



Town of Woodbury Historic District Commission

281 Main Street South
Woodbury, CT 06798
203.263.3457 www.woodburyct.org

MINUTES – October 3, 2022

REGULAR MEETING

7:30 PM –Shove Building, 281 Main Street South, Woodbury, CT 06798

MEMBERS PRESENT

Maureen Donnarumma, Chair
Susan Cheatham, Vice Chairman
George Messier
Lois Y. Fiftal
Robert S. Kolesnik, Jr.

MEMBERS ABSENT

None

ALTERNATES PRESENT

Mark Kroll
Judith Kelz
William Hickey

ALTERNATES ABSENT

None

NOTED OTHERS PRESENT

Annie Musso, Lucienda Pittari, John Pittari, Ana Aldrich Arthur Pappas, Susan Pappas, LoriAnn Witte, Patrick Roy

OPENING OF MEETING

- **Call to Order**
Chair Donnarumma convened the regular meeting at 7:30 pm.
- **Seating of Members / Alternates**
Seated for the meeting were members Donnarumma, Cheatham, Kroll, Fiftal, Hickey
- **Conflict of Interest Reminder (CGS §8-11 & Woodbury Town Charter Section 901)**
Chair Donnarumma reminded the Commission of Conflict of Interest
Chair Donnarumma and Member Kolesnik indicated they had a conflict with certain public hearing agenda items and would recuse themselves at the appropriate time

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.

Chair Donnarumma recused herself. Upon late arrival of members, Vice Chair Cheatham unseated member Kroll and seated Kolesnik and Hickey.

Vice Chair Cheatham read the application. Member Fiftal read the public hearing notice information.

Applicant, John Pittari presented. Mr. Pittari stated in the public hearing notice the description stated under Section 10 was that he is replacing light warm gray asphalt with dark charcoal. It should be reverse. He is replacing dark charcoal asphalt roof with light warm gray asphalt. Application was correct. No need to amend the application. Mr. Pittari addressed Section 2 light fixture. Although they haven't been picked out yet he will not have them over 900 lumens (60 watt) and will be keeping with the salt box style and showed sample of the fixtures. Section 3 Parking- not changing anything. Currently gravel and will not be curb cutting from the existing driveway. Section 7 Remodeling – will be using cedar siding on the exterior and the corner boards will be a more durable composite material and will be painted. Installing an overhang over the double doors as stated on the plans and application. Section 8 Windows – Replacing windows that will pick up the character of the building. Divided windows, no screens. North side of the building they will be adding 2 windows. South side of the building will be adding 2 windows also. Section 9 Doors – Replacing front door to a double door, replacing single door to make entrance wider for egress. The widening will give it about two feet more. The rear door replacement will match the front but stay a single door. Mr. Pittari added that he has worked with New Morning Market for 47 years and appreciated what Woodbury has done in helping preserve the architectural heritage and has seen the benefits of the Commission helping to protect that.

Public Comment

- None

MOTION:

To close the public hearing.

Made by **MESSIER**, Seconded by **FIFTAL**

Vote: 5-0-0 – **Approved** – **MOTION Passed**

Aye Cheatham, Fiftal, Messier, Kolesnik, Hickey

Nay None

Abstain None

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).

Chair Donnarumma is reseated along with Hickey. Kolesnik recused himself.

Chair Donnarumma read the application. Mr. Kolesnik presented as applicant/owner. Mr. Kolesnik starting discussion with the windows since this is a topic the Commission is grappling with, noting information from the Land Use office regarding past applications. He stated the application is not to rebuild the windows, he is looking to replace the windows from the 1990’s, some from the 1930’s, but not originals to the house built in 1783. He stated he would waive the 65-day time frame if the Commission decides to hold open the hearing to address the windows at another meeting. He was willing to pay for the notice to go into the paper again for the time frame to be waived. Mr. Kolesnik offered a site visit to look at the windows that have already been replaced to see the material and how they have held up. Chair Donnarumma said we need to follow through on the application tonight. Section 2 Light Fixture – concrete post is now visible because of some landscaping done to lower the landscape to make visibility from Labonnes’ easier for pedestrians. Will be using low wattage, 375 lumens (25 watt) as stated on the application. Lights are on a timer in the basement. Signage light will be the lowest illumination possible, ground mounted so it can’t be seen with the glow towards the house, like candlelight. Section 12 – Cameras, although not really wanted are very important for security. Chair Donnarumma asked the application be amended to note the cameras even though it was on the plan. Application now reads - camera as depicted in photo and exhibits. Vice Chair Cheatham suggested withdrawing the application for the windows. Mr. Kolesnik again proposed he waive the 65-day time period, since they are in the process of talking about windows and materials. Chair Donnarumma suggested a new windows application to give him more time, but Kolsenik does not need more time. Mr. Kolesnik is satisfied with the way his application is because he knows the product and how it holds up.

Public Comment

- None

MOTION:

To close the public hearing.

Made by **FIFTAL**, Seconded by **MESSIER**

Vote: 5-0-0 – **Approved** – **MOTION Passed**

Aye Donnarumma, Cheatham, Fiftal, Messier, Hickey

Nay None

Abstain None

Bill Hickey was unseated, and Robert Kolesnik was resealed.

NEW APPLICATIONS

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

Ana Aldrich (applicant), 2 Andrasko Road, Beacon Falls, CT, 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.

Chair Donnarumma read the application.

Applicant Ana Aldrich came forward and stated that she is replacing existing signs with new signs, like for like in regard to size and location – wording to: Sump’in Sweet.

MOTION: To approve exemption (22-HD-2231 – 107 Main Street North / Map 90, Lot 5 / MSD & HD#1) per §7.2.4 for sign replacements of same size and style.

Moved by **MESSIER**, Seconded by **KOLESNIK**

Vote: 5-0-0 – **Approved** – **MOTION Passed**

Aye Donnarumma, Cheatham, Fital, Messier, Kolesnik
Nay None
Abstain None

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.

Chair Donnarumma read the application, reviewed application and site plan.

Arthur and Susan Pappas presented. Kolesnik said the only part that is applicable is the garage since the generator and storage tanks are not visible from the road. Chair Donnarumma asked if they would consider anything other than vinyl. Kolesnik suggested bringing in a sample of the vinyl material to the public hearing so they can look at it. Mr. Pappas agreed to supply the sample and added that the builder he has lined up can not do any other material because he does vinyl, which will then make him go to another source and he can’t afford that.

MOTION: To accept application (22-HD-2233 – 92 Judson Avenue / Map 104, Lot 82 / MSD & HD#1) and schedule public hearing for November 7, 2022.

Moved by **KOLESNIK**, Seconded by **MESSIER**

Vote: 5-0-0 – **Approved** – **MOTION Passed**

Aye Donnarumma, Cheatham, Fital, Messier, Kolesnik
Nay None
Abstain None

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

LoriAnn Witte, Director 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.

Chair Donnarumma read the application.

LoriAnn Witt, Glebe House Director presented. The proposed tanks won't be visible from the road, Hollow Park driveway, neighbor's house or anybody walking from the park into the yard. You must be between garage and office at the back door to see them. No torpedo tank. Two smaller tanks that will have to be filled more frequently.

MOTION: To approve exemption (22-HD-2234 – 49 Hollow Road / Map 103, Lots 17 and 17A / R-40 & HD#1) per §7.2.4 (minor change) for installation of two above ground propane storage tanks.

Moved by **KOLESNIK**, Seconded by **FIFTAL**

Vote: 5-0-0 – **Approved** – **MOTION Passed**

- Aye Donnarumma, Cheatham, Fiftal, Messier, Kolesnik
- Nay None
- Abstain None

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

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

121 Main LLC (applicant/owner)

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

Chair Donnarumma recused herself. Hickey was seated.

The Commission acknowledged that the application was straightforward, and the applicant did their homework. It will look a lot better. Kolesnik and Hickey state that the new windows being added will make it look more historic than when it was built in 1985.

MOTION: To approve (22-HD-2226 – 121 Main Street North / Map 90, Lot 7 / MSD District & HD#1) Certificate of Appropriateness for the application as proposed.

Moved by **HICKEY**, Seconded by **MESSIER**

Vote: 5-0-0 – **Approved** – **MOTION Passed**

Aye Cheatham, Fiftal, Messier, Kolesnik, Hickey

Nay None

Abstain None

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).

Chair Donnarumma was reseated for Kolesnik (Kolesnik was asked to remove himself from the room because of his conflict of interest and he did so).

Chair Donnarumma went through each part of the application starting with light fixtures. No one had a problem with those. Next, was the chimney cap which they said was exempt. No problem with the cameras and placement. Chair Donnarumma went over the application with the windows and the materials used. Vice Chair Cheatham stated her concern with the windows that were already installed, but were installed without the approval from the Commission, so the like for like might come into effect. Chair Donnarumma didn't think that would be since they were never approved to begin with. Member Messier is suspicious to hear applicants say that the windows are rotten out and can't be repaired because it is easy for them to say, but really, they need to be reglazed. He wants a more straightforward approach for how the Commission will approve changes to windows in the District across the board.

MOTION: To exempt the chimney cap (22-HD-2227 – 244 Main Street South / Map 104, Lot 16 / MSD & HD#1)

Moved by **MESSIER**, Seconded by **FIFTAL**

Vote: 5-0-0 – **Approved** – **MOTION Passed**

Aye Donnarumma, Cheatham, Fiftal, Messier, Hickey

Nay None

Abstain None

MOTION: To approve (22-HD-2227 – 244 Main Street South / Map 104, Lot 16 / MSD & HD#1) in portion, Certificate of Appropriateness for just the cameras, lighting, and sign as proposed.

Moved by **MESSIER**, Seconded by **HICKEY**

Vote: 5-0-0 – **Approved** – **MOTION Passed**

Aye Donnarumma, Cheatham, Fiftal, Messier, Hickey

Nay None

Abstain None

MOTION: To deny (22-HD-2227 – 244 Main Street South / Map 104, Lot 16 / MSD & HD#1) in portion, the proposed replacement of windows as the proposed window replacements are not appropriate material to the house per §7.2.1, not like for like.

Moved by **CHEATHAM**, Seconded by **HICKEY**

Vote: 5-0-0 – **Approved** – **MOTION Passed**

Aye Donnarumma, Cheatham, Fiftal, Messier, Hickey

Nay None

Abstain None

Meeting Minutes

MOTION: To approve meeting minutes of September 12, 2022, as presented.

Moved by **HICKEY**, Seconded by **KROLL**

Vote 5-0-0 - **Approved** – **MOTION Passed**

Ayes: Cheatham, Fiftal, Messier, Hickey, Kroll

Nays: None

Abstain: None

OTHER BUSINESS

- Historic District Preservation award
Chair Donnarumma suggested Damien Dewitt, owner of 266 Washington Road
- Member Fiftal shared that she had a discussion with Preservation of Connecticut, Stacey Vairo, Town Planner Agresta, First Selectman Barbara Perkinson and Erin Fink (SHPO) regarding the lattice at the 7 Mountain Road property. Preservation CT suggested that the lattice needs to be wood otherwise the town could lose the reimbursement from the grant.
- Members discussed the possibility of meeting more than once a month to conduct workshops with Preservation CT to help in the matter of approving or denying window replacements and materials. Alternate Member Kelz asked about getting Preservation CT to their next meeting on November 7, 2022.

CORRESPONDENCE

- The Commission briefly reviewed the spreadsheet from the Land Use office regarding past window applications approvals and denials.

PUBLIC COMMENT PERIOD

- Patrick Roy, 3 Church Street, Roxbury.
Mr. Roy thanked the Commission for looking into the window situation but stated that his windows are not just missing glazing they are missing wood. The condition of the windows is more of a safety issue, and he is worried someone will get hurt. He will continue to try and make his property look better and he is not going away. He is looking into many solutions to this problem.

ADJOURNMENT

MOTION: To adjourn the meeting at 9:47 p.m.

Moved by **HICKEY**, Seconded by **FIFTAL**

Vote: 5-0-0 – **Approved** – **MOTION Passed**

Aye Donnarumma, Cheatham, Fiftal, Messier, Hickey
Nay None
Abstain None

RECEIVED & FILED
IN WOODBURY, CT
This 12th day of Oct 2022
at 1:00 o'clock PM
Maria M Mancini
Town Clerk