



Town of Woodbury Historic District Commission

281 Main Street South
Woodbury, CT 06798
203.263.3467 • www.woodburyct.org

REGULAR MEETING AGENDA

Monday, October 3, 2022 – 7:30 PM

Shove Building

281 Main Street South, Woodbury, CT 06798

Masks Optional for Vaccinated Persons
Required for Non-Vaccinated Persons

OPENING OF MEETING

- Call to Order
- Seating of Members/Alternates
- Conflict of Interest

PUBLIC HEARINGS

22-HD-2226 – 121 Main Street North / Map 90, Lot 7 / MSD District & HD#1

121 Main LLC (applicant/owner)

Section 2: Light Fixtures – Install new wall sconces in front and back.

Section 3: Parking/Driveway/Paving – Onsite parking spaces to remain and proposed cross easement for parking at New Morning Market (subject to Zoning Commission approval).

Section 7: Remodeling – Repair and repaint cedar clapboard siding; Replace exterior trim w/Boral Composite; Install new overhang over front door with brackets.

Section 8: Windows – Replace all 12 existing wood windows (wood casing and aluminum storm sash) on front and sides with new windows; Install 3 new windows on north side; Install 2 new windows on south side; Install 2 new skylights on rear roof. All new windows to be Marvin fiberglass exterior, wood interior, simulated divided glass and wood casing.

Section 9: Doors – Replace existing front single wood door with new double clad aluminum (painted) door with wood interior, replace existing wood trim casing with new wood trim casing; Replace existing rear double door with new double door; Install new double bi-fold out swing doors on rear side. All new doors to be Marvin doors.

Section 10: Roof – Replace existing light warm gray asphalt roof with new dark charcoal gray asphalt roof.

22-HD-2227 – 244 Main Street South / Map 104, Lot 16 / MSD & HD#1

Robert S. Kolesnik, Jr. (applicant/owner)

Section 2: Light Fixtures – Install light at northeast corner of lot and at existing sign using existing concrete lamp post.

Section 8: Windows – Replace 9 existing wood and aluminum storms windows with new Avex windows.

Section 12: Other – Install new chimney cap (metal or masonry TBD) to replace lost cap due to storm; and Install 2 security cameras (right upper front corner and rear upper left corner).

NEW APPLICATIONS

22-HD-2231 – 107 Main Street North / Map 90, Lot 5 / MSD & HD#1

Ana Aldrich (applicant), 107 Main St North Woodbury LLC (owner)

Exemption Requested Per §7.2.4

Section 1: Signage – Replace existing 3.25 sf sign placard on freestanding sign and replace existing 4 sf projecting sign at building with new tenant signs of same size.

22-HD-2233 – 92 Judson Avenue / Map 104, Lot 82 / MSD & HD#1

Susan A. and Arthur Jr. Pappas (applicant/owner)

Section 11: New Construction – Install 3-bay garage measuring 36' x 30' (1,080 sf) over concrete slab.

Section 12: Other – Install generator and second propane storage tank next to existing tank.

22-HD-2234 – 49 Hollow Road / Map 103, Lots 17 and 17A / R-40 & HD#1

Seabury Society for the Preservation of the Glebe House Inc. (applicant/owner)

Exemption Requested per §7.2.4

Section 12: Other – Install two above ground propane storage tanks.

ACKNOWLEDGEMENT OF EXEMPTIONS APPROVED BY LAND USE OFFICE (no action required)

- **22-HD-2230 – 270 Main Street South / Map 104, Lot 12 / MSD & HD#1**
Amanda Baldino (applicant) Jim Daly (owner)
Exemption Granted per §7.2.1 – in-kind roof replacement back of house (low-pitched section)

DELIBERATIONS

- Selected Items from this Agenda as Determined Ready by the Commission
- Meeting Minutes – September 12, 2022

OTHER BUSINESS

- Commission Housekeeping

CORRESPONDENCE

PUBLIC COMMENT PERIOD

ADJOURNMENT

RECEIVED & FILED
IN WOODBURY, CT
This 30th day of Sept 2022
at 3:52 o'clock P M
Maria M. Mancini
Town Clerk