East Haddam Historic District Commission

November 20, 2012

7:30 pm

The River House

1. Call to order
   The regular meeting of the East Haddam Historic District Commission was called to order by Chairman Will Brady on Tuesday, November 20, 2012 at 7:30 pm.

2. Attendance
   Will Brady, David Nelson, Joe Zirlis and Pam Rubenbauer

   Others present: Susan Odell, Edward Odell and Rebecca Wonneberger recording secretary

3. Public Hearing
   C-05-12-St. Stephen’s Church requests approval for the addition of propane tank and the addition of roof vents for the kitchen renovation, the addition of a roof over the south doors of the parish hall and a relocation of the trash enclosure. St Stephen’s is located at 31 Main Street East Haddam, CT 06423 Assessor’s map 17 lot 12.

   Ms. Rubenbauer, recused herself at this time because of a potential conflict of interest.

   Ms. Odell presented the green cards at this time. Ms. Odell also stated St. Stephen’s would be making renovations to the kitchen to accommodate for Harvest House, their soup Kitchen. The Kitchen would be switching from traditional home appliances to commercial grade appliances including a gas range, which required the addition of a larger vent to comply with fire regulation and the installation of a propane tank. Ms. Odell also stated they were moving the trash enclosure to comply with fire regulations because it is currently located at the end of the stairs. She said the trash enclosure would be 12x12. A roof would also be added over the south doors to deal with the current drainage issues she also stated they had not discussed gutters yet. Sketches were presented to the commission. Mr. Nelson stated he felt solid wood Panel doors for the storage area would be better because it would not cause curiosity from on lookers and it would hold up to the elements better. Mr. Nelson asked if they would continue the roof line, Ms. Odell stated they were separate roof lines. Mr. Nelson also stated he would like to see a different shape for the roof vent, such a square or rectangular because he felt it was more in line with the shapes all ready present and would not stand out as much. Mr. Nelson also stated we do not have purview over the side of the building because it cannot be seen from the public right of way.

   Ms. Odell stated the propane tank had to be located 3 feet from the window and pointed out the location on the sketch. Chairman Brady asked how it would be refilled and how often it would be
refilled. Ms. Odell stated it was a 300ft hose, and she measured and it was just long enough. Mr. Odell stated he felt the propane tank was a larger and residential tank and would need to be filled about twice a year.

Motion made by Mr. Nelson, Seconded by Mr. Zirlis to Grant Historic District Commission approval C-05-12 to St. Stephens Church for the addition of propane tank and the addition of roof vents for the kitchen renovation, the addition of a roof over the south doors of the parish hall and a relocation of the trash enclosure with the following stipulations, solid door on the storage addition are acceptable and a square or rectangular vent would replace the proposed one. The Kitchen vents and propane tank are not visible from the public right of way and thereby outside the purview of the commission.

The Motion carried with two in favor and one abstention.

The public hearing was concluded at 7:55 Mr. and Ms. Odell left at this time.

Informal Discussion

Chairman Brady stated he had been contacted about two school houses on located on Leesville Moodus road that had been converted into a private residence. The resident who contacted chairman Brady was wondering if there were funds available to acquire it because it was currently for sale The other school house is on 3 bridges road and is still intact, it has not been converted but, is visibly in need of a new roof. Mr. Nelson stated this school house had been around since the 1700, and was actively used until sometime during the depression. Ms. Rubenbauer stated she would bring a list of grants to the next meeting for the commission review.

-100th bridge celebration

Discussion ensued.

Chairman’s report Chairman Brady Stated He had been contacted about the Palmer Marten House again and stated he hoped to speak with First selectman Walter about speaking to the attorney General’s office again, because there is visible neglect of the historic property.

Minutes: Chairman Brady Made a motion to accept the minutes and it was seconded by, Ms. Rubenbauer and Mr. Nelson. The motion carried with three in favor and Mr. Zirlis abstained because he was absent.

There Being no further business to conduct, upon a motion made by Mr. Zirlis and seconded by Mr. Nelson the Commission unanimously voted to adjourn at 8:30 pm.

Respectfully submitted
Rebecca Wonneberger
Recording Secretary