



TOWN OF WOODBURY

Historic District Commission

MINUTES

Monday, December 6, 2021 – 7:30 p.m.
Shove Building, 281 Main Street South

MEMBERS PRESENT

Susan Cheatham: Chairman
Lois Fiftal

MEMBERS ABSENT

Maureen Donnarumma: Vice Chairman
Robert Kolesnik, Jr

ALTERNATES PRESENT

Marc Kroll
George Messier

ALTERNATES ABSENT

Judith Kelz

Also Present: Jock Lawrason, Brian Duda, John Piacenza, representative from Renewal by Anderson Windows and Philip Forbes

OPENING OF MEETING

- Call to Order

Chairman Cheatham called the regular Historic District Commission meeting to order at 7:32 PM in the Shove Building Conference Room.

- Seating of Members/Alternates

Chairman Cheatham seated herself, Lois Fiftal, Marc Kroll and George Messier.

- Conflict of Interest

She referenced CGS Conflict of Interest Statute.

PUBLIC HEARINGS

- **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

Chairman Cheatham convened the public hearing at 7:33 PM. Clerk read the legal notice; Lois Fiftal read the application into the record. Jock Lawrason came forward to represent his application. Photos were submitted and correspondence was received December 6, 2021.

Commissioners had no questions. There were no comments from the floor.

MOTION: Lois Fiftal moved to close the public hearing on application #21-HD-2122, submitted by Lawrason for installation of a generator at the northeast corner of the house shielded by plants and security cameras at 7:40 PM. George Messier seconded.

Ayes: Susan Cheatham, Lois Fiftal, Marc Kroll, George Messier

Nays: None

Abstentions: 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

Chairman Cheatham convened the public hearing at 7:41 PM. Clerk read the legal notice; Lois

Fiftal read the application into the record. Brian Duda came forward to represent his application. Photos of the 6 light windows were submitted as well as renderings. The door will be paneled with side lights, however he does not have the door yet.

Commissioners had no questions, no one from the floor was either in favor of, or opposed to the application.

MOTION: Marc Kroll moved to close the public hearing on application #21-HD-2128, submitted by DBS Renew LLC for removal and replacement of windows and to relocate the door on the east side at 7:53 pm. Lois Fiftal seconded.

Ayes: Susan Cheatham, Lois Fiftal, Marc Kroll, George Messier

Nays: None

Abstentions: None

MOTION CARRIED.

NEW APPLICATIONS

- **21-HD-2130** / Sand Dune LLC / 305 Main Street South / Modify Design of Front Porch Roof Addition (approved 8/2/21), New Design to Include Black Metal Roof / Map 104 / Lot 085-4

Commissioners received correspondence stating the application had been withdrawn.

- **21-HD-2131** / Piacenza / 2 Orenaug Avenue / Install Split Rail Fencing with Wire Mesh Screening Around Pool and Add Light Fixtures to Barn / Map 103 / Lot 041A-A / DD: 2/2/22

John Piacenza came forward to represent his application. Lois Fiftal read the application. Photos and a map were presented. Mr. Piacenza explained the lighting, located on the barn, was only partially visible from both Orenaug and Main Street South. Lumens were recommended to be 900. The fencing will surround the pool, made of wood, unpainted, with a mesh insert.

MOTION: George Messier moved to accept application #21-HD-2131, 2 Orenaug Avenue, for installation of a split rail fence with wire mesh screening around a pool and the addition of light fixtures to the barn and set a public hearing for January 3, 2022. Lois Fiftal seconded.

Ayes: Susan Cheatham, Lois Fiftal, Marc Kroll, George Messier

Nays: None

Abstentions: None

MOTION CARRIED.

- **21-HD-2132** / Renewal by Anderson / 473 Main Street South / Replace 20 Double Hung Windows and One Entry Door / Map 103 / Lot 041 / DD: 2/3/22

A representative from Renewal by Anderson represented the application. He explained 20 double hung windows were already installed. The exterior of the windows is wood. The door is sheet metal, blue in color with a simulated divided light. Commissioners questioned whether the house was within the 200 foot setback from either Orenaug Road or Main Street South. The applicant did not know. He was asked to determine the setback to confirm the house was in the District and let the Land Use Office know as soon as possible. A public hearing may not be necessary.

MOTION: Marc Kroll moved to accept application #21-HD-2132, submitted by Renewal by Anderson, 473 Main Street South, for replacement of double hung windows and one entry door with the understanding that the applicant has to determine the 200 foot setback. A public hearing was set for January 3, 2022 if necessary. Lois Fiftal seconded.

Ayes: Susan Cheatham, Lois Fiftal, Marc Kroll, George Messier

Nayes: None
Abstentions: None
MOTION CARRIED.

- **21-HD-2133** / Forbes / 255 Main Street South / signage for an existing sign post / Map 104 / Lot 078

MOTION: George Messier moved to add to the agenda application #21-HD-2133. Marc Kroll seconded.
Ayes: Susan Cheatham, Lois Fital, Marc Kroll, George Messier
Nayes: None
Abstentions: None
MOTION CARRIED.

Mr. Philip Forbes came forward to represent his application. A rendering was submitted for his sign that is four square feet, wood based with vinyl.

MOTION: Lois Fital moved to accept application #21-HD-2133, submitted by Forbes, 255 Main Street South for signage to fit an existing sign post and set a public hearing for January 3, 2022. George Messier seconded.
Ayes: Susan Cheatham, Lois Fital, Marc Kroll, George Messier
Nayes: None
Abstentions: None
MOTION CARRIED.

DELIBERATIONS

- Selected Items from this Agenda as Determined by the Commission
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

MOTION: Marc Kroll moved;

WHEREAS the Woodbury Historic District Commission has received an application from Lawrason for installation of a generator at the northeast corner of the house shielded by plants and security cameras at 920 Main Street South; and

WHEREAS the Commission has held a duly called public hearing on December 6, 2021 and;

WHEREAS the Commission has carefully considered all the evidence and testimony received at the duly called public hearing;

WHEREAS, the permission granted by the passage of this Certificate of Appropriateness does not replace requirements for the applicant to obtain any other permits or licenses required by law or regulation of the Town of Woodbury, such as, but not limited to: Building Permit, Zoning Permit, Planning Commission approval, Fire Marshal approvals, Health District approvals, Driveway Permit, Wetland Permit, Vendor License; or from the State of Connecticut or the United States Government. Obtaining such permits or licenses is the responsibility of the applicant;

NOW THEREFORE BE IT RESOLVED that the Woodbury Historic District Commission finds application #21-HD-2122 submitted by Lawrason *appropriate and issues a Certificate of Appropriateness.*

George Messier seconded.

Ayes: Susan Cheatham, Lois Fital, Marc Kroll, George Messier

Nayes: none

Abstentions: 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**

MOTION: Lois Fiftal moved;

WHEREAS the Woodbury Historic District Commission has received an application from DBS Renew LLC for removal and replacement of windows and relocation of a door on the east side: and

WHEREAS the Commission has held a duly called public hearing on December 6, 2021 and

WHEREAS the Commission has carefully considered all the evidence and testimony received at the duly called public hearing;

WHEREAS, the permission granted by the passage of this Certificate of Appropriateness does not replace requirements for the applicant to obtain any other permits or licenses required by law or regulation of the Town of Woodbury, such as, but not limited to: Building Permit, Zoning Permit, Planning Commission approval, Fire Marshal approvals, Health District approvals, Driveway Permit, Wetland Permit, Vendor License; or from the State of Connecticut or the United States Government. Obtaining such permits or licenses is the responsibility of the applicant;

NOW THEREFORE BE IT RESOLVED that the Woodbury Historic District Commission finds application #21-HD-2128 submitted by DBS Renew LLC *appropriate and issues a Certificate of Appropriateness.*

Marc Kroll seconded.

Ayes: Susan Cheatham, Lois Fiftal, Marc Kroll

Nays: none

Abstentions: George Messier

MOTION CARRIED

- Meeting Minutes - 11/1/21

MOTION: Lois Fiftal moved to accept the regular meeting minutes of November 1, 2021 with the following correction:

Page 3; OTHER BUSINESS, 3rd paragraph, 2nd sentence, change "feels" to "stated."

George Messier seconded.

Ayes: Susan Cheatham, Lois Fiftal, Marc Kroll, George Messier

Nays: none

Abstentions: none

MOTION CARRIED

MOTION: George Messier moved to change the order of the agenda to accommodate those people Present and have Privilege of the Floor next. Marc Kroll seconded.

Ayes: Susan Cheatham, Lois Fiftal, Marc Kroll, George Messier

Nays: none

Abstentions: none

MOTION CARRIED.

PRIVILEGE OF THE FLOOR

John Lamb came forward to discuss 346 Main Street South. He explained he found some doors in the basement and wondered if he could substitute them for the ones proposed in his previous application. Members explained the procedure to him.

EXEMPTION REQUESTS/OFFICE DETERMINATIONS ISSUED

- **21-HD-2129 / Hirleman, Applicant & Newell, Owner / 47 Main Street South / Request for Exemption Per Sec. 7.2.1 to Rebuild Loading Dock & Stairs in Like Fashion / Map 105 / Lot 139**
The exemption was duly noted.

OTHER BUSINESS

- Discussion Regarding Election of Officers (*Elections to be held First Meeting in January*)
Susan Cheatham noted Frank Sherer is going off the Commission, a replacement who lives in the District needs to be found. She cannot run for Chairman next year and asked Commissioners to support Maureen Donnarumma as Chairman.

- Review and Approve 2022 Regular Meeting Schedule

MOTION: Lois Fiftal moved to accept the proposed 2022 regular meeting schedule.

George Messier seconded.

Ayes: Susan Cheatham, Lois Fiftal, Marc Kroll, George Messier

Nays: none

Abstentions: none

MOTION CARRIED

- Parks & Recreation House Discussion

Lois Fiftal updated Commissioners on her progress. Selectman Karen Reddington-Hughes has stated interest in the project. She, Lois Fiftal and Susan Cheatham met with Erin Fink from Preservation Connecticut to work on grants. After investigation it was decided the Historic Restoration Preservation grant was the most promising, it is a matching grant. A grass root effort could be made to raise these funds from the public. The deadline to apply for this grant is March 4, 2022. Lois will work on this.

Sue and Lois attended the Public Building Commission meeting. They felt the cost estimate was very over-priced. The interior of the building is plausible for its intended use.

Information about the property was researched. The house was built in the 1880's possibly for Eastman, then transferred to Atwood, then Allen who deeded it to the Town in 1924. Up until the 1990's the house was kept in good shape. In the 2020 revaluation it was downgraded to the present value.

- Discussion Regarding Draft Proposed Zoning Regulation Amendments Section 14 – Architectural Design Standards
There was no report

ADJOURNMENT

MOTION: George Messier moved to adjourn the meeting at 9:20 PM. Marc Kroll seconded.

Ayes: Susan Cheatham, Lois Fiftal, Marc Kroll, George Messier

Nays: none

Abstentions: none

MOTION CARRIED

FILED SUBJECT TO COMMISSION APPROVAL

Respectfully submitted,

Linda Leigh

Clerk

**RECEIVED & FILED
IN WOODBURY, CT**

2021 13th day of Dec 2021
at 7:37 o'clock A M
Linda Leigh
Treasurer/Clerk