

Middle Haddam Historic District Commission

Regular Meeting

Thursday, August 24, 2023

6:30 P.M.

Town Hall 2nd Floor Meeting Room #201 and via Zoom

Minutes

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

Absent: Christopher Dart.

Call to Order: Chairman Roberts called the meeting to order at 6:30 P.M.

Roll Call/ Seating of Alternates: Roll call was taken. Present was Chairman Roberts, Patrick Walsh, Kara Pedersen, and Peter Pach. Casey Donnelly was seated as an alternate member.

Public Remarks: None

Public Hearing:

- a) **Application 583 for a Certificate of Appropriateness at 1 Bates Drive, Middle Haddam to replace cedar shake siding with 4" vinyl siding with a cedar clapboard style for applicant Rachel Steer:** A representative from Imperial Roofing was present at the meeting on behalf of the applicant to present and answer the member's questions. The material proposed in the plan is vinyl but has a wood style. The homeowner plans to replace all the cedar shakes with cedar clapboard style vinyl. The siding is installed one sheet at a time with staggering sizes from 12 feet long down to 9 feet to give a shingle affect. The shutters on the house would be coming off during the installation. Shutters that would match the removed shutters would be installed if the homeowners decide they want shutters reinstalled on their home. The gutters and down spouts would also be coming off of the house during the siding install and would be placed back once finished. *A motion was made by Mr. Pach, seconded by Ms. Pedersen, to accept Application 583 as described. Voted 5-0 in favor.*
- b) **Application 584 for a Certificate of Appropriateness at 72 Middle Haddam Road, Middle Haddam to replace garage siding with composite clapboard siding for applicant Cathy Ann Clark:** Mary Lou Martino of Better Home Improvements and the homeowner attended the meeting to present and answer the member's questions. The composite clapboard siding clamps together so there wouldn't be any seams noticeable. It could be installed horizontally or vertically, depending on the homeowner's preferences. The existing siding is vertical. The color would be matching as close as possible to the existing siding on the house. The members discussed other options and materials that could be used in place of the composite. The corner trim pieces would be the same

material as the siding. It was suggested to table the application for a special meeting to give the homeowner and the representative a chance to look into other possible materials, like wood siding, that could be used instead of the composite. *A motion was made by Ms. Pedersen, seconded by Mr. Walsh, to table application 584 until the members hear from the applicant about alternative material options. Voted 5-0 in favor.*

- c) **Application 585 for a Certificate of Appropriateness at 91 Middle Haddam Road, Middle Haddam to mitigate the visual impact of the visible portions of the side yard fences that were recently installed for applicant Judith Keefe:** Chairman Roberts had a phone conversation with Ms. Keefe's attorney. The applicant had an accident that caused her to not make the meeting. It was suggested to put the application on the agenda for the special meeting.
- d) **Application 586 for a Certificate of Appropriateness at 3 Knowles Road, Middle Haddam to replace window with more historically accurate divided light 4 over 4 panes for applicant David Parks:** The homeowner Mr. Parks attended the meeting to present and answer questions from the members. The applicant wants to replace the window with a more historically accurate window. It would be a wood window with divided light and a four over four pane. The frame is what was causing the structural issue with the window. The new window would be the same size as the existing window and would be made locally. *A motion was made by Ms. Donnelly, seconded by Ms. Pedersen, to approve of application 586 as submitted. Voted 5-0 in favor.*
- e) **Application 587 for a Certificate of Appropriateness at 49 Middle Haddam Road, Middle Haddam for the installation of a 24' above ground pool with deck for applicant William Hanna:** The applicant attended the meeting to present their application, answer questions from the members, and discuss the work done on their property. Mr. Hanna installed a temporary pool in the backyard of his property to act as a year-round pool. It is a 24' above ground free standing pool and is powered by an extension cord. A deck has been installed around the pool as well. All of this work was done without the approval of the Historic District Commission. It is a historic house and the pool and deck are highly visible from both roads and bordering properties. The members discussed different ways and options of shading or disguising the deck from view. Some tree plantings or historically accurate fencing were suggested. Another suggestion made by Mr. Hanna was to build a stone wall to obscure the view of the deck, while also regrading the grass to have the lawn slope up to the pool and deck. The applicant mentioned he could get some blue stone to use as part of the stone wall and as rock steps leading up the yard to the pool area. It was suggested by the commission members to table the application for the special meeting to give the applicant time to draw up specific plans to show the members. *A motion was made by Mr. Pach, seconded by Ms. Donnelly, to table application 587 in order to consider the changes suggested by the applicant no later than the regular meeting on the 28th of next month. Voted 5-0 in favor.*

Approval of Minutes: July 27, 2023: *A motion was made by Mr. Roberts, seconded by Ms. Pedersen, to approve of the July 27th, 2023 regular meeting minutes adding to public hearing item a, that 'Ms. Donnelly asked the homeowner to confirm the house was built in the 1960s. The homeowner answered yes.' Voted 5-0 in favor.*

Correspondence: There was a letter announcing that Mr. Pach has become a regular member of the commission.

Reports: None

Old Business: Chairman Roberts held a conversation with the homeowner at 58 Middle Haddam Road about the renovations taking place and the replaced windows on the house. The new windows don't match and are different sizes. The homeowner hasn't been back since Mr. Roberts talked with him. The Chairman is waiting to hear back, but will reach back out to the homeowner to see if they can meet to discuss the unapproved changes. The replaced door also doesn't match the style of the house or the area of the town. It was suggested to draft a short letter from the members to the homeowner. The letter would state, there was a discussion of the house and the homeowner would need to contact the commission to talk about the renovation work that wasn't approved. There was another suggestion to draft a letter of complaint about the unapproved work on the property to send to the town officially. Ms. Donnelly volunteered to draft the letter to send to the Chairman to send to the town as a formal complaint.

New Business

- a) **Discussion of Clerk Position through the End of the Year:** The members briefly discussed the clerk position for the commission. The clerk position files the notices and deals with the incoming correspondence. Chairman Roberts stated he would check the dates to determine when to hold the special meeting.

Adjournment: *A motion was made by Mr. Pach, seconded by Ms. Donnelly, to adjourn the meeting at 8:11 P.M. Voted 5-0 in favor.*

Respectfully Submitted,

Katrina Aligata

Recording Clerk