

Middle Haddam Historic District Commission

Regular Meeting

Thursday, April 27, 2017

6:30 PM

Town Hall Meeting Room

Minutes

1. Call to order – Chairman 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, Patrick Walsh, Regina Starolis, Christopher Dart and Alternate Melissa Briere. Because there were 5 Regular members present, Chairman Roberts did not seat Alternate Melissa Briere but thanked her for her attendance and invited her to stay for the meeting.
3. Public Remarks – Items not on Agenda – None.
4. Public Hearing
 - a. Application #512 for a COA at 29 Middle Haddam Road to establish a parking lot and appropriate landscaping along Fern Lane for applicant Cobalt Lodge Health and Rehab Center. Mr. Zgorski of Cobalt Lodge Health and Rehab Center presented to the members. He explained that they are proposing a 50' x 75' parking lot on their property along Fern Lane with additional parking spots for employees and an ingress for employees to enter from Fern Road and egress via the Cobalt Lodge parking lot onto Middle Haddam Road. He proposed using crushed stone or matting down gravel for the parking lot. He went on to add that they are proposing Arborvitae plantings from the corner of their building to the end of their property along Fern Lane.
Chairman Roberts opened the discussion up to public comments. Mr. Levy of 28 Fern Lane spoke about the catch basin flooding on Fern Lane and expressed his concerns about the discrepancies in the information provided by Mr. Zgorski this evening and at the MHHDC meeting on 6/23/16. Mr. Piergallini of 16 Fern Lane provided the members with a photo of the flooded catch basin as well as a copy of the deed and map for Cobalt Lodge in an effort to dispute a comment that Mr. Zgorski made regarding ownership of a portion of Fern Lane. Mr. Hatfield of 37 Fern Lane explained that Fern Lane is a narrow one lane road and expressed his concerns about potential safety issues. Chairman Roberts explained that MHHDC has jurisdiction over anything visible from a public way within the MHHDC except landscaping and that Planning and

Zoning has jurisdiction over safety issues. Mr. DeCarli, East Hampton Planning and Zoning Official explained the process and the next steps should MHHDC approve this Application as well as the factors that the Planning and Zoning Commission will consider when reviewing Cobalt Lodge's Application. Ms. Kinney-Knotek of 10 Fern Lane stated that the Cobalt Healthcare property needs to be cleaned up. Mr. Fishman of 13 Fern Lane inquired about notification procedures for public hearings and explained that Fern Lane is in no condition for heavy traffic. Ms. Fishman of 13 Fern Lane complained about the standing water in the road (Fern Lane) and explained that it is from the catch basin flooding. Ms. Tsumagari of 39 Middle Haddam Rd. inquired about the MHHDC guidelines for parking lots and stated that the outside lighting at Cobalt Lodge affects her property. Mr. Kuivila of 39 Middle Haddam Rd. suggested a general neighborhood conversation about a possible alternative access route. A brief discussion followed about the lack of details and information provided by Mr. Zgorski. Mr. Zgorski stated that he will change the site plan to reflect the omission of vehicles entering on Fern Lane and will propose entry and exiting on his property in an effort to alleviate the contention. He stated he will also have someone look at the catch basin to see if it is clogged and fix the problem. Mr. Knotek of 10 Fern Lane asked if there was adequate room for adding 2 rows of cars and about Mr. Zgorski's ability to enforce regulations. He also expressed his frustration about blight issues and open sewage at Cobalt Lodge. Commissioner Battit asked Mr. DeCarli for clarification of parking space regulations which Mr. DeCarli explained in detail. Commissioner Battit made a motion to table Application #512 for a COA at 29 Middle Haddam Road to establish a parking lot and appropriate landscaping along Fern Lane for applicant Cobalt Health and Rehab until the next scheduled MHHDC meeting and until such time that the Planning and Zoning Commission reviews the Application and determines if it is a feasible plan. The motion was seconded by Commissioner Walsh. ***Vote: 5-Yes; 0-No. Motion passed.*** Commissioner Battit asked Mr. Zgorski to return next month with detailed information on the parking lot and to address the water issue. Chairman Roberts explained what will take place at the next meeting as far as this Application is concerned. He thanked everyone for attending this evening and encouraged them to attend the next meeting. He also invited them to reach out to the Commission members with any questions or concerns they may have.

5. Approval of minutes & motions

- b. October 27, 2016 – Commissioner Walsh suggested the following correction: Under item #9 “Unfinished Business”, change 36 Middle Haddam Road to 39 Middle Haddam Road. Commissioner Walsh made a motion to accept the October 27, 2016 minutes with the suggested correction. The motion was seconded by Commissioner Dart. ***Vote: 5-Yes; 0-No. Motion passed.***
- c. December 22, 2016 – The approval was tabled until the next meeting (not all the members who were at the December meeting were present this evening to vote).

- d. January 26, 2017 – Commissioner Battit made a motion to accept the January 26, 2017 minutes as written. The motion was seconded by Commissioner Starolis. ***Vote: 5-Yes; 0-No. Motion passed.***
6. Correspondence
 - e. Other – Chairman Roberts submitted a letter from Karen Asetta and a copy of an email from Sylvia DeMore. Both correspondences pertain to the Application of Cobalt Lodge Health and Rehab. The letter and email will be filed with the minutes.
7. Reports and Expenditures
 - f. Other – None
8. New Business –
 - g. Election of Officers for Next Year – Chairman Roberts reviewed the current slate of Officers: Charles Roberts is Chairman, Demian Battit is Vice-Chairman and Regina Starolis is Clerk. Commissioner Walsh made a motion to re-elect the current slate of Officers for another year. The motion was seconded by Commissioner Dart. ***The vote was unanimous in favor. Motion passed.***
9. Unfinished Business –
10. Other – Commissioner Walsh inquired about the status of the temporary structure at 39 Middle Haddam Rd. Commissioner Battit added that the unfinished garage across from the Post Office is still unresolved as well. Chairman Roberts stated that he spoke with Mr. DeCarli about it and that he will reach out to him again to discuss sending a letter to the homeowner about the temporary structure. Chairman Roberts stated that a letter would have to be issued by Planning and Zoning to the owners of both properties. Chairman Roberts stated that he received a call from Doug Mackeown regarding a dumpster and backhoe on the Robinson property on Keighley Pond Rd. He inquired as to whether a COA was on file for demolition of the barn on the property. Commissioner Battit stated that the information was incorrect and explained that the dumpster is full but not with the remnants of the barn. He went on to add that the owner received a COA 2-3 years ago to rebuild the barn but not for a demolition. Commissioner Starolis asked about the lighting issue at Cobalt Lodge and whose jurisdiction it falls under. A brief discussion followed.
11. Public Remarks – None.
12. Adjournment – Commissioner Battit made a motion to adjourn at 7:46 p.m. The motion seconded by Commissioner Dart and was unanimous in favor. The meeting was adjourned.

Respectfully submitted,

Christine Castonguay
Recording Secretary