

Middle Haddam Historic District Commission

Regular Meeting

Thursday, September 28, 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: Douglas McHuen- The house on Middle Haddam Road do not have matching items to the Certificate of Appropriateness that was awarded to the previous owner/ applicant. The windows are not the right size or style for the time period of the house. The door is off center on the house and is not the correct one in the application.

Public Hearing:

- a) **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:** Attorney Scott Jezick, Nancy Ballick-McKinnon, and Judy Keefe were in attendance to present to the members and answer any questions. Mr. Jezick showed the commission members a couple of examples of the same fences that have been installed on other properties around Middle Haddam. It was stated that those fences were installed without obtaining permission or a certificate from the Historic District Commission. Those homeowners will have to go through the process that Ms. Keefe is going through as well. Fences from the time period of the house was researched to find a possible solution. There were some options the applicant and her attorney came up with to mitigate the visual impact of the fence for the commission members. One option would be to put an iron fence on top of the existing privacy fence. Iron fences were found in the same time period as the house was built. Another option would be to white wash the fence from the driveway to the tree in the back yard. The last option would to plant some appropriate time period plants in front of the fence. The plantings suggested were climbing hydrangeas on one side and a multi-stemmed tree on the other side of the property. The white washing and plantings could be combined as another option for limiting the visual aspect of the fencing. The applicant would prefer not to paint the side fences, but to rather go with the plantings.

A motion was made by Mr. Walsh, seconded by Mr. Pach, to approve of application 585a for the picket fences on the front and back of the property as submitted. Voted 5-0 in favor.

A motion was made by Mr. Walsh, seconded by Mr. Pach, to approve of Application 585b for the privacy style stockade fence as presented. Voted 0-4-, with Mr. Walsh abstaining, against.

- b) Application 587 for a Certificate of Appropriateness at 49 Middle Haddam Road, Middle Haddam installation of a 24' above ground pool with deck for applicant William Hanna:** Mr. Hanna attended the meeting. The applicant stated that he is waiting on information from the building department. Mr. Hanna will come back to the commission with a plan for them to review and discuss. A special meeting will be set up for the applicant. *A motion was made by Ms. Pedersen, seconded by Mr. Pach, to table application 587 for the special meeting on October 12th. Voted 5-0 in favor.*
- c) Application 588 for a Certificate of Appropriateness at 72 Middle Haddam Road, Middle Haddam to replace garage siding with tongue and groove cedar vertical siding for applicant Cathy Ann Clark:** The applicant and representative from the home improvement company were not able to attend the meeting. Ms. Clark has decided to go with what the members suggested at the previous meeting. Applicant wants to go with the vertical cedar tongue and groove siding for her garage. *A motion was made by Mr. Pach, seconded by Ms. Pedersen, to approve of application 588 as discussed. Voted 4-0-1, with Mr. Walsh abstaining, in favor.*

Approval of Minutes:

- a) Regular Meeting August 24, 2023:** *A motion was made by Ms. Pedersen, seconded by Mr. Walsh, to approve of the August 24th, regular meeting minutes with a few changes to Public Hearing 'e' for the sentence '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.' Change Mr. Hanna to Mr. Pach. And change regrading the grass to regrading the yard. And last, under Old Business, change 58 to 57 Middle Haddam Road. Voted 5-0 in favor.*
- b) Special Meeting September 7, 2023:** *A motion was made by Mr. Walsh, seconded by Ms. Donnelly, to approve of the September 7th, Special Meeting minutes with a few changes. Under Public Hearing 'a', to change 'Samples of the two wood options were brought for the commission members'. To read 'Samples of the two siding options were brought for the commission member'. Under Public Hearing 'c', to remove the sentence 'It is also at grass level, so hiding it would easier than raised decks'. To change sentence, 'There needs a fully conceptualized drawing or diagram of the plan for shading or covering the deck and pool from sight'. To read 'The commission needs to see a fully conceptualized drawing or diagram of the plan for hiding or covering the deck and pool from sight'. Voted 5-0 in favor.*

Correspondence: Some correspondence has been passed along.

Reports: None

Old Business:

- a) **Confirmation of Size of Middle Haddam Library Open Porch:** Brian Smith, the general contractor for the Library project, went to the building department to get a permit. There was a typo in the building application. The members wanted to double check whether the measurements were a typo on the application or the blueprints for the project. Chairman Roberts will ask the Library Board to submit another application with a slight change to be approved. The application will be included for the special meeting on October 12th.

New Business: The members briefly discussed the house at 57 Middle Haddam Road. A letter of concern was going to be drafted about the wrong windows and door installed on the house. The letter would act as a cease and desist from work being done on the house. Chairman Roberts stated that he will send an email to the Town Manager's office about the property. It was also stated that there are 5-6 properties that owners have done work without approval or certificates. They would need to come before the commission to obtain approval for the work.

Adjournment: *A motion was made by Ms. Pedersen, seconded by Mr. Pach, to adjourn the meeting at 8:06 P.M. Voted 5-0 in favor.*

Respectfully Submitted,

Katrina Aligata

Recording Clerk