



**Town of Woodbury  
Historic District Commission**

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

**MINUTES – February 6, 2023**

**REGULAR MEETING**

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

**MEMBERS PRESENT**

**MEMBERS ABSENT**

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

**ALTERNATES PRESENT**

**ALTERNATES ABSENT**

Marc Kroll  
Judith Kelz  
William Hickey

**NOTED OTHERS PRESENT**

Patrick Roy, Jock Lawrason, Lee Lawrason, Thomas Olejniczak, Jill Olejniczak, Steven Duda, Michael Marquis, Roger Roger Coutu, Lisa Amatruda, Thomas Amatruda, Kevin Honeycutt

**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 Cheatham, Members Messier, Fital 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**

- **22-HD-2246 – 125 Main Street South / Map 105, Lot 114-1 / MSD District & HD#1**  
Patrick J. Roy (applicant/owner)  
**Section 8: Windows** – Replacement of 30 existing wood windows to be replaced with wood/Fibrex material

*Chair Donnarumma read the application.*

*Patrick Roy (applicant/owner) presented. Mr. Roy is trying to solve a safety issue. He's been doing research on window types and when he found out about Fibrex he thought it was a good alternative. He showed a picture of the inside window of a unit. The wood is missing, it is not just a glancing issue. The ship has sailed for rebuilding the windows and trying to come up with the most reasonable solution that the Commission agrees with.*

*Member Kolesnik questioned Mr. Roy by asking one way or another the windows need to be replaced, no matter the material used they are not repairable? Mr. Roy agreed with that. Alternate Kroll asked Mr. Roy what the distance from the street the house is? He stated that it is a good 150 feet. Alternate Kelz asked how many of the 30 windows are visible from Main Street? Mr. Roy responded with 11, there are beautiful circle top windows that were able to be repaired, which has already been completed. He wants to try to keep everything that is natural to the house. Kolesnik asked about the screens. There will be screens.*

*Messier stated that he grew up in a 1730 house and his father would come home and renovate the house and one thing he did do was repair the windows from scratch. So, the mullions are replaceable. They should not be difficult for a decent woodworker to rebuild.*

### **Public Comment**

- Steven Duda, 9 Pleasant Street - Great work on the house so far. The window replacement will really pull the beauty out of the house.

*Kolesnik suggested that Messier be disqualified from the hearing for making a predisposition comment before the hearing was closed. He took his comment to mean that he has drawn a conclusion before all the evidence was in and he shouldn't vote because he gave his opinion before the closing of the public hearing. Cheatham didn't see it that way. Kolesnik feels that the public hearing isn't a place for members to state their opinions. That's what deliberation is for when they can state their feelings and talk about things. Messier said that he would recuse himself, but he felt like he was giving the pros and cons. Chair Donnarumma considered his statement an exercise on pulling out more information. Messier clarified by saying that 99 out of 100 people would look at the picture and say, yes, they need to be replaced. He was just clarifying that the mullions can be rebuilt. Kolesnik said that there is a time and place for their opinions, and this is a legal proceeding and Mr. Roy has been in front of us numerous times and this hearing should be run by the book. Chair Donnarumma is fine with Messier to continue with the Public Hearing and deliberations.*

**MOTION:** To close the public hearing (22-HD-2246 –125 Main Street South / Map 105, Lot 114-1 / MSD District & HD#1).

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

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

Aye       Donnarumma, Cheatham, Messier, Fital, Kolesnik

Nay       None

Abstain   None

- **22-HD-2247 – 920 Main Street South / Map 34, Lot 1D-A / OS-60 District & HD#2**

Jock Duncan Lawrason and Lee Fuller Lawrason (applicant/owner)

**Section 5: Fences** – Replace existing damaged white wooden three rail fence with single rail wooden guardrail with 8" x 8" square posts 30" high.

*Chair Donnerumma read the application.*

*Jock and Lee Lawrason (applicant/owner) presented. Mr. Lawrason explained the application was for 350 feet of replacement fencing, but then he rethought it to be 200 feet. He revisited the part of the property where the fence will go, and wants the fence to extend further, so the fence will be anywhere from 200 feet to 350 feet in length. He just would like flexibility on the length.*

**MOTION:** To close the public hearing (22-HD-2247 – 920 Main Street South / Map 34, Lot 1D-A / OS-60 District & HD#2)

Made by **MESSIER**, Seconded by **KOLESNIK**

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

Aye       Donnarumma, Cheatham, Messier, Fital, Kolesnik

Nay       None

Abstain   None

- **22-HD-2249 – 95 Judson Avenue / Map 36, Lot 46 / R-40 District & HD#1**

Thomas and Jill Olejniczak (applicant/owner)

**Section 2: Light Fixtures** – Installation of lantern fixtures next to front doorway.

**Section 7: Remodeling** – Relocation of masonry steps to the location of the new front door along with new wood railing. (Note: All work has already been completed)

*Chair Donnerumma read the application.*

*Tom and Jill Olejniczak (applicant/owner) presented. The work has already been completed. Members looked over the pictures submitted of the two lanterns on each side of the doorway. They also looked at pictures of before and after of the masonry steps.*

**MOTION:** To close the public hearing (22-HD-2249 – 95 Judson Avenue / Map 36, Lot 46 / R-40 District & HD#1)

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

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

Aye       Donnarumma, Cheatham, Messier, Fital, Kolesnik

Nay       None

Abstain   None

**NEW APPLICATIONS**

It was noted that a clerical error exists with the file number and agenda, as they did not match. The agenda number will be used.

- **23-HD-0001 – 920 Main Street South / Map 34, Lot 1D-A / OS-60 District & HD#2**

Jock Duncan Lawrason and Lee Fuller Lawrason (applicant/owner)

**Section 1: Signage** – Installation of new freestanding (post hanging) home occupation sign on relocated existing post behind fence on subject property.

**Section 3: Parking/Driveway/ Paving** – Home occupation off-street parking per §5.5 near barn.

**Section 5: Fences** – Installation of single rail wooden guardrail with 8” x 8” square posts 30” high in front of Generator and AC Compressor unit.

*Chair Donnarumma read the application. Jock Lawrason and Lee Lawrason came forward.*

*Mr. Lawrason explained that the location of the prior owner’s sign needs to be moved back onto their property. Right now, it is within the state right-of-way. The sign will be moved behind the existing fence. The sign will also change to be smaller with the size of 14”x31” and will still be hung from the same bracket as before. Similar oval sign to what already exists. Application was amended to state the correct sign size*

*Section 3 Parking/Driveway/Paving no change. Asked why is this on the application? They just filled out the application.*

*Section 5 Fence- the placement of the guardrail will go in front of the generator for safety reasons. Exact same guardrail they are proposing to go along the front of the property. In the spring they will have more plants so generator and condenser will be hidden all year round.*

*Kolesnik feels that if the sign is existing and they are just putting it back onto their property then Exemption 7.2.1 – (Ordinary maintenance or repair of any exterior architectural feature in the districts which does not involve a change in the appearance or design thereof) should be in effect. No application or public hearing is necessary. Cheatham questioned the size, and the sign will be smaller than what is there.*

**MOTION:** To approve exemption (23-HD-0001 – 920 Main Street South / Map 34, Lot 1D-A / OS-60 District & HD#2) per §7.2.4 (minor change) in part for proposed signage and parking/driveway/paving.

Made by **KOLESNIK**, Seconded by **MESSIER**

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

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

**MOTION:** To accept application (23-HD-0001 – 920 Main Street South / Map 34, Lot 1D-A / OS-60 District & HD#2) and schedule for public hearing on March 6, 2023 relating to fence in front of generator.

Made by FIFTAL, Seconded by KOLESNIK

Vote 4-0-1 **Approved – Motion Passed**

Aye Donnarumma, Cheatham, Fital, Kolesnik

Nay None

Abstain Messier

Chair Donnarumma reminded recusing Member Messier the need to fill out a conflict-of-interest form.

- **23-HD-0003 – 954 Main Street South / Map 32, Lot 10 / OS-60 District & HD#2**

Marc Minker (applicant/owner); Michael Marquis (Agent)

**Section 12: Other** – Installation of a new 26kw generator and automatic transfer switch, to be placed behind existing fencing facing street.

*Chair Donnarumma read application.*

*Michael Marquis (agent) presented on behalf of the applicant. Mr. Marquis explained that the generator will be behind the existing fence that will be 88 feet from the road.*

*Kolesnik asked if there was a generator there now? No, they are putting in a new one. Mr. Marquis stated that all the shrubs that are there will stay in place. Kolesnik asked if you can see it from the Main Street or a sidewalk. Mr. Marquis answered the only way you can see it is through the slots of the fence. It won't be higher than the fence and is the same color as the fence. Kolesnik questioned that maybe this would fall under 7.2.4 Minor Changes because it won't be visible from the road because of the fence. Messier followed up with that the fence might not be there forever. Chair Donnarumma considered the exemption but then decided to go through with the complete process so it's all on record.*

**MOTION:** To accept application (23-HD-0003 – 954 Main Street South / Map 32, Lot 10 / OS-60 District & HD#2) and schedule for public hearing on March 6, 2023.

Made by FIFTAL, Seconded by KOLESNIK

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

Aye Donnarumma, Cheatham, Messier, Fital, Kolesnik

Nay None

Abstain None

- **23-HD-0004 – 4 Main Street South / Map 104, Lot 44 / MSD District & HD#1**

Thomas and Lisa Amatruda (applicant/owner)

**Section 7: Remodeling** – Repair dry rot on front porch with same material; add skylight to southern end of one-story flat roofed portion of building; and add an open roof structure over the existing rear access steps leading to the second floor.

**Section 8: Windows** – Replace 19 existing wood windows with 19 new Fiber glass (Wood-look Ultrex) windows, and also add two (2) completely new Fiber glass (Wood-look Ultrex) windows.

*Chair Donnarumma read the application.*

*Thomas and Lisa Amatruda (applicant/owner) presented. Chair Donnarumma asked for clarification on the repairing of the dry rot on the porch. What type of material is being used? Ms. Amatruda stated the same material that is there, just wood. The skylight on the southern side will be a new skylight. It is required for ventilation.*

*Ms. Amatruda explained that they are doing 16 – 12/12 replacement windows and 2 - 15/15 replacement windows upstairs. One replacement window downstairs and 2 new ones, 21 in total. They are trying to match the front windows that aren't being replaced and do not want the mixture of windows that exist now. The Amatruda's showed a sample of the window that they are requesting to use. The windows are double pane.*

*Hickey asked if the front windows on the 1<sup>st</sup> floor will be replaced. No changes to those windows. Messier asked if they are all visible from the street. Ms. Amatruda explained that the ones on the top front are barely visible because of the location of the porch but because it's a corner location on Washington Road they will be visible.*

*Kolesnik said the application looks complete. Donnarumma questioned the apartment locations. Ms. Amatruda said that there will be an efficiency apartment on the first floor and the second floor will be a 2-bedroom unit. The front part of the building will be commercial space.*

*Chair Donnarumma asked if there is enough parking? They have five spots in the back, one on the side, and two on the street.*

*The application also states an open roof structure over the rear access. The fire marshal recommended that the stairs be covered from the snow for safety. The stairs only not the landing and will be made of wood.*

*Chair Donnarumma asked that the application be amended to the rot on the porch be wood. No material was listed.*

*Kolesnik asked what the timeline is for the covering of the back steps. Ms. Amatruda said this is a phased approach on this project, so this probably won't be in the next month or two. Kolesnik suggested that the Commission waive the 60-day period for action until the applicant has a plan instead of pigeon holding them into using wood for the covering. No one has a complete picture of what this covering will consist of. This is only if the applicant is not in a rush to get this approved. Ms. Amatruda stated that she thinks they will have plenty of time because they have until next winter to get the covering on, and they also need to get tenants.*

*Chair Donnarumma questioned if the Commission as the authority to waive the 60-day and Kolesnik said that the Commission can. She then deferred to Mr. Amatruda as to what is done at the Zoning Commission and he stated that they can post pone or if the applicant agrees to an extension, they can grant it. Kolesnik said that the 60-day is an entitlement that they to have their application be decided on in a 60-day time period so that the Commission can't just sit on the application. Cheatham suggested withdrawing that part of the application until they have a better idea of what they want to do but Chair Donnarumma said that they can approve and deny parts of applications.*

**MOTION:** To accept application (23-HD-0004 – 4 Main Street South / Map 104, Lot 44 / MSD District & HD#1) as to all components except the back staircase covering and schedule for public hearing on March 6, 2023, and pursuant to the applicant's request to waive the 60-day time period in which to decide the back stairwell covering be granted and continued to another day. Made by **KOLESNIK**, Seconded by **MESSIER**

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

Aye Donnarumma, Cheatham, Messier, Fiftal, Kolesnik

Nay None

Abstain None

Chair Donnarumma indicated that a Site Walk (Special Meeting) would be scheduled to visit the property on Thursday, February 9, 2023, at 11:00 am.

#### **DELIBERATIONS**

- **22-HD-2246 – 125 Main Street South / Map 105, Lot 114-1 / MSD District & HD#1**

Patrick J. Roy (applicant/owner)

**Section 8: Windows** – Replacement of 30 existing wood windows to be replaced with wood/Fibrex material

*Kolesnik said this proposal is a big upgrade from vinyl that Mr. Roy submitted in the past and was turned down. Fibrex has a good track record. You can't tell after many years and the from the elements that they aren't brand new. He stated that the Commission has never denied Fibrex. Other properties that the Commission had major concerns about have Fibrex windows and they have been approved. Mr. Roy has made a commitment to upgrade to Fibrex. He can't see a rational basis not to approve this application. Anything can be rebuilt sometime but does it make sense. When a house is compromised to not being able to use parts the Commission has worked hard not to have blight. He thinks that it is responsible to say no to vinyl but not Fibrex. If we say no to this application, we jeopardized much more on this application. Messier stated that he is torn on this subject. Cheatham is concerned with the street scape and preservation of the buildings. Replacing windows alters the house. There are no long-range studies on the durability of the Fibrex windows. She feels strongly that preservation is the best way for the town and to allow windows that are not made of wood isn't preservation. It takes time to restore a building but that's preservation.*

*Fiftal ask Chair Donnarumma to read the commission guidelines that was read last month.*

The guidelines from the Town of Woodbury Historic Regulations read:

**8.1.1** Except as provided in Section 7.2 of these Regulations, the removal or alteration of any historic materials or architectural features should be held to the minimum.

**8.1.2** Deteriorated architectural features should be repaired rather than replaced. If replacement is necessary, the new material should be compatible with the replaced material in composition, design, color, texture, and other aesthetic and architectural qualities. Repair or replacement of architectural features should be based on the original features of the building rather than based on designs taken from other historic buildings. Alterations that create an appearance inconsistent with the character of the building are discouraged. Low maintenance siding, such-as aluminum or vinyl clapboards, which are products of the mid-20th century, are by nature, inappropriate on historic buildings.

*Kolesnik stated that the regulation speaks of new material. The new material is Fibrex. The composition is 40% wood, design is the same, color not regulated, texture looks and feels like wood, quality after many years they still look brand new. He is conflicted with the Commission as to how they can differentiate against the material. If you can't use the window for people to live it is a dangerous situation. Why are we regulating this when we've never denied before?*

*Cheatham says that preservation means repair and that's the first option. She feels that the Fibrex is not preserving the windows at 40% wood.*

*Kolesnik tried calling out other properties, Chair Donnarumma said we aren't talking about other properties, but we've made mistakes. He doesn't see these as mistakes. He said the Commission debated the decisions on each and every application. He sees this product as preservation and that they are a compatible material.*

*Cheatham has done research on what preservation is. She reminds the Commission that there are grants to repair windows. Applicant did not want to do it that way.*

*Fiftal remembers at the Preservation of CT meeting they said like for like. Fibrex windows came up and they said that no this should not be considered.*

**MOTION:** To approve (22-HD-2246 – 125 Main Street South / Map 105, Lot 114-1 / MSD District & HD#1) a Certificate of Appropriateness.

Made by **KOLESNIK**, Seconded by \_\_\_\_\_

*No Second was made.*

**MOTION:** To deny application (22-HD-2246 – 125 Main Street South / Map 105, Lot 114-1 / MSD District & HD#1) as not consistent with the standards of §8.1 (deteriorated architectural features should be repaired rather than replaced, and if replaced new material should be compatible with replaced material i.e., like for like).

Made by **CHEATHAM**, Seconded by **FIFTAL**

Vote: 4-1-0 **Approved** – Motion Passed

Aye Donnarumma, Cheatham, Messier, Fiftal

Nay Kolesnik

Abstain None



- **22-HD-2247 – 920 Main Street South / Map 34, Lot 1D-A / OS-60 District & HD#2**  
Jock Duncan Lawrason and Lee Fuller Lawrason (applicant/owner)  
**Section 5: Fences** – Replace existing damaged white wooden three rail fence with single rail wooden guardrail with 8” x 8” square posts 30” high.

*Chair Donnarumma summarized the application.*

*Kroll was seated for Messier (recused).*

**MOTION:** To approve (22-HD-2247 – 920 Main Street South / Map 34, Lot 1D-A / OS-60 District & HD#2) a Certificate of Appropriateness for replacement of existing damaged white wooden three rail fence with new single rail wooden guardrail with 8” x 8” square posts 30” high.

Made by **KOLESNIK**, Seconded by **FIFTAL**

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

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

- **22-HD-2249 – 95 Judson Avenue / Map 36, Lot 46 / R-40 District & HD#1**  
Thomas and Jill Olejniczak (applicant/owner)  
**Section 2: Light Fixtures** – Installation of lantern fixtures next to front doorway.  
**Section 7: Remodeling** – Relocation of masonry steps to the location of the new front door along with new wood railing.

**MOTION:** To approve (22-HD-2249 – 95 Judson Avenue / Map 36, Lot 46 / R-40 District & HD#1) a Certificate of Appropriateness for installation of lantern light fixtures next to front doorway and relocation of masonry steps to the location of the new front door along with new wood railing.

Made by **KROLL**, Seconded by **KOLESNIK**

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

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

- Meeting Minutes – January 9, 2023

**MOTION:** To accept meeting minutes of January 9, 2023, as amended on Page 9 under meeting minutes to correct the spelling of “Donnarumma.”

Made by **KROLL**, Seconded by **CHEATHAM**

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

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

*Hickey was seated for Kroll*

- Special Meeting Minutes – January 17, 2023

**MOTION:** To accept special meeting minutes of January 17, 2023, as presented.

Made by **HICKEY**, Seconded by **FIFTAL**

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

Aye       Donnarumma, Cheatham, Fital, Kolesnik, Hickey\

Nay       None

Abstain   None

### **OTHER BUSINESS**

- Kelz mentioned that the Building Official was at her house and mentioned that the Park & Recreation building on Mountain Road will be looking to replace windows with Fibrex. Just something that will be coming the Commissions way. This is not part of the current grant.
- Kolesnik said that this decision for the Fibrex windows will have to be decided by a judge and it will cost the town. He felt tonight's decision had an element of unfairness to it.

### **PUBLIC COMMENT PERIOD**

- Kevin Honeycutt – 487 Main Street South. Mr. Honeycutt said his proposed window replacement application was denied last month. His intent is to restore the house as best as he can. The windows that we were denied in his opinion are not repairable, but he has not gone down the grants line yet. His interpretation of the Regulations is that the Commission would like to get wood or as close to wood as they can. The windows applied for last time were 40% wood. He now has a window that is 70% wood but still thinks proposing this option is a waste of time. Renewal by Anderson representative Roger Coutu, spoke and showed a sample. The window is all wood on the interior and Fibrex on the exterior. He has been through several historic districts throughout the state and Fibrex has always been approved.

Mr. Honeycutt stated that he needs a guideline because he has several things that he will be doing to the house and wants to know what will be approved and what won't. He needs the Commission to be clear. Chair Donnerumma stated that the Regulations want like-for-like. Mr. Honeycutt suggested that the Commission publish what they will pass.

- Patrick Roy – 125 Main Street South. Mr. Roy said the Commission is very inconsistent because they've approved Fibrex before. He doesn't know why he is being discriminated.

Kolesnik stated to Mr. Honeycutt that they look at each application separately. One reason his windows were denied was because the proximity of the road. Cheatham said their recommendation for preservation is not one particular thing. Single pane storm windows R-values are state of the art when it comes to preservation. Kelz has also been involved in preservation for 50 years. She is concerned that the Commission is going to get a reputation that they are not flexible. They will have the reputation that the Commission is not easy to work with. Why are we not looking at everything? Pat's house is deteriorating more and more. If we are so concerned with preservation, then why are we preventing this house from becoming nice again.

Mr. Honeycutt wishes that they would reconsider some of the votes tonight. Kroll asked Mr. Coutu for clarification that he said that other historic districts have approved. He said yes, all the towns that they've been to. The Commission said they are going to look at other town regulations, but they will find that they are written in a way that the Commissions can make decisions. Cheatham says that everyone is talking about the district but what about buyers, they need to know that they are buying into the district. Hickey stated he does see inconsistency but what we aren't looking at is Mr. Roy as a landlord. He doesn't have the time to restore the windows. It's an investment property. What message are we going to send? Don't ask for permission. We will need enforcement and a blight ordinance regarding these investment properties. Chair Donnarumma shared that a letter went out from the zoning office addressing the sandwich board signs.

**ADJOURNMENT**

Meeting adjourned at 9:58pm

RECEIVED & FILED  
IN WOODBURY, CT  
The 10<sup>th</sup> day of Feb 20<sup>23</sup>  
3:45  
Maura M. Mancini