**Minutes**

**Present:** Chairman Charles Roberts, Kara Pedersen, Patrick Walsh, Regina Starolis, Casey Donnelly, and Peter Pach.

**Absent:** Christopher Dart.

**Call to Order:** Chairman Roberts called the meeting to order at 6:34 P.M.

**Roll Call/ Seating of Alternates:** Roll call was taken. Present was Chairman Roberts, Patrick Walsh, Kara Pedersen, and Regina Starolis. Casey Donnelly was seated as alternate members.

**Public Remarks:** None

**Public Hearing:**

- a) **Application 580 for a Certificate of Appropriateness at 46 Keighley Pond Road to construct a three-rail fence with wood posts for horses. If that cost is prohibitive, then a flexible rail horse fence will be constructed for applicant Theodore Hintz Jr:** The applicant attended the meeting to present and answer questions from the members. The fence is to enclose a riding ring for the horses. There would be a 20 foot buffer zone of grass and plants around the fence. The fence and posts would be made of white oak since it becomes bitter and would deter the horses from chewing on the wood. A wooden gate would be included in the fence to give access inside the riding ring for horses and people. The fence would be located 130 feet from the road on the property. From that distance from the road, it would be difficult to tell the fence material, if the applicant were to go ahead with the flexible fence option. The height of the fence would be 54 inches. There are no plans for lighting as of now. The commission doesn't have jurisdiction over paint, but does suggest to use wood or wood composite for the fence. *A motion was made by Ms. Donnelly, seconded by Ms. Pedersen, to approve of application 580 to construct a three rail fence with wooden posts or with ram flex for horses. Voted 4-1 with Mr. Walsh opposing.*
- b) **Application 581 for a Certificate of Appropriateness at 105 Middle Haddam Road to replace an exterior entry door on the addition left front side of the house with another nine lite door from a historic Virginia church for applicants Andrew and Christy Gormon:** The applicant attended the meeting to present and answer questions from the members. The homeowners plan to strip the paint off the panes. The bottom of the door has rotted out; the owners tried to save the door but it wasn't possible. The plan, then, is to replace the rotted door with the new proposed door. The applicant's plan to use the original hardware of the church door. The house dates back to 1790-1800, so the hardware and door will keep the style of the time period. *A motion was made by Mr. Walsh, seconded by Ms. Starolis, to approve of application 581 to replace an exterior entry door as proposed. Voted 5-0 in favor.*

**Approval of Minutes: April 27, 2023:** *A motion was made by Ms. Pedersen, seconded by Ms. Donnelly, to approve of the April 27, 2023 regular meeting minutes with the addition of the sentence "Ms. Keefe submitted a tardy application. The members of the commission expressed concern about a privacy style fence. That style fence is not historically appropriate for the area and is not listed in the handbook. The chairman intends to send a letter to the applicant with the reasons why the application was denied". To change the word fixed to paved in the first sentence under New Business. Add the word 'don't' after 'they' and 'because the pool is not visible from the street' at the end of the last sentence under New Business. Voted 5-0 in favor.*

**Correspondence:** The Chairman received a letter from Attorney Scott Jezick on behalf of Ms. Keefe for Application 578/579 for a stockade privacy style fence. The discussion will be tabled for next month's meeting.

**Reports:** None

### **Old Business**

**a) Discussion of Request for Reconsideration of Certificate of Appropriateness**

**578/579 at 91 Middle Haddam Road:** The Chairman wrote a letter to the applicant explaining the reasons why the application was denied. The letter was also emailed to the Town Manager and the Town Attorney. The members are being asked to reconsider the applications. There will be a discussion held for next month's meeting. The option to hide the fence with shrubs and other plantings is only a temporary fix since the plants and shrubs disappear during certain times of the year. The Chairman spoke with Ms. Keefe's neighbors about the application possibly being reconsidered. The neighbors were encouraged to attend the meeting to voice their opinions about the fence. Ted Rossi's fence was extended without approval from the commission, but he should have obtained a Certificate of Appropriateness even though the fence was being extended. Ms. Keefe is going door to door trying to obtain signatures for a petition to keep her fence. The Chairman spoke with Arrow Fence about possible solutions for the fence. The company proposed to cut the fence shorter to make it comply better with the regulations. Another option was to make the first three to four feet at the bottom of the fence as a stockade and the top could be a picket style. The cost to alter or fix the fence could be up to \$5,000.

**New Business:** There is an outside tent set up on the property next to the Shapiro's property. The commission has no jurisdiction over temporary tents. But if the tents are being used permanently as garages, the commission has jurisdiction over that. Chairman Roberts has started drafting flyers about the commission to be handed out to the residents in the Historic District. This would help to give the residents and the community a better idea of why the commission is there and what the members do in the community. The flyers could help spread awareness and promote the commission further.

**Adjournment:** *A motion was made by Ms. Donnelly, seconded by Ms. Starolis, to adjourn the meeting at 7:45 P.M. Voted 5-0 in favor.*

Respectfully Submitted,

Katrina Aligata

Recording Clerk