**MIDDLE HADDAM HISTORIC DISTRICT COMMISSION**

**REGULAR MEETING**

Thursday, April 23, 2015

6:30 PM

Town Hall Meeting Room

Minutes - Draft

1. **Call to order** – Presiding as Chairman, Commissioner Roberts called the meeting to order at 6:30 p.m.
2. **Roll Call / Seating of Alternates** – Roll call was taken. Present were Commissioners Charles Roberts, Demian Battit and Christopher Dart. Commissioner Regina Starolis recused herself from the meeting. Chairman Roberts seated Mr. Dart as a member.
3. **Public Remarks** – Items not on Agenda – None.
4. **Public Hearing**
   1. **Application #497** for COA at 41 Middle Haddam Road to roof replacement

for applicant Frances Chaplin.

Frances Chaplin submitted photos of the current shingles and proposed shingles. Mrs. Chaplin was not present but submitted an application stating that the current shingles on the north side of the house are covered with black mold and that she would like to replace the current shingles with True Definition Duration shingles by Owens Corning in the color of Driftwood. Mrs. Chaplin states that the look of the home will not change. The members reviewed the photos of the current and proposed shingles and discussed the mold that is visible on the current shingles. Commissioner Battit made a motion to accept Application #497 for COA at 41 Middle Haddam Road to replace roof using similar architectural shingles, seconded by Commissioner Dart. **Vote: 3-Yes; 0-No. Motion passed**.

* 1. **Application #498** for COA at 2 Knowles Road for building addition, events terrace, accessible ramp and paved parking for the Middle Haddam Library.

Mr. James Royster, President of the Board of Directors for the Middle Haddam Library presented to the board members. Mr. Royster began by explaining the reasons /needs for the expansion such as avoiding the decline of use, expanding the space where programs are held and to bring the library into compliance with the American Disabilities Act. Referring to the drawings and plans he provided, he indicated that the addition will consist of the following: a two story addition approximately 920 sq ft to the north and west sides of the building, a new egress stair and accessible ramp in conjunction with an “events terrace”, a new accessible restroom and an expansion of the lower parking areas which will provide off street parking. The paving areas will be comprised of bituminous concrete with a top coat of pea gravel, the walkway, stairs and events terrace will be bluestone and or brick. He indicated that the exterior materials will match the original and provided the following proposed materials: painted cedar clapboard piers or quarried stone veneer piers, red cedar roof shingles, painted cedar clapboard siding, wood true divided light double hung windows with wood storm/screen panels, a six panel wood entrance door with wood transom, an exterior lantern that will match the existing and painted black iron handrails. Mr. Royster informed the members that the plans and materials were approved by the State of CT Historic Preservation Office and that they sought to obtain their approval due to obligations resulting from a grant they received. Ms. Starolis (who recused herself from the meeting) voiced the following concerns about the proposed project: the size of the addition, the need for the addition, the disruption of the current landscape/wetlands and the preservation of the historical district. Another member of the community spoke in favor of the addition and explained why she felt that the expansion and upgrades are needed for the longevity of the library and for the benefit of the community. The members of the board asked for clarification about the size of the proposed terrace, the parking area, the use of the space under the addition, possible changes to the current foundation and asked for clarification of the materials to be used. Chairman Roberts suggested looking beyond the construction and focusing on what additional space and changes will do for the community in the future. Using the proposed dimensions of the addition, Chairman Roberts was able to put into perspective the size of the addition and how it will blend with the original building. The members verified with Mr. Royster that any changes or additions to the proposed concept or materials that were presented today will be brought before the MHHDC board for review and approval. Chairman Roberts read aloud a letter that was drafted by petitioners of the project. In the letter, they provided an explanation as to why they do not condone the project. The letter is dated April 22, 2015 and is addressed to the Middle Haddam Library Board of Directors. The letter will be filed with the minutes. Commissioner Dart made a motion that the proposed Middle Haddam Public Library events terrace and accessibility expansion as presented by Mr. Royster be approved. The motion was seconded by Commissioner Battit. **Vote: 3-Yes; 0-No Motion passed.**

1. **Approval of minutes & motions**

c. January 22, 2015 – The members voted unanimously to approve the January 22, 2015 minutes as written. **Vote: 3-Yes; 0-No. Motion passed.**

1. **Correspondence**
2. Other – Chairman Roberts shared a letter from Attorney Kenneth R. Slater, Jr. in which he stated his legal opinion about what jurisdiction MHHDC has regarding anything in the CT River. Chairman Roberts stated that this letter was in response to an inquiry about an extended dock within the MHHD. Chairman Roberts shared a letter from Margaret McCutcheon Faber to Attorney Slater, Jr., in which she disputes the opinion of the attorney and provides several pages of documentation to support her thoughts on the matter as well as a drafted press release. Copies of guidelines from the Ethics Committee were emailed to Chairman Roberts from the town of East Hampton due to a letter from Regina Starolis requesting recusal from the meeting this evening. A copy of an email that was sent to Regina Starolis from Margaret McCutcheon Faber.
3. **Reports**
4. Expenditures -None
5. Other- None
6. **New Business**
7. Other – Chairman Roberts expressed to the members the need to vote for a Chairman, Vice-Chairman and Clerk in the near future.
8. **Unfinished Business**
9. Other – Chairman Roberts stated that he spoke with Mr. Robert Hanna, reminding him that he needs to address the driveway at 76 Middle Haddam Rd. with the MHHDC. Commissioner Battit expressed his concern for filling the vacant chairs for the MHHDC and inquired about the protocol for a tie vote.
10. **Public Remarks** - None
11. **Adjournment** – With no further business to discuss, Commissioner Battit made a motion to adjourn at 7:52 p.m., seconded by Commissioner Dart. Meeting adjourned.