EAST HADDAM HISTORIC DISTRICT COMMISSION

Town of East Haddam

Municipal Office Complex

1 Plains road

P.O. Box 385

Moodus, CT 06469

Regular Meeting

Tuesday, August 17, 2021

7:30 p.m.

Municipal Office Complex

Meeting Room 1

Minutes

Member Present: Will Brady, Chris Miller, David Nelson Steve Rossi, Karl and Stofko

Others present: Rebecca Wonneberger recording secretary

Call to order: The regular meeting of the East Haddam Historic district commission was called to order at 7:35 pm by Chairman Will Brady.

Informal Discussion: Chairman Brady stated he had noticed around town and on social media lot 1-7 on Main street had been very much the center of debate. He also stated there had been two groups created on facebook, one in favor of the proposed swing bridge project and one against selling lots 1-7.

Chairman Brady also stated a developer would not want to own the property unless they were able to purchase it, leasing it would not be an option. However, Chairman Brady reported the town attorney recommended there be a clause in the purchase agreement stating if the developer should decide to stop the project or go bankrupt the land and any buildings on the land would then revert back to the town. Chairman Brady also stated he was surprised none of the opposition to the project which had been so vocal at other town meetings was present.

Chairman Brady suggested the commission come up with some ground rules on how to address such a popular topic if it should come before the commission. Chairman Brady stated he wanted to ensure each side was properly heard and there was not only one side monopolizing the time. Dr. Stofko suggested setting rules before the hearing took place suggesting commission members be allowed to ask questions first, then opening it up to the public with a 3 minute time limit per person. Chairman

Brady liked the idea and said the commission would follow Roberts rules of order and impose a 3minute time limit per person until each person had a chance to speak and then possibly allowing a second round when everyone had had three minutes to speak, with commission members being allowed to ask questions first.

Mr. Nelson and Chairman Brady both stated they had not yet seen a formal proposal of the project. Mr. Nelson also stated he wanted the two structures on the property to be preserved and was ok with relocating them with in the district. Mr. Nelson also stated both the building were on the state and national historic registry.

Dr. Stofko stated He felt the town would have strict guidelines for how the project was to be built and would have someone assigned to over see the project, as that what was done when the actor housing was built for the Goodspeed.

Mr. Rossi stated he was not on social media so he did not know what people were saying about the project but, he was a concerned there had only been one proposal from a developer, and was concerned about the viability of the project on the property. He also stated he was not sure how they were going to be able to relate this to the village environment with it being such a large project. Mr. Rossi asked how long the commission had to review the application before the decision was made? Ms. Wonneberger stated they had 65 days from the date the application was submitted to make a decision. Mr. Rossi stated it was a small lot only about 2.5 acers including a brown field in need of remediation. Chairman Brady stated the town could apply for a grant to clean it up but, had tried 4 times and been denied for the grant all ready. Mr. Rossi stated he was not sure how the historic district commission could say something so dense could fit into the village district with in a 65 day window and the project would then be denied by default. Chairman Brady stated the builder should come before the commission to discuss the project informally before the public hearing to a void it being voted down. Ms. Wonneberger suggested asking the land use clerk to let the developer know to see the commission informally before submitting the project to help and avoid the proposal being turned down due to lack of time to make a decision. Dr. Stofko stated he was going to look and the maps and see what the setbacks were for the area to see how the road would change with the new project.

Adjournment: There being no further business to discuss a motion to adjourn was made by Mr. Nelson and seconded by Dr. Stofko the meeting was adjourned at 8:32pm.

Respectfully submitted,

Rebecca Wonneberger

Recording Secretary