

**TOWN OF HADDAM  
BUILDINGS COMMITTEE  
TOWN HALL  
21 FIELD PARK DRIVE, HADDAM, CT  
THURSDAY, 13 SEPTEMBER 2018  
PUBLIC MEETING  
UNAPPROVED MINUTES  
*Subject to Approval by the Commission***

**ATTENDANCE**

A	Scott Brookes
X	Emily Carrow
X	Lisa Malloy
X	Jeff Muthersbaugh, Chairman
X	Joanne Nesti
A	Jared Novinski
X	Patrick Pinnell
A	Jan Sweet, Alternate
X	Liz West Glidden, Town Planner
X	Bunny Hall Batzner, Recording Clerk

**1. Call to Order**

Mr. Muthersbaugh, chairman, called the meeting to order at 6:34 p.m.

**2. Approval of the Agenda**

Add: Approval of Minutes as Item #3.

**MOTION:** JoAnne Nesti moved to add Approval of Minutes to the agenda. Patrick Pinnell second. Motion carried unanimously.

**MOTION:** Lisa Malloy moved to approve the 13 September 2018 agenda as amended. JoAnne Nesti second. Motion carried unanimously.

**3. Approval of Minutes**

**MOTION:** Patrick Pinnell moved to approve the 9 August 2018 minutes as submitted. JoAnne Nesti second. Motion carried unanimously.

**Attendance/Introductions**

Attendance taken and introductions made.

**4. Public Comment**

Loreen Zaccaro stated that she and Alex Yuknat are interested in the Scovil Mill buildings as both a boat building shop and marker space. Ms. Zaccaro gave a brief synopsis of both Mr. Yuknat's and her business backgrounds. Discussion followed in regard to how they would fund the project, types of boats constructed (primarily work boats), public access to the site through the marker space, and whether there would be any noxious materials in the boat building process (Mr. Yuknat would be able to answer). Ms. Nesti asked if a one page business plan could be provided. Ms. Zaccaro was agreeable.

## **5. Former DOT Facility Candlewood Hill Road**

### **a. Status of National Register Nomination**

Mrs. Glidden asked the status of the nomination; and if the pad site should be separated from the site, before the site is under National Register status.

Mr. Muthersbaugh explained what has taken place to date and believes this may have fallen through the cracks. Mr. Muthersbaugh stated the demolition of the buildings is not an option. A brief discussion followed in regard to the nomination process, possible restrictions (Mrs. Malloy stated there are not that many), historic tax credits, working to the Dept. of Interior standards, retaining the pad site as part of the nomination in order to have control over the architectural appearance (rezone site to Higganum Village District), and using the site to obtain sewer in the Center. Mr. Muthersbaugh suggested Mrs. Glidden contact Renee Tribert, Project Manager, and Jane Montanaro, Executive Director, Connecticut Trust for Historic Preservation.

### **b. Update with CACEE Foundation and CT Research Conservation and Development**

Mr. Muthersbaugh reported that there was a meeting with CACEE and there's a desire to develop the site. There has been discussion in regard to infrastructure and the USDA provides low interest loans for sewer projects. This would be beneficial on a number of fronts. Ms. Nesti stated Hope in Main, Warren, RI is something CACEE would like to see here.

Mrs. Glidden reported there was discussion in regard to a partnership with the idea being the town would assist with clean up in terms of working with DECD. Mrs. Glidden stated clean up grants are available to municipalities but not to non-profits or private entities. Also discussed was what it would look like – maker space, flex space, entertainment, commercial kitchen, open to the public, and some kind of regional farmers' market. It appears that the USDA is interested. Mrs. Glidden stated CACEE has their funding lined up; and although they are not in a hurry to go, they are ready to go.

Mrs. Glidden stated two of the next steps would be to meet with DOT and meet with the USDA. After these meetings take place, will discuss whether or not the town wants to do this as a partnership. Discussion followed in regard to the process if there is interest in purchasing the property, remediation of the site, and the cost of the cleanup. Mr. Pinnell will contact an individual with United Technologies Corp. (UTC) to see if there is interest and will do a quick survey to find comparable mills to Scovil.

Mr. Muthersbaugh sent out an email regarding a webinar – Adaptive Reuse of the Historic Mills - Resources and Tools, Saturday, 27 September, 11:00 a.m. to 12:00 p.m., free.

## **6. Jail**

### **a. Press Release Offering the Jail for Lease in Various Historic Journals and Papers**

Mrs. Glidden reported due to other work commitments, she had not drafted a press release. Mrs. Glidden will try to have a draft available for the October meeting. A brief discussion followed in regard to possible newspapers/periodicals where the release should be submitted. Mr. Pinnell will check with the Connecticut Preservation Trust and the National Trust in regard to fees.

### **b. Punch List of Repairs**

Mr. Muthersbaugh thanked Mrs. Malloy and Mr. Pinnell for their time in preparing the list of repairs. A brief discussion followed in regard to Public Works handling the repairs. Mr. Muthersbaugh will speak to Lizz Milardo, First Selectman, about this matter. Mrs. Malloy stated the work has not been done and Public Works is aware of the matter as the letter was addressed to Mrs. Milardo and Chris Corsa, Assistant Director of Public Works.

## **7. New Business**

None.

## **8. Adjournment**

**MOTION:** JoAnne Nesti moved to adjourn. Emily Carrow second. Motion carried unanimously.

The meeting was adjourned at 7:15 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner  
Recording Clerk

**The next meeting is scheduled for Thursday, 11 October 2018.**