



Historic District Commission
MINUTES
REGULAR MEETING
Monday, November 1, 2021 – 7:30 p.m.
Parks & Recreation House
7 Mountain Road

MEMBERS PRESENT

Susan Cheatham; Chairman
Maureen Donnarumma; Vice Chairman
Lois Fiftal
Robert Kolesnik, Jr.

MEMBERS ABSENT

Frank Sherer

ALTERNATES PRESENT

Judith Kelz
Marc Kroll
George Messier

ALTERNATES ABSENT

Also Present: Jock and Lee Lawrason, Robert Desrochers and Brian Duda

OPENING OF MEETING

- Call to Order
Chairman Cheatham convened the regular meeting at 7:38 PM in Parks and Recreation House.
- Seating of Members/Alternates
All regular members were seated and Alternate Judith Kelz was seated for Frank Sherer.
- Conflict of Interest
Chairman Cheatham referenced CGS Conflict of Interest.

NEW APPLICATIONS

- **21-HD-2122** / Lawrason / 920 Main Street South / Installation of Generator at NE Corner of House Shielded by Plants and Security Cameras / Map 034 / Lot 001D-A / DD: 12/18/21

Maureen Donnarumma read the application into the record. Jock and Lee Lawrason came forward to represent their application. Photos were presented. Plantings were to include rhododendrons, boxwoods and others. The generator would not be easily visible from the road. The generator height is less than four feet. The cameras are visible from the road.

Commissioners discussed whether the application merited a public hearing. It was decided a public hearing was necessary as the architecture is affected. The cameras are a non-issue. The dimensions of the generator were requested for the public hearing.

MOTION: Robert Kolesnik moved to accept application #21-HD-2122, Lawrason, 920 Main Street South for installation of a generator at the northeast corner of the house, to be shielded by plants and security cameras and set a public hearing on December 6, 2021.

Judith Kelz seconded.

Ayes: Susan Cheatham, Maureen Donnarumma, Lois Fiftal, Robert Kolesnik, Judith Kelz

Nays: none

Abstained: none
MOTION CARRIED.

- **21-HD-2125 / Desrochers / 506 Main Street South / Installation of Propane Tank on South Side of Building / Map 103 / Lot 005 / DD: 12/18/21**

Maureen Donnarumma read the application into the record. Robert Desrochers came forward to represent the application for a 100 gallon four foot tall by 3 feet wide tank to be shielded with a fence that would match the fence at the back of the building. It is a white PVC slotted fence. The applicant is also willing to consider plantings.

MOTION: Robert Kolesnik moved to accept application #21-HD-2125, Desrochers, 506 Main Street South, for installation of a propane tank on the south side of the building and set a public hearing date of December 6, 2021. Maureen Donnarumma seconded.

Ayes: Susan Cheatham, Maureen Donnarumma, Lois Fital, Robert Kolesnik, Judith Kelz

Nays: none

Abstained: none

MOTION CARRIED.

- **21-HD-2126 / Lawrason / 920 Main Street South / Construction of 26' x 36' Barn Addition / Map 034 / Lot 001D-A / DD: 12/26/21**

Maureen Donnarumma read the application into the record. Jock and Lee Lawrason came forward to represent their application. A plot plan and drawings were presented.

How many feet back from the road was the proposed building was questioned. Mr.

Lawrason answered the contractor stated it was less than 200 feet from the edge of Main Street South. From the center of the road it is greater than 200 feet. After discussion it was decided the Commission would accept the application and set a public hearing if the distance from the center of the road was less than 200 feet. This would be checked by the contractor. If it is greater than 200 feet from the center of the road the Commission does not have jurisdiction.

MOTION: Lois Fital moved to accept application #21-HD-2126 for construction of a 26' by 36' barn addition with the understanding that the distance from the center of the road will be checked. If the barn addition is greater than 200' back from the center of the road the Commission does not have jurisdiction. Judith Kelz seconded.

Ayes: Susan Cheatham, Maureen Donnarumma, Lois Fital, Robert Kolesnik, Judith Kelz

Nays: none

Abstained: none

MOTION CARRIED.

- **21-HD-2128 / DBS Renew LLC / 95 Judson Avenue / Remove and Replace Windows and Relocate Door (East Side) / Map 036 / Lot 046 / DD: 1/2/22**

Maureen Donnarumma read the application into the record. Brian Duda came forward to represent his application. Photos and drawings were presented. It was duly noted the window material was not included on the application.

MOTION: Maureen Donnarumma moved to accept application #21-HD-2128, DBS Renew LLC, 95 Judson Avenue to remove and replace windows and to relocate the door on the east side. Lois Fital seconded.

Ayes: Susan Cheatham, Maureen Donnarumma, Lois Fital, Robert Kolesnik, Judith Kelz
Nays: none
Abstained: none
MOTION CARRIED

EXEMPTION REQUESTS/OFFICE DETERMINATIONS ISSUED

- **21-HD-2123** / Bestway Siding & Roofing / 451 Main Street South / Request for Exemption Per 7.2.1 to Replace Asphalt Shingle Roof with Asphalt Shingles / Map 103 / Lot 040
- **21-HD-2124** / Rabdishta / 90 Main Street South / Request for Exemption Per 7.2.1 to Replace Asphalt Shingle Roof with Asphalt Shingles / Map 105 / Lot 027
- **21-HD-2127** / Lawrason / 920 Main Street South / Request for Exemption Per 7.2.1 & 7.2.2 / Repair and/or Replace (2) Brick Chimneys with Matching Brick of Like Design / Map 034 / Lot 001D-A

DELIBERATIONS

There were none.

OTHER BUSINESS

• Parks & Recreation House Discussion

Lois Fital reported she has been in contact with Preservation CT, particularly Stacey Viero and Mike Farino, as well as Janine Lucko from Johanna Hayes office, who is looking into grants. A 1772 grant was thought to be probable initially however after further study does not seem likely. A historic restoration fund is available for matching grants and Save America's Treasurers specifies the building has to be on the National Register of Historic Buildings.

Do we have support from the community was one question asked by Commissioners. After meeting with the Town Planner Ms. Fital and Ms. Cheatham stated he suggested using the building as a visitor's center. The impact is minimal for parking and only downstairs would be used. The visitor's center would have public bathroom facilities which are lacking in town. The acoustics are good in the building which is conducive to meetings. The Historic District Commission does have control only of the outside of the building. Is this visitor's center a good idea? In order for it to come about a grass roots drive along with finding grants must be accomplished to raise funds.

The condition of this building highlights the fact that the Town, overall, has not kept up with maintenance of its buildings. The Historic District Commission feels this building has historic value and has historic architecture. It cannot be replaced. There is a need to fix it with more than just a band-aid, it needs to be saved. Others look at the building feeling it should be demolished and the space could be put to better use as something else. Robert Kolesnik stated the Town has two choices, either to repair the building or litigate it. Repurposing the building is essential.

Lois Fital said she will still pursue looking for available grants at least for the outside of the building.

- Discussion Regarding Draft Proposed Zoning Regulation Amendments Section 14 – Architectural Design Standards
Discussion was tabled.
- Discussion Regarding Preservation Award

Andy Ward of Judson Avenue will be the recipient, the award to be presented at the annual Town Meeting.

CONSIDERATION OF MINUTES

• 10/4/21

MOTION: Susan Cheatham moved and Maureen Donnarumma seconded to table consideration of the October 4 2021 minutes.

Ayes: Susan Cheatham, Maureen Donnarumma, Lois Fital, Robert Kolesnik, Judith Kelz

Nays: none

Abstained: none

MOTION CARRIED

PRIVILEGE OF THE FLOOR

ADJOURNMENT

MOTION: Judith Kelz moved to adjourn the meeting at 9:15 PM, Maureen Donnarumma seconded.

Ayes: Susan Cheatham, Maureen Donnarumma, Lois Fital, Robert Kolesnik, Judith Kelz

Nays: none

Abstained: none

MOTION CARRIED

FILED SUBJECT TO COMMISSION APPROVAL

Respectfully submitted,

Linda Leigh

Linda Leigh

Clerk

RECEIVED & FILED
IN WOODBURY, CT

This 8th day of Nov 2021
at 7:55 o'clock A M
Jude A. Carb
Town Clerk