TOWN OF EAST HADDAM
Historic District Commission Meeting Minutes
February 17, 7:30 pm
Municipal Office Building, Meeting Room 1
Draft

1. Chairman Will Brady called the Historic District Commission meeting to order at 7:35 pm. Jack Lovejoy was authorized to vote in place of Christian Miller.

2. Attendance
HDC members present: Will Brady - Chairman, Jack Lovejoy, Steven Rossi, Joe Zirlis (remotely).
HDC members absent: Christian Miller, David Nelson, Karl Stofko
Guests: Nancy Borge, Ronald Borge, Tim Mulcahy, Agatha Madigan of Centerbrook Architects.

3. Public Hearing
HDC #26-01482 Town St (property location), Nancy Borge (applicant and property owner). Map 037, Lot 044, submitted an application for solar panels on the south side of the house roof and on the back of the garage roof. The project was discussed at length at the January 20, 2026, meeting.
The solar panels on the back side of the garage will not be visible from the street. The panels on the house roof would be located towards the rear of the house, away from the street. The control panel and meters will not be visible from the road, conduits on the house will be painted to match the clapboards. All of the wires will be underground, and the solar panels will be black.

Steven Rossi made a motion, seconded by Jack Lovejoy to approve application #26-01482 as presented. Steven Rossi, Jack Lovejoy, and Joe Zirlis voted in favor; motion carried. Will Brady abstained.

4. Informal Discussion:
A. HDC #26-02 55 Main St (property location), Tim Mulcahy (applicant and property owner). Map 026, Lot 006. Proposed addition: master suite, mud room and detached garage connected to the house by a covered walkway. Mr. Mulcahy presented plans which were discussed. The HDC felt that the additions overwhelmed the original house and were not a good fit for the neighborhood. They asked Mr. Mulcahy to revise the plans and invited him to return.

B. HDC #26-03 6 Main Street & Lumberyard Road (property location) Goodspeed Opera Foundation Inc. Map 17, Lot 090, 093, 096. Agatha Madigan, of Centerbrook Architects, presented two proposals.

1. Statue of Sandy, the dog from the musical "Annie," adjacent to the Goodspeed Opera House entrance. The statue is in a planting bed and is on a plain concrete plinth. There is a plaque on the front of the plinth. The HDC suggested that the concrete plinth be made to look more like stone, if possible.

2. Elevator entrance wooden canopy addition to the Goodspeed Opera House. The canopy is similar to other ones on the building and will be painted white. The roof material will be EPDM to match the roofs of the other canopies. Jack Lovejoy suggested some small adjustments to the canopy.

Ms. Madigan will return next month for the public hearing, and will submit a redesign of the statue plinth, and some adjustments to the canopy in advance of the hearing.

5. Approval of Minutes of the January 20, 2026, meeting
Jack Lovejoy moved, seconded by Joe Zirlis, to approve the minutes of the January 20, 2026, meeting as presented. Will Brady, Steven Rossi, and Joe Zirlis voted in favor; motion carried. Jack Lovejoy abstained.

5. Other Discussions
Jack Lovejoy mentioned the letter he wrote to the new owners of the Champion House which was read at the last meeting. He thinks it would be a good idea to send a similar letter to residents of all the town's Historic Districts. He would also like to have a "rapid response" letter prepared to send out to residents in the HDs to let them know that they need to get permission from the HDC before making any exterior changes.

6. Adjournment: Steven Rossi moved, seconded by Jack Lovejoy to adjourn the meeting at 9:29 p.m. Will Brady, Jack Lovejoy, Steven Rossi, and Joe Zirlis voted in favor; motion carried.

Respectfully Submitted,
Martha Hansen,
Recording Secretary