

Middle Haddam Historic District Commission

Regular Meeting

Thursday, February 22, 2024

6:30 P.M.

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

Minutes

Present: Chairman Charles Roberts (joined via zoom), Christopher Dart, Patrick Walsh, Casey Donnelly, Kara Pedersen, and Peter Pach.

Absent: None.

Call to Order: Vice Chairman Walsh called the meeting to order at 6:32 P.M.

Roll Call/ Seating of Alternates: Roll call was taken. Present was Chairman Roberts, Patrick Walsh, Kara Pedersen, Christopher Dart, and Peter Pach. No alternate members was seated.

Public Remarks: Doug Mackeown brought in wood clapboard siding to show the members how they are being made. Smaller pieces of wood are glued together and sanded.

Public Hearing:

- a) **Application 591 for a Certificate of Appropriateness at 97 Middle Haddam Road, Middle Haddam to replace the current gutters with copper gutters for applicant Casey Donnelly:** The existing gutters on the house needs to be replaced. It is proposed to replace the gutters with copper gutters. The copper option was the most attractive look, but copper isn't technically historic. As the copper gutters age it would patina and give off an antique look. The new gutters would be fit to the roof. There will be the same number of gutters and downspouts. Years ago, the church came before the commission to install copper gutters. The church obtained approval for the new copper gutters. *A motion was made by Mr. Pach, seconded by Ms. Pedersen, to approve of Application 591 as submitted. Voted 5-0 in favor.*
- b) **Application 592 for a Certificate of Appropriateness at 46 Keighley Pond Road, Middle Haddam to install arena lighting for applicant Theodore Hintz, Jr:** The applicant attended the meeting to present and answer questions. The application will be going before the Planning and Zoning Commission on March 5th. The zoning regulations state that there doesn't need to be zoning approval for light poles 12 feet and under. Anything over that height would require approval. The plan would be for six poles with lights to circle the horse corral. The lights need to cover the fenced area only with no outside light pollution. The lights won't be on all night, but only for a couple hours to stretch and train the horses. The wires would lead underground to the utility box. A special permit for over 300 square feet would be needed. There would be horses on site during the summer months. The lights would help to illuminate the fenced area to ensure the safety of the horses and trainers. There are plans to have a barn built to house the horses on site as well. Right now, they are being housed off site. It was suggested to table

the application until Planning and Zoning make their decision at the March meeting. It is a possibility that the applicant may need a special permit for the height of the light poles. The applicant can come back to the commission once the Planning and Zoning Commission makes their decision. *A motion was made by Mr. Pach, seconded by Mr. Roberts to table Application 592 for after the results of the Planning and Zoning Commission public hearing. Voted 3-2 with Ms. Pedersen and Mr. Dart against.*

Approval of Minutes:

- a) **Special Meeting of October 12, 2023:** *A motion was made by Ms. Pedersen, seconded by Mr. Pach, to approve of the October 12, 2023 special meeting minutes as submitted. Voted 5-0 in favor.*
- b) **Regular Meeting of October 26, 2023:** *A motion was made by Ms. Pedersen, seconded by Mr. Pach, to approve of the October 26, 2023 regular meeting minutes with the one change to fix the spelling of Ms. Pedersen's name. Voted 5-0 in favor.*

Correspondence: The members briefly discussed the issue at High Point Road where the property owner performed work on easement land. The Chairman will send the information and documents to the members to review.

Reports: None

Old Business: The members discussed the progress of the renovation at the house next to Mr. Pach's house. The front door still needs to be replaced and the renovation has moved inside. There is a heat exchanger on the side of the house that may be seen from the road. The members briefly discussed letting the property owner know to shade it or cover it up from view. It was mentioned that Judy Keefe put up her fence a year ago. The members have not heard anything from her pertaining to the fence or the remediation of the fence. There has also been no update on the unapproved pool and deck that was installed.

New Business: The town has no say over what happens with the roads. Long Hill should have been paved last summer. The members discussed options for implementing traffic slowing tactics to reduce the number of speeding cars. BJ Coughlin added his thoughts on the road and the drainage system.

- a) **Election of Officers:** The members tabled the election to the March monthly meeting. The members discussed having Mr. Dart become an alternate member and Ms. Donnelly become a regular member in his stead. The Town Council would need to approve of the change. Once the change in members have been approved the members will vote on the election of officers.

Adjournment: *A motion was made by Ms. Pedersen, seconded by Mr. Dart, to adjourn the meeting at 7:40 P.M. Voted 5-0 in favor.*

Respectfully Submitted,

Katrina Aligata

Recording Clerk