TOWN OF EAST HADDAM
Historic District Commission Meeting Minutes
July 21, 2026
7:30 pm
Municipal Office Building, Meeting Room 1

1. Will Brady, Chair, called the meeting to order at 7:33 pm. A quorum was present.

2. ATTENDANCE, Historic District Commission Members: Will Brady (Chair), Karl Stofko, Joe Zirlis (Zoom), Christian Miller (left at 8:50 pm), Jack Lovejoy (arrived at 7:46 pm)
Karl Stofko was authorized to vote in place of Steven Rossi
Jack Lovejoy was authorized to vote in place of David Nelson
Absent: David Nelson, Steven Rossi
Guests: Charles Denler, Tim Mulcahy, Stephanie Antone
Audience members: none

3. Public Hearing
A. HDC #26-06 6 Landing Hill (property Location), Charles Denler (applicant and property owner). Map 26, Lot 033. New shed and stairs.
Mr. Denler presented plans for an 8'x10' shed and stairs. The shed will be located on the upper landing at the base of the cliff. He has installed some wooden stairs, and a gate. A window previously removed from the barn will be installed in the shed.
Mr. Denler will provide a photo of the gate.
Motion: Karl Stofko moved, seconded by Jack Lovejoy to approve application #26-06 as presented. Karl Stofko, Jack Lovejoy, Joe Zirlis, and Christian Miller voted in favor. Motion passed.

4. Review of Final Plans
HDC #26-02 55 Main Street, Tim Mulcahy Map 026, Lot 006
Mr. Mulcahy presented final plans for the garage. The front of 24' x 28' garage will be 14'4" from the south property line which complies with the Village District requirements that apply to this Historic District.
Stephanie Antone, representing the Dodds who own an adjacent property, expressed concern about how the garage will look from the street compared to neighboring buildings. She also mentioned the impact on the view shed.

Mr. Mulcahy stated that the height and size of the building was approved by the HDC in a previous meeting. The regulations for the Village District require a set back of at least 10 feet from the property line. The application is in compliance with that requirement.
Mr. Brady stated that the commission is accepting the plot plan of the property and the view shed is not under consideration.
Mr. Zirlis asked what the objections are to the application.
Ms. Antone explained that it is the overall height and mass of the structure in relation to other properties in the District, and the appropriateness of the design in the context of the street. The roof is large relative to the height of the first floor and the dormers.
Mr. Brady said that the district is not uniform in style and/or design. The footprint, size, and overall height have been approved by the Commission. There is also some litigation pending against the town on this application.
Ms. Antone represents a client as well as her own opinion.

The design of the garage was discussed, and Jack Lovejoy listed his design questions/concerns as follows:

- a list of materials used in the construction
- the pitch of the roof and dormers.
- the proportion (scale and massing) of the roof to the garage doorway wall
- Jack would like to see a roof plan which would show the dormers and how they would look.

Karl Stofko commented that it is hard to understand the roof line under the windows of the front dormer.

Will Brady stated that if the building was closer to the road we would be more concerned about the material of the garage doors. In the past, signage was always made from wood, but technology has changed and many signs are made with other materials which are less expensive and more durable. We don't necessarily specify materials and are not here to micromanage the project.

Christian Miller left the meeting at 8:50 pm.

5. Approval of Minutes:
The June 16, 2026, minutes were considered.
Motion: Karl Stofko moved, seconded by Will Brady, to approve the minutes as presented. Karl Stofko, Will Brady, and Joe Zirlis voted in favor. Jack Lovejoy abstained. Motion passed.

A bill for $360 for legal services from the town attorney, Halloran, was presented.
Motion: Karl Stofko moved, seconded by Will Brady, to approve paying the bill. Karl Stofko, Will Brady, Jack Lovejoy, and Joe Zirlis voted in favor. Motion passed.

6. Recommendation for re-appointment
Motion: Will Brady moved, seconded by Jack Lovejoy, to recommend the reappointment of the following members to the HDC: Joe Zirlis, Christian Miller, David Nelson, and Will Brady, as regular members, and Jack Lovejoy and Karl Stofko as alternate members. Karl Stofko, Will Brady, Jack Lovejoy, Joe Zirlis voted in favor. Motion passed.

Charles Denler applied to join the HDC. He lives in East Haddam and is a registered voter in town. He served on the Zoning Commission and the Water Pollution Control Authority in Marlborough, CT, and has experience restoring historic houses.
Motion: Jack Lovejoy moved, seconded by Karl Stofko, to recommend the appointment of Charles Denler as an alternate member of the HDC. Karl Stofko, Will Brady, Jack Lovejoy, Joe Zirlis voted in favor. Motion passed.

Jack Lovejoy mentioned that he noticed that two of the 6 over 6 windows have been removed from the upper floor of Society Hall on Main Street.

7. Adjournment: Karl Stofko moved, seconded by Jack Lovejoy, to adjourn the meeting at 9:15 pm. Motion passed.

The next meeting is scheduled for August, 20, 2026, at 7:30 pm.

Respectfully submitted,
Martha Hansen
Recording Secretary