

EAST HADDAM HISTORIC DISTRICT COMMISSION

P.O. Box K

East Haddam, CT 06423

Regular meeting

Tuesday, June 21, 2016

7:30 p.m.

The River House

Minutes.

Members: Will Brady, David Nelson, Chris Miller, Pam Rubenbauer and Karl Stofko

Others Present: Julia Balfour, Ryan Scully, Alyssa Puzzo, Caitlin Monahan, Rebecca Wonneberger
(recording Secretary)

Call to Order: The regular meeting of the East Haddam historic district Commission was called to order upon the arrival of a quorum at 7:35 p.m. Chairman Will Brady appointed Ms. Rubenbauer to serve in place of Mr. Zirilis.

Public Hearing:

C-02-16 Ms. Julia Balfour is seeking a certificate of appropriateness for 3 Norwhich rd to convert a single Family home into a creative agency on the first and second floors and an apartment in the 2nd story bedroom and en-suite bathroom. Assessor's map 17 lot 24.

Ms. Balfour stated they had removed the trees in the front of the house and would like to install a picket fence in place of where the trees were. She also stated she had put in some picnic tables and wanted to perhaps install some pavers. Ms. Balfour also stated she did not like the stain glass window and wanted to replace it with a period Victorian window which had been removed from a Victorian house in Chester. Chairman Brady asked about signage. Ms. Balfour stated she was planning on two large signs and one entrance sign and one sign for employee parking. The large sign would be 36x24 and be located on the building and the second sign would be located on the street and would be 36x6 the smaller signs would be used to mark the entrance and direct people where to go.

Ms. Rubenbauer stated she was happy to see the building being used and to have a new business in East Haddam. Chairman Brady asked if the stain glass window was visible from the street. Ms. Balfour stated now the trees had been removed it was visible from the road. Ms. Balfour stated she would like to add lighting, to be pointed at the sign so it would be visible at night, but was not planning on adding additional light around the property because there was already a light around all the entrances.

Ms. Balfour stated the picket fence should be set back from the road about 5 feet to allow for walking. Ms. Balfour states she intended to replace the iron fence with the picket fence, the fence would be constructed of painted wood. Mr. Nelson stated he was worried about a four foot high fence going around the property he stated four feet around the retaining wall would make the fence so high people would not be able to see the first story of the house. Mr. Scully stated the fence could be cut so it would not be so high. Mr. Rossi also agreed a lower fence was better to allow for focus on the sign. Pictures of the house and green cards were presented and discussion ensued. Dr. Stofko asked if the apartment would be rented out. Ms. Balfour stated it was actually to be used for their intern because they were required to provide the intern with housing. Dr. Stofko asked if a second floor emergency exit would need to be installed. Ms Balfour stated she had not yet been told she would need to. Dr. Stofko suggested looking at the on the St. Stephens rectory as an example if one was needed. MS. Miller stated she thought the second story emergency exit was required by state law. Ms. Miller asked about replacing the gingerbread. Historical pictures of the house which were taken when the district was formed were presented and discussed. Chairman Brady stated MS. Balfour should provide the commission with a narrative of the changes to the outside of the property they planned to make.

A motion to accept C-02-16, to make improvements to the structure of 3 Norwhich rd add signage (one on the Front gables two others on the property as included on the plot plan) the addition of a picket fence around the property and the replacement of the stain glass window with victorian window and lighting for the ground signage to be lit up from the ground. With a stipulation a narrative description of the steps in the project as described at this meeting. The motion was seconded by Ms. Rubenbauer. The motion carried by unanimous voice vote. Ms. Balfour, Mr. Scully, Ms. Puzzo and Ms. Monahan left at 8:15 p.m.

Chairman's Report: Chairman Brady stated the outhouse on Millington green had been returned, the outhouse was not where it should be however it was in much better condition than it had been. Mr. Rossi asked what was going on with the Palmer Warrner house. Mr. Nelson stated they had not done anything on it since the statement the state was sending out a barn specialist to repair the barn. Mr. Nelson also stated there was a facebook page about the property and the way the state had allowed it to fall into disrepair. Mr. Nelson stated the state had misappropriated funds because there was a plaque in the Amous Bull house that listed the estate of Howard Metsker as a contributor at a level which cost a minimum of 250,000 dollars. It was also stated the historical society had tried to contact the attorney generals house about this a year or two ago and the attorney generals office decided not to persue the case at this time.

Adjournment: There being no further business to discuss a motion to adjourn was made by Mr. Rossi and seconded by Ms. Miller the meeting was adjourned at 8:30p.m.