

**TOWN OF EAST HADDAM**  
**Historic District Commission Meeting Minutes**  
**December 17, 2024**  
**Municipal Office Building, Meeting**

1. **CALL TO ORDER**

Chairman Brady called the Historic District Commission to order at 7:30 pm.

2. **ATTENDANCE**

**Historic District Commission Members:** Will Brady-Chairman, Steven Rossi, David Nelson, Joe Zirlis, Karl Stofkow, and Jack Lovejoy.

**Absent:** Chris Miller

3. **APPROVAL OF MINUTES**

**a. 10-15-2024**

Motion to approve the minutes, including Mr. Stofkow and Mr. Lovejoy in attendance.

**Zirlis/Lovejoy** — Passed Unanimously

4. **Informational Document - Discussion**

The commission discussed the draft Property Owners Guide, which had been mailed to all members for review before the meeting. Key points included:

- Adding an index for easier navigation.
- Recommend condensing the guide to four pages for mailing purposes, emphasizing key homeowner responsibilities and the commission's mission.
- Plans to include maps of historic districts and make more detailed information available on the town website.
- Addressing the issue of transferring historic district guidelines to new property owners during sales.

Members agreed to review the guide further and submit additional comments by the next meeting. A revised draft will be prepared for review at the January meeting.

5. **BROWNELL OLD MILL - Discussion**

The commission revisited the condition of the Brownell Mill, following a site visit on November 17, 2024. Observations included:

- The original mill structure is beyond repair, with significant structural issues and water damage.
- The later brick addition (circa 1860s) remains structurally sound and holds potential for adaptive reuse.
- Discussions on repurposing the brick addition into apartments or commercial space were noted.
- Concerns about preserving elements like windows and the mill tower were expressed.

The owner has shown interest in exploring options for the site but acknowledges the challenges posed by the deteriorating main structure.

6. **Chairman's Report - Discussion**

**UPDATES ON COMPLIANCE AND VIOLATIONS** Updates were provided on properties within the historic districts:

- **Champion House Hotel:** Issues with window replacements (6-over-6 to 9-over-1) using tape to create divisions. Jim Ventres will contact the owner to bring the matter before the commission.
- **Society Hall:** Modifications completed without prior approval. The commission will seek retroactive applications to document changes.
- **Campground:** Concerns over changes to window configurations and other elements. Follow-up with the property owner is pending.
- **Gelston House Signage:** The lighting for the sign has been adjusted but does not yet fully comply with historic standards. Further improvements were recommended.
- **9 Main Street - C'est La Vie:** The commission discussed the recent purchase by Jim Johnson. The building is under renovation and plans for its reopening as a restaurant. The anticipated opening date is February 2025.

**Next Meeting:** January 16, 2025, at 7:00 PM.

7. **Adjournment**

Motion at 8:23 p.m. to adjourn

**Rossi/Nelson** — Passed unanimously

**Respectfully Submitted,**

**E. Ruth Ziobron**

**Recording Secretary**