TOWN OF EAST HADDAM
Historic District Commission Meeting Minutes
May 20, 2025
Municipal Office Building, Meeting

1. **CALL TO ORDER** Chairman Will Brady called the Historic District Commission to order at 7:32 PM.
2. **ATTENDANCE** Historic District Commission Members: Will Brady-Chairman, Steven Rossi, Jack Lovejoy, and Joe Zirlis.
   Absent: David Nelson and Karl Stofko.
3. **APPROVAL OF MINUTES**

   A. April 15, 2025

   Motion: A motion to approve the minutes from the April 15, 2025, meeting was made by Steven Rossi and seconded by Jack Lovejoy. The motion passed unanimously.

4. **APPLICATION - PUBLIC HEARING**

   A. Application 25-02: 150 Wickham Road, Charles Yanavich (Applicant and Property Owner), Map 69, Lot 006 – New Addition

   The applicant described a proposed 8 ft by 11 ft by 20 ft one-story addition at the rear of the house, not visible from the river. The addition will include a new foundation and will connect the existing laundry room and bathroom. The foundation will be full-height (approximately 7 ft), and the addition's roofline will be lower than the existing house. Materials will match the existing structure, with wood clapboard siding and leatherwood asphalt shingles. No new exterior lighting will be added. The commission confirmed the submission of green cards and accepted prior stipulations.

   Motion: A motion to approve Application 25-02-150 as described, with confirmation of clapboard siding, no additional lighting, was made by Steven Rossi and seconded by Jack Lovejoy. The motion passed unanimously.

5. **INFORMAL DISCUSSION**

   A. 45 Main Street – Window Restoration and Replacement

   George Felner presented an updated and comprehensive restoration and replacement plan for windows at 45 Main Street. Green Mountain windows will be used for replacements, and thermal screens will be installed on the original windows being restored. Jim King provided a detailed letter recommending restoration where feasible. The commission

thanked the applicants for the thorough preparation and discussed the north facade and various window types. Members requested small revisions to improve clarity in the final submission, which will be formally reviewed at the next meeting.

B. 45 Main Street – Underground Tank, Pool, Patio, and Fence

Jonathan Levine and Mary Curry discussed preliminary plans for a proposed pool, equipment area, and related fencing. The pool will be installed in a sunken area behind the house and will not be visible from the street. Lighting will be limited to interior pool lights, and the equipment will be screened or fenced per commission recommendation. Discussion also included code requirements, impact on view, and future submission of a certificate of appropriateness, which may be needed depending on final visibility.

6. **OTHER BUSINESS**

The commission discussed the sale of four properties on Main Street. Concerns were raised about window changes at one property (formerly yellow, now white) and unauthorized window replacements at Society Hall. Commissioners proposed contacting real estate agents to advise buyers and sellers of the properties' historic district responsibilities. The importance of providing new owners with guidance materials and ensuring the Property Owners Guide is updated and distributed was also emphasized.

ADJOURNMENT

Motion: A motion to adjourn was made by Steven Rossi and seconded by Joe Zirlis. The meeting adjourned at 8:45 p.m.

Respectfully Submitted,

E. Ruth Ziobron
Recording Secretary