

East Haddam Historic District Commission

The River House

7: 30 PM

February 18, 2014

Members present: Will Brady, David Nelson, Karl Stofko, Steve Rossi

Others present: Ralph Parody, George Fellner, Craig Mansfield, Bob Reynolds, Rebecca Wonneberger

Call to order

You know The regular meeting of the East Haddam historic district was call to order by chairman Will Brady at 7:55 upon the arrival of a quorum.

Public hearing

C-01-14 GCMD Trust in regards to 51 Main Street East Haddam, CT are seeking a certificate of appropriateness to renovate the interior space, window and door replacement and a new rooflet over the south side entrance approximat size 48"x42". Assessors map 36 Lot 4

Chairman Brady appointed Dr. Stofko to serve in place of Mr. Zirlis who was absent at that time. Dr. Stofko accepted the nomination. Mr. Parody stated that he was representing the GCMD Trust in regards to 51 Main street East Haddam Connecticut. Mr. Parody presented the green cards at this time. Chairman Brady took the opportunity to remind Mr. Parody of the commission required a letter stating he would representing the GCMD Trust in regards to the 51 Main street project. Mr. Parody stated that they currently planned on using Anderson double pane replacement windows. Mr. Parody also stated that the rooflet would be located over the side doorway entrance. would be made to look like the one to

the front of the house and tried to match the covering all BP rooflet would be would have been asphalt shingled and preferably on how. But if you're very often stated they wish to use lighting in the front porch 1 to 1 lighting the cure to be located in front of the front door on either side. During the project they would like to install underground utilities as opposed to aboveground utility that are currently located. The project would also include a fence of the 8 feet long and six feet high in between 51 and 49 main street. Mr. Reynolds, the owner of 49 main street stated he was in favor of the privacy fence. Mr. Nelson stated he wanted both five of the band to be painted. Mr. Parity said the fence would be made of cedar wood. Chairman Brady inquired about lighting to be used on the project Mr. Parody reported they would be using lighting on the front porch with lighting fixture on either side of the front door. Chairman Brady stated he would like the GCMD trust to come back before the commission with specifications of the head to be used on the propane tank. Mr. Parody stated they intended to bury the propane tank. Dr. Stofko stated he felt that if you had overhead lighting you did not need a light along the side as well. Mr. Nelson stated, the lighting should have a soft welcoming appearance. Mr. Parody that they planned on replacing the roof in the spring. Drawings and models of the project were presented to the commission and further discussion ensued.

A motion to approve C-01-14 with made by Mr. Nelson but with the following stipulations one continue to reveal exterior lighting when selected to a review cap to be buried propane tank and the placement three the plate that of air conditioning condense on the site plan. Or incorporate the fence to be finished on both sides five brick veneer used to be used for the bay window foundation that and come back to the commission would finalized plans of the porch for further review. Mr. Rossi seconded the motion, the motion carried by unanimous voice vote.

Informal discussion

Gelston house restaurant located at eight Main street is considering converting the existing tent to a wooden pavilion with a metal roof they were thinking of making it green to look like copper. Mr. Parady stated. Additionally the pavilion

would match the style of the Gelston house. Drawings were presented at the time and further discussion ensued.

Mr. Mansfield and Mr. Fellner appeared before the commission on behalf of the town of East Haddam in regards to the grange and town hall. Mr. Fellner stated the town had installed overhead lighting in front of the grange and it looked blank. Mr. Fellner presented the commission with two possibilities of lighting fixtures to be used on either side of the door. Mr. Nelson asked what type of led lighting would be used and requested it have a soft lighting appearance. Mr. Rossi suggested using warm lighting that looks like incandescent. The commission selected the 9 x 14 inch lighting fixture.

Mr. Mansfield stated they had decided to eliminate the side walk and increase the radius of the driveway. Dr. Stofko asked if they had put in a window where the chairlift used to be. It was confirmed a window had been added and matched the other windows. Mr. Mansfield also stated they wanted to replace the concrete block building with a shed examples of different sheds were presented and further discussion ensued. Mr. Fellner stated the roof of the shed would be the same as the town hall and the grange and was planning on white clapboard. Chairman Brady stated they preferred to see something in a darker color like green red or brown.

Mr. Mansfield stated the handmade signs for marking the Historic District had not held up well and were beginning to rot. He then presented a picture with a possibility of a new sign. The commission felt it was to elaborate a design to be used in East Haddam and suggested something similar. Mr. Mansfield asked about the use of hanging signs to mark the historic district. Chairman Brady said the look would be fine however there had been problems with the theft of that style of sign in the past. Mr. Nelson stated he preferred a two post sign concept because single post signs tended to tilt over time. Chairman Brady was concerned about the cost of the new signs and Mr. Mansfield stated there was enough in the sign budget to do something about it.

Budget

Chairman Brady spoke to the commission about the budget for this year, he stated the commission had all ready gone through the entire budget on legal fees and was over half way through the salary for clerical staff. A motion was made by Mr. Nelson to increase the budget to cover our current costs and seconded by Mr. Rossi. Further discussion of converting the current filing system to a PFD format ensued.

Adjournment

A motion to adjourn was made by Mr. Rossi and seconded by Mr. Nelson, the meeting was adjourned at 10:00 pm.

Respectfully submitted

Rebecca Wonneberger