

TO: Members of the Zoning Board of Appeals

RE: Application ZBA-22-013: Middle Haddam Public Library, 2 Knowles Road, Reduce front setbacks for Construction of 220 Square Foot Covered Porch and Accessible Entry Ramp

12 November 2022

Dear Members,

The Middle Haddam Library at 2 Knowles Road is a private entity unaffiliated with the East Hampton Public Library. It is essential that the East Hampton library building be fully accessible, which it is. And, although it is not mandated, I also fully support the Middle Haddam Library being accessible since it is a space that serves the community.

The Middle Haddam building is historically important and listed on both the State and National Register of Historic Places due to the 18th century integrity of the building. The 1960's addition (ell) was constructed with great sensitivity and thought to preserving this historic integrity and does not detract from the original building in scale, mass or materials used.

The 220 foot proposed addition to the library building does unfortunately detract from its historic appearance as porches were not standard until the Victorian era in New England. In addition, its scale will overpower both the original gambrel structure and its historically sensitive ell.

The ramp is constructed of cement – a material not used in the 18th or 19th centuries except for pointing brick (lime mortar). It is faced with stone veneer, which is an obviously modern material choice. The ramp will obscure the front of the library building and detract from its historic appearance.

That being said, I have purchased and donated a heavy-duty metal ramp that can easily be put out for events at the side door. At no time has anyone been unable to access the building, but to assuage that concern they now have a suitable portable ramp that will not require the defacing of the original structure. **No hardship can therefore be claimed.**

In addition, the library property is heavily encumbered and this alone should preclude and/or inhibit building expansion in any direction. Not only does the current structure and its utilities not conform to any setback or distancing requirements, but the addition of another two structures (porch and permanent ramp) on the property will violate code even further.

To my knowledge, no accurate site map has been produced to show all of the following:

- 1) 500 gallon propane tank with buried lines
- 2) Well – late 18th century to early 19th century, stone lined, water determined unpotable in 2018 by Chatham Health.
- 3) Septic system (1960's) located within feet of watercourse (note: there is no record of the system on file with the town or Chatham Health District). Sewage lines run directly adjacent to well. Location of leaching field, if any, is unknown.

- 4) Two property easements from 1 and 3 Knowles Road – one for well/stream rights and one for a leaching field (cesspool) which currently exists on site.
- 5) Extremely close proximity of structure to wetlands/watercourse and two roadways (one of which is a busy state highway).
- 6) Severely limited parking available for approximately 7 vehicles (1-2 of which belong to staff members, leaving only 5-6 parking spaces for patrons). The narrow width of Knowles Road does not support street parking.

Current setbacks and separating distances do not comply with town or state standards. Therefore, additional construction on the site seems impossible and/or ill advised. Chatham Health and the State Sanitarian have been informed.

Attached please find a petition signed by 92 patrons and friends of the Middle Haddam Library asking the Board to maintain, not expand, the library building. Also attached are examples of appropriate ramp styles for historic buildings.

Thank you for your due diligence –

Sincerely,

Dr. Margaret McCutcheon Faber

Middle Haddam

msmfaber@gmail.com; 860 301 5856

Appropriate Ramp Examples for Historic Properties:

Portable:



Permanent (Florence Griswold Museum):



January 2015

To: The Board of Directors, Middle Haddam Public Library

We, patrons and supporters of the Middle Haddam Public Library, want the Library Board to maintain, not expand, the library building. Please stop spending money on architects and proposals to change the property at 2 Knowles Road. Thank you -

NAME:

STREET ADDRESS:

NAME:	STREET ADDRESS:
XXXXXXXXXX	XXXXXXXXXX
Angela Prochuk	3701d Middletown Ave E H
Julia Gray	15 LONG Hill Rd - Middle Haddam
Urban Gardens	120 Middle Haddam Rd M.H. CT
Merle Selling	116 Middle Haddam Rd., M.H., CT
George Bartok	110 M. 226 Haddam Rd, M. 226 Haddam, CT
Mark Polan	1 SHAD Row MIDDLE HADDAM, CT
Charlotte M. Gradie	2 Wilkes RA. E. Hampton CT
Sybil Killebride	157 Wagonog E Hampton CT
Wanda Simmons	139 Wagonog Rd E Hampton CT
Eric McQuinn	8 Barton Hill Rd. EAST HAMPTON CT
Joan Mosey	51600
Amy Howard	145 Middle Haddam Rd Middle Haddam, C
Mary Jane Watson	1 SHAD Row MIDDLE HADDAM
Katherine Throckmorton	136 Middle Haddam ROAD, M.H. C
David Olsen	15 Sgt. Morgan Rd. Haddam Neck, CT
Sandra Olsen	15 Sgt Morgan Rd, Haddam Neck, CT
CARL CHAREST	CT SCHOOL HOUSE HILL RD HADDAM NECK, CT
Alice Charest	27 School House Hill Rd Haddam Neck, CT 06424
Tim Throckmorton	136 Middle Haddam Rd, Middle Haddam, C
R. Hatch	244 M. HADDAM RD.
Dana Venturi	120 middle Haddam Rd.
Negor Pearson	35 Schoolhouse Lane, Middle Haddam
Sally Pearson	35 schoolhouse Lane, Middle Haddam
Windy Zimmerman	34 Hitchcock Drive Middle Haddam, CT 06424
Joann Dixon	217 Thick Haddam rd M.H. CT
Mervyn Heranson	PO Box 256 06424
Brimmer	P.O. Box 207, Middle Haddam, CT
Quinn Peterson	Box 207 Middle Haddam, CT
Kathy Krupa	Box 67 Middle Haddam CT
Hannel Morale	Box 255
Stella L. Keal	Box 36
Dianne McHutchison	346 Quarry Hill Haddam Neck CT 06424
Katherine Grant	5 Knowles Rd / Middle Haddam, CT 06424
Howard Grant	5 Knowles Rd / Middle Haddam, CT 06424
Richard Grant	24 Schoolhouse Lane MIDDLE HADDAM
Jackie Shrago	29 Schoolhouse Lane Middle Haddam
Stephanie Grant	12 Fern Lane Mid. Haddam
John Walsh	19 KNOWLES RD MIDDLE HADDAM
Joan Chaplin	41 Middle Haddam, M.H.
Ed East	P.O. Box 36 middle Haddam, CT

January 2015

To: The Board of Directors, Middle Haddam Public Library

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NAME:

STREET ADDRESS:

MARGARET FOSBER	45 SCHOOLHOUSE LANE, MIDDLE HADDAM
BRYAN W. MCCUTCHEON	51 LONG HILL ROAD MIDDLE HADDAM -
Paul Patterson	15 MAD Row
Colleen Mellen	14 Blacksmith Hill Rd Middle Haddam
Susan Denny	Shad Row Middle Haddam
Pamela Fisher	45 School House Lane
HOIS MCCUTCHEON	51 LONG HILL ROAD MIDDLE HADDAM
Mary Jane Quinn	9 Long Hill Rd. Middle Haddam
May Breese	16 Shad Row Middle Haddam
Everett Breese	16 Shad Row, Middle Haddam
Susan Bement	152 Rock Landing, Haddam Neck
Sandra DeForest	24 Schoolhouse Lane, Middle Haddam
Robert Aeyth	106 Midall Haddam, RD
ALBERT J. COLMAN	21 Schoolhouse Lane
Cherie Bolton	42 Schoolhouse Ln
Gary Sheldon	93 Middle Haddam Rd.
Paul Funk	16 Schoolhouse Lane Middle Haddam
DIANE COLMAN	21 Schoolhouse Lane, Middle Haddam
Regina A. Stahel	21 Knowles Rd Middle Haddam
Michael O'Neil	24 Schoolhouse Ln MIDDLE HADDAM CT
Beth Parks	3 Knowles Rd, Middle Haddam
MAISSA SHELDON	75 MIDDLE HADDAM MIDDLE HADDAM
Barbara Gibson	115 Middle Haddam Middle Haddam
Sue Wentzel	25 KNOWLES RD, MH
TRACY Rozhon	105 Middle Haddam Rd
Walter Aldrich	105 Middle Haddam Road
Sharon Johnson	134 Middle Haddam Road
Remmy Astor	46 Schoolhouse Lane
David Parks	3 Knowles Rd, Middle Haddam
Mel Ellis - AGAIN!	Haddam Neck CT 06424
Maureen Doster	56 William Drive
Kyle Doster	56 William Drive, East Hampton CT
Betsy Hutchins	244 MIDDLE HADDAM RD
Jillann Hewitt	120 THE STEEL ROAD E. Hampton
George Burger	" " " "
Lu O. Felt	12 Haddam Neck Road, Haddam Neck

last of process

From: [Margaret McCutcheon Faber](#)
To: [DeCarli, Jeremy](#)
Subject: Fwd:
Date: Monday, November 14, 2022 4:35:31 PM

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Hi Jeremy - Photos of the Ramp I purchased and donated to the MHPL in situ this evening. Please add to member's packets if you can. Thanks -

Margaret

----- Forwarded message -----

From: **Margaret Faber** <msmfaber@gmail.com>
Date: Mon, Nov 14, 2022 at 4:24 PM
Subject:
To: Margaret Faber <msmfaber@gmail.com>

Sent from my iPhone

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All the best,
Margaret

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5). A copy of this message and any reply will be retained by the Town of East Hampton and will be accessible to the public unless exempted by law.

DONATION
FROM
FABEK FAMILY

