

East Haddam Historic District Commission

November 19, 2013

7:30 pm

The River House

Attendance

Members

Will Brady

Chris Miller

David Nelson

Steve Rossi

Pam Rubenbauer (alt)

Others Present

Michael Stewart

Rebecca Wonneberger

Call to Order

The regular meeting of the East Haddam Historic District commission was called to order by Chairman Will Brady at 7:34 pm.

Public Hearing

C-10-13 Michael and Elizabeth Stewart of 88 Main Street, are seeking a certificate of appropriateness to add a two car, two story garage to the existing house along with the addition of a mud room, remodel the main entrance and the widening of the current driveway. Assessors Map 26 Lot 87.

Chairman Brady stated the materials used for the project would be stone for the lower portion of the garage and wood for the upper portion. Chairman Brady also stated asphalt shingles would be used on the roof additionally asphalt would be used on the driveway. Mr. Stewart stated he planned on using stone for the bottom and a shiplap style for the top in hope of mimicking a barn he also planned on using a barn style door that would open outward. Mr. Stewart stated he only intended on using gutters if necessary. The green cards were presented at this time. Mr. Stewart stated he did not plan on using floodlighting and was not planning on using recessed or bucket lighting but, some form of lighting would

be used. Mr. Stewart also stated he had originally considered a balcony but, he could not use one and still have it look like a barn. Chairman Brady clarified the new entrance would be place in what is now the porch and Mr. Stewart state that was correct. Ms. Miller asked if they were using the septic system. Mr. Stewart stated they were not currently hooked into the sewer system, he also stated he was not certain about everything that would be involved in hooking into the sewer system. Ms. Miller state she like the look of the mud room but, did not like the entrance. Mr. Nelson felt the pitch of the mud room roof should also be made a 12 by 12because it is perpendicular and felt a 10x12 wood look odd. Mr. Nelson started he would need to use a flashing channel Mr. Stewart asked about what material should be used Mr. Nelson stated led would be fine. Ms. Miller suggested copper. Mr. Nelson reiterated led would be fine. Chairman Brady asked about stepd to the old garage. Mr. Stewart said he was not planning on it at this time.

A motion was made by Mr. Rossi to accept C-10-13 with the stipulation the applicants would return and consult on lighting and the pitch of the roof and the roof design of the new entry way. Mr. Nelson seconded the motion. The motion passed by unanimous voice vote at 8:10 Mr. Stewart left at 8:27 pm

Application Renewal

C-05-12 St. Stephen's Church 31 Main East Haddam Map 17 Lot 12, is approved for the addition of a 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 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. Chairman Brady stated he had been contacted by St. Stephen's church about renewing the certificate of appropriateness

A motion was made by Mr. Nelson to extend the certificate of appropriateness for a period of one year Mr. Zirlis seconded the motion. The motion passed by voice vote and Ms. Rubenbauer abstained.

Chairman's Report

Mr. Nelson stated he had attended the most recent meeting of the middle school conversion project and the currently proposed project would be approximately 22 million including both fire houses would be moved to the old middle school. Further discussion ensued.

Chairman Brady stated the open space commission was looking at purchase another parcel of land that contained many historic stone walls and asked for permission to write a letter in support of purchasing the land. A general consensus to write the letter was agreed upon.

Minutes

A motion was made by Mr. Nelson to approve the minutes from September and October and seconded by Ms. Rubenbaur the motion carried by voice vote. Mr. Rossi and Chairman Brady. abstained

Adjournment

There being no further business to conduct a motion to adjourn was made by Mr. Rossi and seconded by Mr. Nelson The meeting was adjourned at 9:05pm.

Respectfully submitted

Rebecca Wonneberger

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