



**Town of Woodbury
Historic District Commission**

281 Main Street South
Woodbury, CT 06798
203.263.3405 • www.woodburyct.org

MINUTES – December 5, 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

ALTERNATES PRESENT

Marc Kroll
Judith Kelz
William Hickey

ALTERNATES ABSENT

NOTED OTHERS PRESENT

Kevin Printz, Diane Printz, Katherine Sobotka, 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, Messier, Fiftal and Kolesnik
- **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

- None

NEW APPLICATIONS

- **22-HD-2237 – 487 Main Street South / Map 103, Lot 42 / MSD & HD#1**

Kevin Honeycutt (applicant/owner)

Section 8: Windows – Replace 7 existing wood windows with new wood/fibrex exterior.

Section 9: Doors – Replace 3 existing steel doors/wood trim with new steel/brickmold trim.

Chair Donnarumma read the application. No one was present to speak for the application. Members decided to do a site visit on Thursday, December 8th at 8:00 am to clarify the windows being replaced and the material they are made from. Vice Chair Cheatham will do the site visit on her own since she is busy at the scheduled time. Property owner will be notified of the visit.

Motion:

To accept the application, schedule and conduct site walk on December 8, 2022, and schedule public hearing for January meeting.

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

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

Aye Donnarumma, Cheatham, Fiftal, Messier, Kolesnik

Nay None

Abstain None

- **22-HD-2240 – 828 Main Street South / Map 102, Lot 1A-A / MQ District & HD#2**

James P. Weaving (applicant/owner)

Section 10: Roof – After the fact application (Notice of Violation 22-ENF-2022) – Replace existing asphalt roof shingles with asphalt, replace asphalt shingles with copper on cupola.

EXEMPTION REQUESTED per §7.2.1 (roof) and §7.2.4 (cupola)

Vice Chair Cheatham read the application. Request is for exemption, noting the work was already completed without approval. Members questioned the copper on the cupola. Kolesnik stated that they have never denied copper as not an appropriate material and since this building was built in 1995, they should be consistent with what they have approved since it is a minor change under §7.2.1.

Motion:

To approve (22-HD-2240) – 828 Main Street South / Map 102, Lot 1A-1 / MQ District & HD#1) as an “Exemption” per §7.2.1 for the roof and §7.2.4 for the cupola.

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

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

Aye Donnarumma, Cheatham, Fiftal, Messier, Kolesnik

Nay None

Abstain None

- **22-HD-2241 – 63 Main Street North / Map 105, Lot 70 / MSD District & HD#1**

Kevin and Diane Printz (applicant), Kevin Michael Printz (owner)

Section 12: Other -- Replace existing air conditioning equipment, condenser & line set.

Property owners Kevin and Diane Printz came forward. They went over the placement of the condenser and explained that it was a replacement, and it will be placed in the existing spot and using the same electrical.

Motion:

To approve (22-HD-2241 – 63 Main Street North / Map 105, Lot 70 / MSD District & HD#1) as an “Exemption” per §7.2.4.

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

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

Aye Donnarumma, Cheatham, Fiftal, Messier, Kolesnik

Nay None

Abstain None

- **22-HD-2242 – 428 Main Street South Unit 4 / Map 103, Lot 12 / MSD District & HD#1**

Katherine Sobotka (applicant), JM Scott Associates Inc. (owner)

Section 1: Signage – Replace existing square sign with new 24” diameter round wood sign, change of business tenant, wall sign mounted right of store entrance door.

EXEMPTION REQUESTED per §7.2.4

Chair Donnarumma read application. Business owner Katherine Sobotka came forward. Ms. Sobotka brought the sign she is looking to install. She is replacing a previous business sign with her new business sign. Dimensions are the same just a different shape. Sign is made of all wood. Ms. Sobotka stated that she picked the color of the sign to match the other existing signs on the building, so they would look the same.

Motion:

To accept the application and schedule a public hearing for the January meeting.

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

Upon deliberations Fiftal withdrew her motion.

Motion:

To approve (22-HD-2242 – 428 Main Street South Unit 4 / Map 103, Lot 12 / MSD District & HD#1) as an “Exemption” per §7.2.4 (like for like).

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

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

Aye Donnarumma, Cheatham, Fiftal, Messier, Kolesnik

Nay None

Abstain None

DELIBERATIONS

- Meeting Minutes – 11/7/22

MOTION:

To approve meeting minutes of November 7, 2022

Made by **CHEATHAM**, Seconded by **MESSIER**

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

Ayes Donnarumma, Cheatham, Fiftal, Messier, Kolesnik

Nays None

Abstain None

OTHER BUSINESS

- Member Fiftal brought to attention all the temporary signs that are on Main Street. The Historic District has a regulation that temporary signs should be up removed within 60 days. Main Street is a CT State highway, so the State can come and take one big sweep through the Town and take them all. This temporary sign situation has been a problem for several years. The Historic District Commission is making an official recommendation that the ZEO, once a month, take a ride through and monitor the temporary sign situation. If it were monitored more regularly then maybe the enforcement of the 60-day temporary sign placement can be enforced. Member Kolesnik discussed that there are conflicts between the Historic District Commission Regulations and the Zoning Regulations and that maybe a reason these signs are staying up for more than 60 days. He also mentioned that maybe a letter to the property owners should go out to cut back on this problem.
- Selectman George Hale received four prints of “Old Time Woodbury” from the WJ Burton Insurance Agency. Donnarumma thought it would be a good idea to hang them in the Shove building conference room.
- Member Messier had a meeting with Historic New England about his own house and after discussion they offered to come down from Boston for a training session workshop. This training session would be opened to other towns too. This workshop would be separate from the Historic District regularly scheduled meeting. Member Messier will take control of the planning of the workshop.
- Member Hickey asked if the Commission is concerned with NVCOG Corridor study and how that would impact the Town’s Historic Districts. Alternate member Kelz said that she is on the committee and is aware of the studies being conducted.

CORRESPONDENCE

- Town Planner, Will Agresta wrote a letter to Damien Dewitt inviting him to the Town meeting to receive Historic Preservation Annual Award, which Mr. Dewitt did attend.

PUBLIC COMMENT PERIOD

- Patrick Roy, owner of 125 Main Street South, had two questions:
 - 1) He was told August 1, 2022 that he would get a response on the inconsistency that he found on the windows, and it hasn’t been addressed yet.

2) What is the Commission's position on vinyl windows and trim done at the Split Rail?

Chair Donnarumma stated that the land use office did an analysis and what they determined is that most of the windows that were on the study were done without historic permission. How will they address that is the question? Mr. Roy said he's been waiting four months for a response. Chair Donnarumma let Mr. Roy know that a report was put together within the month of the August meeting, in which, Mr. Roy never received. Member Kolesnik will send a copy of the email dated October 3, 2022. Member Kolesnik followed up with, no application for vinyl windows has ever been approved, at least in the last four years. There have been two applications submitted for vinyl and both have been denied. Mr. Roy questioned the materials at the Split Rail and the board is looking into what was approved, but think it was aluminum. Member Kolesnik then went on to say it's the commission duty to judge each application on a case-by-case basis. It's not to be discriminatory. The judgements are based on the need of the building. All Mr. Roy wanted wants is a response so he can move forward. Member Kolesnik received Mr. Roy's email address and was going to forward him the email.

ADJOURNMENT

Hearing no objections, the meeting was adjourned at 8:31 pm.

RECEIVED & FILED
IN WOODBURY, CT
This 8th day of Dec 2022
at 9:30 o'clock A M
Maria Mascia
Town Clerk