



HISTORIC DISTRICT COMMISSION

MINUTES

PUBLIC HEARING / REGULAR MEETING

MONDAY, MARCH 1, 2021 – 7:30 PM

MEETING HELD VIRTUALLY AT GOTOMEETING.COM

MEMBERS PRESENT

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

MEMBERS ABSENT

ALTERNATES PRESENT

Judith Kelz
George Messier
Marc Kroll

ALTERNATES ABSENT

Also Present: Maryellen Edwards; Land Use Administrator, Justin Hellhake, John Piacenza, Candace DeFelice, J.P. Fernandes and 2 unidentified callers

REGULAR MEETING

Call to Order

Chairman Cheatham convened the regular Historic District Commission meeting to order at 7:31 PM virtually.

Seating of Members / Alternates

All regular members were seated.

Conflict of Interest

Chairman Cheatham referenced CT General Statutes, Conflict of Interest

PUBLIC HEARING

21-HD-2102 / Posigen CT LLC (applicant) Gilbert (owner) / 1156 Main Street South / Installation of Roof Mount Solar Panels / Map 032 / Lot 005 / DD: 3/20/21

Susan Cheatham convened the public hearing at 7:32 PM. Clerk read the legal notice into the record, Maureen Donnarumma read the application. Mr. Justin Hellhake represented the application. A site plan and aerial photos were presented.

Mr. Hellhake explained 22 panels, facing the street, would be flush mounted to the roof, 2.5 inches off the roof, black in color. The panels would cover basically the total south facing roof. The inverters are located on the side of the house. There is a 3-foot clearance from the edge of the roof, each panel is 3 feet by 5 feet. The panels are not visible from the road due to the trees.

Maureen Donnarumma asked what color the shingles were on the roof, and is it possible the panels could match the color of the roof? She was told the shingles were brown and the panels only come in black.

Susan Cheatham asked when was the house built? After investigation it was determined the house was built in 1952.

A discussion concerning the trees shielding the panels from view of the road then occurred. George Messier, Frank Sherer and Robert Kolesnik all agreed the trees could come down, either taken down or a result of a storm. "As a shield they don't carry the day." Robert Kolesnik noted the panels are incongruous with historic properties but... Susan Cheatham then read enabling Statutes. Mr. Hellhake stated the location of the panels was considered most optimal. Robert Kolesnik asked if the roofers cover as much of the roof as possible. Mr. Hellhake answered a system was designed so that the customer is guaranteed savings.

Susan Cheatham asked if anyone from the floor was either in favor of or opposed to the application. No one came forward.

MOTION: Maureen Donnarumma moved to close the public hearing at 8:00 pm on application #21-HD-2102, Posigen CT LLC, applicant, Gilbert, owner, at 1156 Main Street South, for installation of roof mount solar panels.
Lois Fiftal seconded. **VOTE: 5-0 FAVOR. MOTION CARRIED.**

REGULAR MEETING (continued)

NEW APPLICATIONS

21-HD-2103 / DeFelice & Fernandes / 381 Main Street South / Replace Cedar Roof with Asphalt Roof / Map 104 / Lot 101 / DD:4/22/21

Maureen Donnarumma read the application into the record. Candace DeFelice and J. P. Fernandes came forward to represent the application. Mr. Fernandes stated the cedar shingles have been on the house for about 18 years, a photo was shown. The proposed architectural asphalt shingles will be a close match in color to the existing cedar. Replacing the roof with cedar shingles is cost prohibitive, a 30% higher cost noted Ms. DeFelice.

MOTION: Robert Kolesnik moved to accept application 21-HD-2103, DeFelice & Fernandes, 381 Main Street South for replacement of cedar roof with asphalt shingles and set a public hearing date for April 5, 2021.
Maureen Donnarumma seconded. **VOTE: 5-0 FAVOR. MOTION CARRIED.**

21-HD-2104 / Piacenza / 2 Orenaug Avenue / Construct New 24' x 36' Barn / Map 103 / Lot 041A-A / DD:5/1/21

The application was read into the record. Mr. John Piacenza came forward to represent his application for a barn. A rendering was presented as well as a site plan. He stated the barn will blend with the colonial house. Robert Kolesnik stated, based on the information received, the application was complete.

MOTION: Robert Kolesnik moved to accept application 21-HD-2104, Piacenza, 2 Orenaug

Avenue for construction of a barn and set a public hearing date for April 5, 2021.
Frank Sherer seconded. **VOTE: 5-0 FAVOR. MOTION CARRIED.**

PENDING APPLICATION

21-HD-2102 / Posigen CT LLC (applicant) Gilbert (owner) / 1156 Main Street South /
Installation of Roof Mount Solar Panels / Map 032 / Lot 005 / DD: 3/20/21

Maureen Donnarumma stated she had no real problem with the application. Frank Sherer noted, given the age of the house and the fact that it is not in the middle of town, he had no problem with it. Lois Fiftal agreed, she wished the roof was black. Robert Kolesnik supported the application. Susan Cheatham stated the age of the house and the location play into consideration, the panels don't substantially change the house.

MOTION: Maureen Donnarumma moved;

WHEREAS the Woodbury Historic District Commission has received an application from Posigen CT LLC for installation of roof mount solar panels at 1156 Main Street South; and

WHEREAS the Commission has held a duly called public hearing on March 1, 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-2102 submitted by Posigen CT LLC *appropriate and issues a Certificate of Appropriateness.*

Lois Fiftal seconded. **VOTE: 5-0 FAVOR. MOTION CARRIED.**

OTHER BUSINESS

- 506 Main Street South LLC / Desrochers (Owner) / 506 Main Street South / Pre-Application Review for Removal of Carriage House to Rebuild New Like Structure to Meet up to Date Codes for Safety / Map 103 / Lot 005

The applicant requested this discussion be tabled, no one came forward to represent the application.

MOTION: Maureen Donnarumma moved to table the pre-application review for removal of existing carriage house to rebuild new like structure to meet date codes for safety, until April 5, 2021.

Lois Fiftal seconded. **VOTE: 5-0 FAVOR. MOTION CARRIED.**

CONSIDERATION OF MINUTES – 2/1/21

MOTION: Maureen Donnarumma moved to accept the regular meeting minutes of February 1, 2021 as presented. Lois Fiftal seconded.

VOTE: 5-0 FAVOR. MOTION CARRIED.

PRIVILEGE OF THE FLOOR

The Commission discussed cedar shingles versus architectural asphalt shingles and whether replacing like with like materials requires an application. Then the discussion moved to metal roofs and whether the Commission rules on the color of those roofs.

ADJOURNMENT

MOTION: Maureen Donnarumma moved to adjourn the meeting at 8:44 PM.

FILED SUBJECT TO COMMISSION APPROVAL

Respectfully submitted,

Linda Leigh

Linda Leigh

Clerk

RECEIVED & FILED
IN WOODBURY, CT

This 4th day of March 2021
at 8:00 o'clock A M
Linda Leigh
Town Clerk