



**Town of Woodbury  
Historic District Commission**

281 Main Street South  
Woodbury, CT 06798  
203.263.3467 [www.woodburyct.org](http://www.woodburyct.org)

**MINUTES – October 7, 2024**

**REGULAR MEETING**

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

**MEMBERS PRESENT**

Maureen Donnarumma, Chair  
Lois Y. Fiftal, Vice Chair  
William Hickey, Secretary  
Judith Kelz  
George Messier

**MEMBERS ABSENT**

**ALTERNATES PRESENT**

Marc Kroll  
Edward Winters

**ALTERNATES ABSENT**

David Newell

**NOTED OTHERS PRESENT**

Arthur Pappas, Susan Pappas, Patricia Fanti, David Lynch

**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 Chair Donnarumma, Vice Chair Fiftal, Members Hickey, Kelz and Messier.
- **Historic District Regulations**  
Chair Donnarumma read a passage from the Window Preservation Alliance on the rationale for maintaining windows made of wood.
- **Conflict of Interest Reminder (CGS §8-11 & Woodbury Town Charter Section 901)**  
Chair Donnarumma reminded the Commission of Conflict of Interest; No member expressed a conflict with any matter on the agenda.

## PUBLIC HEARINGS

- **24-HD-0033 – 92 Judson Avenue / Map 38, Lot 55-7 / R-40 & HD#1**

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

**Section 12: Other** – Accessory (existing) garden shed 160 sf (10 ft x 16 ft x 7.5 ft high) approximately 10 feet from property line and separate accessory (new) chicken coop (4.2 ft x 4.4 ft x 5.2 ft) at least 100-feet from all property lines.

*The notice of Public Hearing was read aloud.*

*Chair Donnarumma read a letter from an abutting neighbor, who was present.*

*David Lynch, 12 Riverview Lane, stated he was in attendance because his neighbor's shed is in violation, and it's on his property line. Only now is he seeking permits. It's a Home Depot type shed; he asked if there are historic district standards for sheds, or chicken coops? In addition, the garage is unfinished and has been for a long time.*

*Chair Donnarumma noted that standards are for an accessory building, with recognition it will not be antique but must be made of wood. The Commission has no jurisdiction as to its proximity to a neighbor's property line. The Land Use department will look into that. Asked for a timeline, Chair Donnarumma said the expectation is that the work will be completed; if it is not, it becomes an eyesore and would warrant enforcement action.*

*Mr. Lynch asked whether the other letters were part of the file and were told they are.*

*It was noted that Zoning allows a homeowner to house up to 20 chickens; they have 11. It was noted by Mr. Lynch that complaints have also been filed with the Environmental Protection Agency (EPA).*

**MOTION:** To close the public hearing for 24-HD-0033 – 92 Judson Avenue / Map 38 / Lot 55-7 / R-40 District & HD#1.

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

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

Aye        Donnarumma, Fiftal, Messier, Hickey, Kelz

Nay        None

Abstain   None

## NEW APPLICATIONS

- **24-HD-0040 – 317 Main Street South / Map 104, Lot 90 / MSD & HD#1**

*No one was present to speak about this application. Chair Donnarumma noticed the drawing submitted appears to be incorrect. The condenser seems to be in a different location than intended.*

**MOTION:** To accept receipt of application 24-HD-0040 – 317 Main Street South / Map 104, Lot 90 / MSD & HD#1 subject to modifying the diagram to show the precise location of the proposed condenser and schedule for public hearing on November 4, 2024.

Made by **KELZ**, Seconded by **FIFTAL**

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

Aye       Donnarumma, Fiftal, Messier, Hickey, Kelz

Nay       None

Abstain   None

- **24-HD-0041 – 4 Main Street South / Map 105, Lot 44 / MSD & HD#1**

Patricia Fanti (applicant), Thomas and Lisa Amatruda (owner)

**Section 1: Signage – EXEMPTION § 7.2.4:** Installation of a sign “La Maison Rouge” with a new curved top and new face message/color, measuring <14 sf (3.5 ft high x 4 ft wide).

*Patricia Fanti spoke on behalf of her application, explaining it was her intention to change the design and to round the top of the sign for the same look but to make it aesthetically pleasing.*

*The sign is wood composite, the bracket is already on there, the chain is metal, and the sign is painted.*

**MOTION:** To approve as an exemption 24-HD-0041 – 4 Main Street South / Map 105 / Lot 44 / MSD District & HD#1 granting a Certificate of Appropriateness per §7.2.4 (Minor Changes) for replacement of building mounted (hanging) sign.

Made by **KELZ**, Seconded by **MESSIER**

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

Aye       Donnarumma, Fiftal, Messier, Hickey, Kelz

Nay       None

Abstain   None

## **DELIBERATIONS**

- **24-HD-0033 – 92 Judson Avenue / Map 38, Lot 55-7 / R-40 & HD#1**

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

**Section 12: Other –** Accessory (existing) garden shed 160 sf (10 ft x 16 ft x 7.5 ft high) approximately 10 feet from property line and separate accessory (new) chicken coop (4.2 ft x 4.4 ft x 5.2 ft) at least 100-feet from all property lines.

**MOTION:** To approve 24-HD-0033 – 92 Judson Avenue / Map 38 / Lot 55-7 / R-40 District & HD#1 granting a Certificate of Appropriateness, as proposed.

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

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

Aye       Donnarumma, Fiftal, Messier, Hickey, Kelz

Nay       None

Abstain   None

- **Meeting Minutes** – September 9, 2024

The Commission noted the following minor corrections:

- Page 2, first new application, motion to accept receipt of application; under vote count replace Kroll with Kelz.
- Page 4, line 2, strike the word “will” after the word “departments.”
- Page 4, housekeeping, first paragraph, change the word “Selectman” to “Selectmen.”

**MOTION:** To accept the regular meeting minutes of September 9, 2024, as corrected.

Made by **HICKEY** Seconded by **KELZ**

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

Aye Donnarumma, Fital, Kelz, Hickey, Messier

Nay None

Abstain None

### **ENFORCEMENT MATTERS**

- Discussion regarding antique shop at the corner of Routes 6 and 47 and whether the Commission approved what appears to be a new, vertical sign.
- It was noted that the 1754 House has PVC fencing visible on the side of the carriage building. There are also vinyl sleeves over the signs in the parking lot.

### **COMMISSION HOUSEKEEPING**

- **Historic Preservation Award**

*The Commission had previously discussed some possible properties to choose from for this year’s annual Historic Preservation award. The Commission needed to make a decision tonight on a recipient. Finalists identified were:*

- *Old School House*
- *5 Pleasant Street*
- *North Church*
- *Thomson, Alex and Janet - 533 Weekepeemee Road*

*Commissioner Kelz had a new contender – 7 Park Road, the Reuben Martin-Fox House, listed on the National Registry of Historic Homes.*

*After considerable discussion of the choices before them, the group determined that 7 Park Road will receive the Historic Preservation Award.*

### **CORRESPONDENCE**

- None

**PUBLIC COMMENT PERIOD**

- Commissioner Fiftal reported having met with a representative from the State Historic Preservation Office regarding a blight ordinance. Blighted properties, she said, undercut preservation efforts in town. She asked that the topic of a blight ordinance be added to a future agenda. She'd like to put together a proposal to put before the Board of Selectmen. Commissioner Kelz agreed, noting that at the most recent public hearing for the Charter Revision Commission, four citizens spoke about blight. Although blight would not be addressed in the Charter, it is clearly a concern.

Commissioner Donnarumma reminded the group that the decision to enact a blight ordinance would come from the Board of Selectmen, not the Historic District Commission. Commissioner Hickey felt the group would need to present something in writing to the Board of Selectmen.

The Commission considered a motion to pursue a blight ordinance, but were interrupted by Tom Arras, in the audience, calling a point of order for entering motions during public comment, believing the commissioners would need to "unseat themselves" in order to participate in public comment.

Chair Donnarumma concluded the Commission was in agreement to pursue a blight ordinance.

From the audience, Mr. Lynch commented that this is a great idea; other towns, he said, protect property values by way of a blight ordinance.

**ADJOURNMENT**

- Hearing no objections, the meeting was adjourned at 8:21 pm

RECEIVED & FILED  
IN WOODBURY, CT  
This 9th of Oct 2024  
at 2:55 PM  
Anna M. Mancini