**Middle Haddam Historic District Commission**

**Regular Meeting**

Thursday, May 26, 2016

6:30 PM

Town Hall Meeting Room

Minutes - Draft

1. **Call to order** – Chairman Roberts called the meeting to order at 6:38 p.m.
2. **Roll Call/Seating of Alternates –** Roll call was taken. Present were Commissioners Charles Roberts, Patrick Walsh, Christopher Dart and Alternate Kara Pedersen. Chairman Roberts seated Commissioner Kara Pedersen.
3. **Public Remarks – Items not on Agenda**
4. **Public Hearing**
5. **Application #503** COA at 66 Middle Haddam Road to remove chimney rear of building, patch cross, close holes in roof, repoint chimney in parish hall for Christ Episcopal Church.

Mr. Briere ( Jr. Warden of the Church) presented to the board. He stated that they would like to take the chimney down which is located at the rear of the building to prevent it from collapsing. The chimney would be removed and sealed below the roof lines (which is not visible from the road). They will use extras of the existing shingles that are currently on the roof to close the holes in the roof. He went on to describe an existing cross at the rear of the church that is leaning and proposed straightening it with brackets to secure it. The last item he proposed was on the rear side of the Parish Hall building. He explained that some of the current bricks have extensive moisture damage so they would like to repoint and replace the damaged bricks by removing them and cutting the new ones to size which will be the same shape and color. Once the damaged bricks are replaced and new cement added, they propose applying a waterproof coating to eliminate any further moisture damage. Commissioner Walsh motioned to accept Application #503 for a COA at 66 Middle Haddam Road to remove the chimney at the rear of the building, patch the cross, close the holes in the roof and to repoint the chimney in the parish hall for Christ Episcopal Church. Commissioner Dart seconded the motion. **Vote: 4-Yes; 0-No. Motion passed.**

1. **Approval of minutes & motions**
2. March 24, 2016 – Commissioner Dart made a motion to accept the March 24, 2016 minutes as written, seconded by Commissioner Walsh. **Vote: 3-Yes; 0-No; 1-Abstain (Commissioner Pedersen was not present at the March meeting). Motion passed.**
3. **Correspondence**
4. Other – Chairman Roberts submitted the following 3 letters from Michael Maniscalco, Town Manager: Letter #1 to Regina Starolis informing her of her status change from an alternate to a regular member of the MHHDC. Letter #2 to Christopher Dart informing him of his status change from an alternate to a regular member of the MHHDC and letter #3 to Kara Pedersen informing her of her appointment as an alternate member of the MHHDC. All 3 letters will be submitted with the minutes.

Chairman Roberts submitted a letter from Jeremy DeCarli (Planning & Zoning) to Todd Zgorski of Cobalt Lodge Health and Rehabilitation Center.

The letter was to inform him that Planning & Zoning is aware of the new parking area that was installed at the rear of their building and that it was done without the required permits. The letter ended by requesting that they contact the office of planning and zoning to remediate the situation. Chairman Roberts informed the MHHDC members that P&Z has asked MHHDC to investigate the work that was done at the Cobalt Lodge since it is in the district and to inform P&Z of any possible action MHHDC might deem necessary. The letter from Planning & Zoning will be filed with the minutes.

1. **Reports**
2. Expenditures – None.
3. Other – None.
4. **New Business**
5. Election of Officers – Election was done at the March 2016 meeting.
6. **Unfinished Business**
7. Other
8. **Public Remarks –** None.
9. **Adjournment –** Commissioner Walsh made a motion to adjourn at 7:04 p.m., seconded by Commissioner Dart. **Motion was approved unanimously**. Meeting was adjourned.

Respectfully submitted,

Christine Castonguay

Recording Secretary