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, September 21, 2021

7:30 p.m.

Municipal Office Complex

Meeting Room 4

Minutes

Member Present: Will Brady, Keith Bunnell, Steve Rossi, and Joe Zirlis

Others present: John Schroeder, Cameron Keir, and Rebecca Wonneberger recording secretary

Call to order: The regular meeting of the East Haddam Historic District Commission was called to order at 7:42 pm by Chairman Will Brady.

Informal discussion: Mr. Schroeder and Mr. Keir appeared before the commission for an informal discussion on the property located at 66 Main Street East Haddam. Mr. Keir the property owner of 66 Main Street stated he owned what is referred to as the upper landing schoolhouse, and wanted to make improvements to the existing structure to accommodate a Kitchen expansion and a half bathroom. He also stated the garage was located behind the house, unattached and plans were presented to the commission. The addition would be visible from the public right of way on the south side of the house. Mr. Keir also stated he hoped to update the windows and make some other improvements to the property. Mr. Schroeder stated he would bring pictures to the next meeting. Mr. Schroeder stated the plan was to keep the clapboard on the addition to match the rest of the house and to use double hung windows to be 6 over 6 style. Chairman Brady asked about the materials they intended to use. Mr. Schroeder stated the clapboard would match what is currently on the house he also stated they were debating between a cedar roof or a metal roof and planned on using aluminum clad windows with a 5/8 inch grills with a simulated divide. The lighting outside would remain the same. The addition was about 25x 9 feet about would add about 130 square feet to the house. R. Keir stated he wanted to keep the

originality of the schoolhouse. He also stated the pitch of the roof on the original house was 6 &12 and the pitch on the addition was 3&12. Mr. Schroeder stated they hoped to start the addition in December, and asked if a site plan was sufficient. Chairman Brady stated the commission just needed a plot plan.

Chairman Brady also asked about the windows Mr. Keir stated they would be Marvin aluminum clad double hung windows with a 6 over 6 because they would be longer lasting and more maintenance free, he also stated he planned to replace all the windows in the house. There being nothing further to discuss Mr. Keir and Mr. Schroeder left t 8 pm.

41 Main Street Mr. Bunnell stated he thought that gateway may have a problem with the proposal because the footprint of the addition was so large. He stated the addition looked to be the size of 1/3 of the original house. Chairman Brady stated it was really a house expansion and not the addition of a master bedroom suite. Further discussion ensued.

Chairman's report: Chairman Brady stated the root agency had added a 2 story porch on the back of the building and had been told they were just going to repair the deck. He also stated he was trying to get a hold of Mr. Parady to discuss the work which had been done and determine why and application had not been filed with the town. Mr. Bunnell stated it was a major addition and should have come before the Historic District Commission and was concerned about it setting a precedent.

Chairman Brady state there was 124 acre which would be going to referendum on October 5, 2021 from 12-8pm and the land would be purchased for open space. The parcel of land was located near O'Connell rd. extension. Chairman Brady stated if the parcel was not purchased for open space, it had the potential to be 16 new homes. He also stated there were many streams which fed into the 8 mile river. Chairman Brady stated the state had awarded 1/3 of the purchase price to the town of East Haddam. Chairman Brady also stated on October Second there would be several artists gathered at the grange to sell artwork from 10-2.

Adjournment: there being no further business to discuss a motion to adjourn was mand by Mr. Zirlis and seconded by Mr. Rossi the meeting was adjourned at 8:38 pm.

Respectfully submitted,

Rebecca Wonneberger

Recording secretary