

Middle Haddam Historic District Commission
Regular Meeting
Thursday, May 25, 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 and Demian Battit as well as Alternates Hannah Monahan and Kara Pedersen. Chairman Roberts seated Alternates Hannah Monahan and Kara Pedersen.
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 said that he has decided not to use Fern Lane as an access point for his employees. He provided samples of the stone that will be used for the driveway as well as a photo of the fence that will be installed facing Fern Lane (the photo will be filed with the minutes). He explained that the gate will be a double gate made of wood, 4' high, 12' wide, split in the middle with access restricted to emergency personnel as well as vehicles for septic pumping. Mr. Zgorski said that he will have a padlock and realtor lock on the gate with code access only. He assured the members that the gate will be locked at all times except in the instances previously mentioned. He provided the members with a revised site plan that shows the gate on Fern Lane as well as additional shrubbery along his property on Fern Lane and an area that will be marked as fire lane access only. He said there is a pipe along Fern Lane that empties the water that drains down and said he will be connecting that pipe to the sewer. He said that the sewer lines were clogged and have recently been cleared. Chairman Roberts opened up the meeting to public comments. Mr. Piergallini of 16 Fern Lane said that there are trees on Mr. Zgorski's property that are leaning over onto Fern Lane and are impacting the road. He added that when it is raining the trees lean more. Mr. Zgorski agreed with Mr. Piergallini and said he will remove 3 trees that are leaning and will dispose of them. Mr. Demore of 3 Fern Lane voiced the following concerns: employees being able to gain access through the gate that will be on Fern Lane, the look of the jersey barriers on Mr. Zgorski's property and the location of the designated smoking area. He went on to thank the MHHDC members and Mr. Zgorski for the progress that has been made. Chairman Roberts explained what jurisdiction MHHDC has regarding this application.

Mr. DeCarli (Planning and Zoning Official) explained that the Planning and Zoning Commission has jurisdiction over the parking spaces, plantings, screening and will require a 15' wide vegetation buffer. Mrs. Demore of 3 Fern Lane asked about the structure that is surrounded by jersey barriers which Mr. Zgorski stated is an underground tank. A discussion followed about requirements for container spacing and buffers for underground tanks. Mrs. Demore went on to voice her concerns about deer eating the Aroborite plants that Mr. Zgorski proposed planting along Fern Lane. Chairman Roberts suggested wrapping them in plastic mesh.

The debate over who owns Fern Lane was discussed at this time.

Commissioner Battit made a motion to accept Application #512 for applicant Cobalt Lodge Health and Rehab Center at 29 Middle Haddam Road to establish a parking lot and appropriate landscaping on their property along Fern Lane including a gate at the side entrance. The motion was seconded by Commissioner Pedersen. **Vote: 4-Yes; 0-No. Motion passed.**

5. Approval of minutes & motions

- a. April 27, 2017- The members agreed that the approval of the April 27th minutes will be tabled until the next regularly scheduled meeting because there were only two Commissioners present this evening who could vote.
- b. December 22, 2016 – Commissioner Monahan stated that her first name is misspelled under Item #2. Commissioner Pedersen made a motion to accept the minutes with the suggested correction. The motion was seconded by Vice-Chairman Battit. **Vote: 4-Yes; 0-No. Motion passed.**

6. Correspondence

- c. Other – None.

7. Reports and Expenditures

- d. Other – None

8. New Business – None.

9. Unfinished Business –

- f. Other – Chairman Roberts did not have an opportunity to speak with Mr. DeCarli therefore topics of unfinished business will be tabled until the next regularly scheduled meeting.

10. Public Remarks – None.

11. Adjournment – Chairman Roberts made a motion to adjourn at 7:01 p.m. The motion seconded by Commissioner Battit and was unanimous in favor. The meeting was adjourned.

Respectfully submitted,
Christine Castonguay
Recording Secretary