TOWN OF EAST HADDAM

Historic District Commission Meeting Minutes

August 19, 2025

Municipal Office Building, Meeting

1. Chairman Will Brady called the Historic District Commission to order at 7:30 PM.
2. ATTENDANCE Historic District Commission Members: Will Brady-Chairman, Jack Lovejoy, Steven Rossi, and Joe Zirlis.
   Absent: Karl Stofko, David Nelson, and Christian Miller.

   Mr. Lovejoy was a voting member for this meeting.

3. Public Hearing

   A. Application 25-02 - 9 Main Street (property location), James Johnson (Bandits House LLC), (applicant & property owner). Map 017, Lot 003. Proposed construction of a ground level platform (10x14) on an existing patio and a two-sided

   The patio portion of the application was removed by the applicant.

   The sign is made of high-density urethane designed to mimic carved wood. The main lettering is carved, while the "Established 2025" and the JL logo are painted. It has a cove-carved edge and features bold black lettering.

   Motion to approve the sign with the stipulation that it is clearly a replacement of the existing sign, with no additional lighting or other modifications.
   Rossi/Lovejoy
   Passed unanimously.

   B. Informal Discussion: 41 Main Street
   William and Janet Mascolo presented updated renovation plans for the historic George Douglas house, built in the 1850s. The focus remains on window restoration, with some original 19th-century windows being repaired and others replaced due to damage. The project includes interior renovations and a new addition designed to blend with the historic style, featuring a natural stone facade with traditional masonry (not veneer) for authenticity. Practical limitations such as bathroom and closet placement affect window size and number.

   Questions about design elements such as a flat roof/deck and authority over riverside views were clarified. The importance of documenting the entire property, including secondary structures, was stressed to maintain a comprehensive historic record.

   An informal discussion was made to reopen the application from 2021 because it had been pre-approved, but the Commission had not seen the plans. The Mascolo's provided drawings and agreed to continue working with the Historic District Commission on their active renovation project. They also agreed to provide schematics and a new

plot plan of the garage and second house for the records. This would then document what had been done for future reference.

4. Approval of Minute
5. Adjournment

Motion to adjourn at 9:00 p.m.
Rossi/Lovejoy
Passed unanimously.
Respectfully Submitted,
E. Ruth Ziobron