TOWN OF EAST HADDAM
Historic District Commission Meeting Minutes
January 20, 7:30 pm
Municipal Office Building, Meeting Room 1

1. Chairman Will Brady called the Historic District Commission meeting to order at 7:45 pm.

2. **ATTENDANCE, Historic District Commission Members**: Will Brady-Chairman, Steven Rossi, Joe Zirlis (remotely).
Absent: Jack Lovejoy, Christian Miller, David Nelson, Karl Stofko
Guests: Christopher Wendel, Catherine Wendel

HDC #25-05 46 Main Street (property location),
Christopher and Catherine Wendel (applicants and property owners). Map 026, Lot 100.
Mr. Wendel proposed the repair and replacement of a rotted cedar shake roof with "Timberline" architectural asphalt shingles on a detached double garage. The project was discussed at length at the November 18, 2025, meeting.

Steven Rossi made a motion, seconded by Joe Zirlis, to approve the application for replacing the cedar shingles with "Timberline" architectural shingles. Will Brady, Steven Rossi, and Joe Zirlis voted in favor, motion carried.

3. **Informal Discussion:** HDC#26-01 482 Town Street – Nancy Borge, property owner, would like to put solar panels on the south side of the house roof and on the back of the garage.

A. HDC #26-01 482 Town St (property location), Nancy Borge (applicant and property owner). Map 037, Lot 044. Proposed solar panels on south side of roof and on the back of the garage.
Most of the panels will be on the back side of the garage and not visible from the street. The panels on the house roof would be located towards the rear of the house, away from the street. Another set of panels would be on the kitchen addition in back of the house and not visible from the street. All of the panels would be black.
Will Brady read a note from Jack Lovejoy who could not attend the meeting. Mr. Lovejoy would like the panels to be black and not blue, located as far back as possible from the front of the house, and have a low profile. He would also like any conduits on the side of the house to be painted to match the color of the house.

Joe Zirlis would like to see pictures of the panels and their locations. Will agreed to make sure that copies of the photos are sent to him. Steven Rossi would like to know the location of the meters and conduits. Will Brady said that, according to the application, the meters would be inside the house and the conduits to the garage would be buried.

The HDC also received design guidelines and an advertisement from Skelly Preservation Services offering to do workshops for commissions either in person or online. It came with the application but was not part of the application. This can be discussed at a later date.

4. **Other Discussions**

Will Brady reported that he and Jack Lovejoy created an introductory letter to send to the people who may purchase the Champion House Apartments on Main Street. The 2-page letter explains some of the rules and regulations of the Historic District and briefly explains the HDC's authority and concerns. The HDC has jurisdiction over external changes that are visible from the public right-of-way and encourages property owners to come for an informal discussion about any exterior projects they have. Will read the letter and said that it will be sent to HDC members so they can comment on it. The letter is intended to be a friendly introduction to the Historic District and will not take the place of a longer, more formal, letter that outlines the regulations in more detail.

6. **Adjournment:** Steven Rossi moved, seconded by Joe Zirlis, to adjourn the meeting at 8:16 p.m. Will Brady, Steven Rossi, and Joe Zirlis voted in favor, motion carried.

Respectfully Submitted,
Martha Hansen,
Recording Secretary