



**Town of Woodbury
Historic District Commission**

281 Main Street South
Woodbury, CT 06798
203.263.3467 • www.woodburyct.org

MINUTES – March 4, 2024

REGULAR MEETING

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

MEMBERS PRESENT

MEMBERS ABSENT

Maureen Donnarumma, Chair
Lois Y. Fital – Vice Chair
William Hickey - Secretary
George Messier
Judith Kelz

ALTERNATES PRESENT

ALTERNATES ABSENT

Marc Kroll
Edward Winters
David Newell

NOTED OTHERS PRESENT

Ray Manzi, Christopher Manzi, Brendan Reig

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 Fital, Members Messier, Hickey, Kelz
- **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. – *Chair Donnarumma recused herself from the public hearing for 23-HD-0036 – 215 Main Street South*

PUBLIC HEARINGS

Chair Donnarumma recused herself. Alt. Member Kroll was seated in her place. Alt. Winter was seated for Kelz. Kelz arrived moments later and unseating Winter. Vice Chair Fiftal will serve as acting Chair.

- **23-HD-0036 – 215 Main Street South / Map 104, Lot 73A / MSD District & HD#1**

215 Mainwood, LLC (applicant/owner), Ray Manzi (principal)

Section 9: Doors – Cut south façade wall in two places to add two separate new “metal and glass” doors to provide additional internal access, both doors with 5-inch wood trim to match existing trim.

Section 12: Other – Install new ADA ramp on south side of building over the area of the existing walk, reusing the existing walkway stones supported by concrete walls faced in natural stone and walkway rails to match existing porch rails; Also enlarge existing side door porch to extend for access of one of the new doors.

The Clerk read the legal notice published in Voices.

Owner Ray Manzi came forward to speak on behalf of the application. He explained that making this ramp and the door location changes will make it easier to get in and out of the building.

The Commission had a brief discussion on the railings that are on the existing front porch and the PVC material that is there. The previous owners got approval to replace the railing using cedar in 1989. Then there was an application in 1996 to change the railings again but PVC was never approved. The Commission did discuss that Mr. Manzi can keep the PVC railings and that the new railings on the ramp should be wood consistent with the Historic District Regulations. Member Messier didn't agree with that that logic as his feeling was that this is “new.” He is not replacing a ramp, and this is not a permanent structure.

There was discussion on height restrictions on when you need a railing and what the width of an ADA ramp and what the door width needs to be. Mr. Manzi said its 36” but they will be wider on the ramp because they are using the existing walkway. Mr. Manzi explained the placement of the two new doors that are being added to the south side.

Mr. Manzi was asked if he received prices for other material of railings and he said yes. PVC railing system is the most economical and last longer. Wood railings are 4 times more and require maintenance and metal was the most expensive. Member Kelz suggested that Mr. Manzi change the application to state wood railings because they would be more apt to approve that tonight, but Mr. Manzi chose not to amend the application.

Public Comment

- *Brendan Reig – 225 Main Street South – spoke in favor of this application. When he looks out his window, he will see the ramp and doesn't have a problem with it. We stated that the cedar material will be costly and require maintenance. He does not have a problem with the additional doors being proposed.*

The Acting Chair hearing no objections closed the public hearing.

Chair Donnarumma was reseated, unseating Kroll.

- **24-HD-0007 – 813 Main Street South / Map 105, Lot 50 / MSD District & HD#2**
Soulbury Property, LLC (owner), Tracy Usher (applicant)
Section 1: Signage – Placement of 17.5 sf (3.5 ft x 5 ft) “Soulbury” business south wall sign.

The Clerk read the legal notice published in Voices. No one was present to speak on behalf of the application. The sign has already been attached to the building.

Chair Donnarumma stated that if the Commission approves the sign, it will go back to the Zoning to see if it meets their requirements with the number of signs and placement. We are just approving the style of the sign.

Alt. Members Winters asked for clarification as to what the Commission will be approving. He asked if it is approved are they approving the placement and the design?

Chair Donnarumma explained that they are only looking at the style of the sign itself. The number of signs and the size of the signs would go back to Zoning.

MOTION: To close the public hearing for 24-HD-0007 – 813 Main Street South / Map 105, Lot 50 / MSD District & HD#2

Made by **MESSIER**, Seconded by **HICKEY**

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

Aye	Donnarumma, Fital, Kelz, Hickey, Messier
Nay	None
Abstain	None

NEW APPLICATIONS

- **24-HD-0008 – 4 Main Street South / Map 105 / Lot 044 / MSD District & HD#1**
Thomas & Lisa Amatruda (owner), Robert Rulewick (agent)
Section 12: Other – Install new AC condenser unit in rear of building.

No one was present to speak on behalf of the application. Application states that they are installing a condenser unit in the back of the building. Member Hickey said that it will be slightly visible from Washington Road, depending on the size of the condenser.

MOTION: To accept receipt of application 24-HD-0008 – 4 Main Street South / Map 105 / Lot 044 / MSD District & HD#1 and schedule for public hearing on April 1, 2024.

Made by **MESSIER**, Seconded by **KELZ**

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

Aye	Donnarumma, Fital, Messier, Kelz, Hickey
Nay	None
Abstain	None

DELIBERATIONS

Chair Donnarumma recused herself – no one was seated for her seat.

- **23-HD-0036 – 215 Main Street South / Map 104, Lot 73A / MSD District & HD#1**

215 Mainwood, LLC (applicant/owner), Ray Manzi (principal)

Section 9: Doors – Cut south façade wall in two places to add two separate new “metal and glass” doors to provide additional internal access, both doors with 5-inch wood trim to match existing trim.

Section 12: Other – Install new ADA ramp on south side of building over the area of the existing walk, reusing the existing walkway stones supported by concrete walls faced in natural stone and walkway rails to match existing porch rails; Also enlarge existing side door porch to extend for access of one of the new doors.

Vice Chair Fiftal stated that Mr. Manzi is willing to work with the district to get the ramp approved. She confirmed to the commission that the PVC can stay on the existing porch. She questioned the members if they agree that the new railing be wood.

Member Kelz has no issue with the doors because they will be the same as the ones that are existing. She does not think that the current owner should be responsible to meet the regulations regarding the existing PVC railing. He purchased the property with those railing. If this was a new home, we might consider PVC or new materials, but this is an add on. The building was built in 1831. However, PVC looks wonderful but to her knowledge this commission has only approved wood. Member Messier questioned Member Kelz as to why she is OK with metal doors but not PVC railing. The metal doors are not original. She clarified her thinking because the doors must be ADA complaint and a wood door would be very heavy, and they will match the existing doors.

Member Hickey stated that one of the doors being added in replace of a window won't be seen from the road and therefore should be taken off the application because it is not in the districts purview because it is not visible from the street. Member Hickey vocalized his concern for future ADA compliance and how they want to handle making buildings ADA compliant.

Member Messier is mostly concerned with design. He is not concerned with what it is made from as long as its painted white and the balusters look like a natural extension. This is not that visible from the road and if they are going to approved wood, they need to be specific as to what materials to use.

Member Kelz stated that her feeling comes from the fact that the commission needs to be constant.

MOTION: To approve (23-HD-0036 – 215 Main Street South / Map 104, Lot 73A / MSD District & HD#1) a Certificate of Appropriateness, in part: Section 9 Doors – cut south façade wall in two places to add two separate new “metal and glass” doors to provide additional internal access, both doors with 5-inch wood trim to match existing trim.

Made by **HICKEY**, Seconded by **KELZ**

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

Aye Fiftal, Messier, Kelz, Hickey

Nay None

Abstain None

MOTION: To approve (23-HD-0036 – 215 Main Street South / Map 104, Lot 73A / MSD District & HD#1) a Certificate of Appropriateness, in part: Section 12 Other – install new ADA ramp on south side of building over the area of the existing walk, reusing the existing walkway stones supported by concrete walls faced in natural stone and walkway.

Made by **HICKEY**, Seconded by **KELZ**

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

Aye	Fiftal, Messier, Kelz, Hickey
Nay	None
Abstain	None

MOTION: To deny (23-HD-0036 – 215 Main Street South / Map 104, Lot 73A / MSD District & HD#1) a Certificate of Appropriateness, in part: Section 12 Other – ADA ramp railing material is inappropriate and hereby not approved.

Made by **KELZ**, Seconded by **FIFTAL**

Vote: 3-0-1 – **Denied** – Motion Passed

Aye	Fiftal, Kelz, Hickey
Nay	None
Abstain	Messier

Alt. Member Kroll was seated in place of Member Messier.

- **Meeting Minutes** – February 5, 2024

MOTION: To accept the regular meeting minutes of February 5, 2024, as presented.

Made by **KROLL**, Seconded by **FIFTAL**

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

Ayes	Donnarumma, Fiftal, Kelz, Hickey, Kroll
Nays	None
Abstain	None

- **Meeting Minutes** – February 19, 2024, Workshop Special Meeting

MOTION: To accept the Work Session/ Special meeting minutes of February 19, 2024, as presented.

Made by **FIFTAL**, Seconded by **KELZ**

Vote: 3-0-2 – **Approved** – Motion Passed

Ayes	Donnarumma, Fiftal, Kelz
Nays	None
Abstain	Kroll, Hickey

ENFORCEMENT MATTERS

Properties to investigate:

- Unicorn Holdings LLC – 452 Main Street South
- Gas Station – 83 Main Street South
- Greenhouse – 137 Main Street South

COMMISSION HOUSEKEEPING

- Member Kelz mentioned that she is serving on the Charter Revision Commission Committee and as part of the Charter Revision they will be reviewing the Historic District Regulations. She suggested that this would be a good time to make some changes to their regulations.

CORRESPONDENCE

- None

PUBLIC COMMENT PERIOD

- Chair Donnarumma shared that in the Waterbury Republican American ewspaper on Sunday March 3, 2024, there was an announcement that there will be a guided bus tour of historic homes on March 23, 2024, starting at the Glebe House. She wanted to commend the members of the Commission and the property owners on doing great work to receive this type of recognition. Woodbury was chosen because it's such a lovely historical town.
- Ray Manzi questioned what type of materials will they approve for the railings? He asked if a metal rail system would be considered. Are there any restrictions on the type of metal because a lot of the systems are aluminum? He is not looking for approval today but more guidance so when he does the application, he has a clear understanding as to what they are looking for. Chair Donnarumma shared that when something is replaced it must be replaced like for like materials. In the general case of the historic district that material is wood. Member Hickey said that they don't have a lot of regulations regarding metal materials but more the style of it. Member Kelz remembers an approval for a metal railing at 346 Main Street South and suggested looking at that railing system.
- Member Messier was reading Connecticut statue about solar. They had some discussion regarding this and the placement of the panels and the color.
- There was also some discussion on 230 Main Street South (Rachels Kitchen). In the past it was Manzi Restaurant. Chair Donnarumma was able to find some history and pictures on the original building. It was a wood stick house with clapboard and aluminum storm windows. She brings this up because they have had discussions on what to do, do we make people put back what was originally there? If they are replacing an aluminum window, where originally it was wood, how far do they go back in time to enforce this.

David Newell expressed his concern about the amount of people doing work within the Historic District without permits and approval. He suggested mailing something to property owners letting them know that they are in a Historic District and what is required to obtain a permit and approval from the Historic District Commission and town. This could help stop people from doing work without permits and historic approval.

ADJOURNMENT

- Hearing no objections, the meeting was adjourned at 9:36 pm.

RECEIVED & FILED
IN WOODBURY, CT
This 14th day of Mar 2024
at 2:03 o'clock P.M
Maria M. Mancini
Town Clerk