



TOWN OF WOODBURY

Historic District Commission

281 Main Street South

Woodbury, CT 06798-0369

(203)263-3467 ~ www.woodburyct.org

MINUTES – REGULAR MEETING

Shove Building meeting room

March 7, 2022 – 7:30 PM

MEMBERS PRESENT

Maureen K. Donnarumma, Chairman
Susan E. Cheatham, Vice Chairman
Lois Y. Fiftal

MEMBERS ABSENT

Robert S. Kolesnik, Jr

ALTERNATES PRESENT

Judith Kelz
George Messier
Marc Kroll

ALTERNATES ABSENT

Vacancy

Also Attending: George Desrochers; Gina Baumann-Jacobs; Patrick J. Roy; Ryan R. Fox; Milton Gregory Grew; Adam Nowakowski; Mark; Susan F. Murphy; John Lamb; Alex McGinn – by telephone

OPENING OF MEETING

Chairman Donnarumma called the meeting to order at 7:30 PM.

Seating of Members and Alternates

Chairman Donnarumma seated herself, Susan Cheatham, Lois Fiftal, George Messier, and Judith Kelz.

Conflict of Interest

Commissioners were asked whether there were any Conflict of Interest concerns: none.

PUBLIC HEARINGS

22-HD-2200 – 506 Main Street South / Map 103, Lot 5 / 506 Main Street South LLC

Replace existing Carriage House handrails on pedestrian bridge with compliant iron handrails.

George Desrochers appeared representing 506 Main Street South LLC.

The Legal Notice was read into the record.

The application was read. Mr. Desrochers was asked whether there were any proposed changes to the application; there were none.

Public comments or questions? None.

Commissioner comments or questions? None.

MOTION

Motion to close the Public Hearing
Moved by Fiftal, Seconded by Kelz

Vote 5-0-0 **Motion PASSED**

Aye: Cheatham, Donnarumma, Fiftal, Kelz, Messier

Nay: None

Abstain: None

OPENING OF REGULAR MEETING

Chairman Donnarumma called the Regular Meeting in the Shove Building meeting room to order at 7:36 PM.

Seated Alternate Kelz for Member Kolesnik, Jr.

NEW APPLICATIONS

22-HD-2201 – 224 Main Street South / Map 104, Lot 19 / Gina Baumann-Jacobs

Freestanding 6sf (2ft x 3ft) two-sided wood sign and 2sf (1ft x 2ft) supplemental two-sided wood sign to be hung on existing metal bracket and lit by two existing ground light fixtures.

The Applicant appeared to answer Commissioners' questions. Clarification regarding discussion at previous meeting: that discussion is part of the record and stands. The Applicant described her needs and intent, citing the property's prior use for the same purpose. This is a new application that should be in a public hearing. The Applicant will waive the 60-day requirement so the Commission can schedule a public hearing for the next meeting.

MOTION

Motion to accept the application and schedule a Public Hearing for the next meeting.

Moved by Messier, Seconded by Fiftal

Vote 5-0-0 **Motion PASSED**

Aye: Cheatham, Donnarumma, Fiftal, Kelz, Messier

Nay: None

Abstain: None

22-HD-2202 – 125 Main Street South / Map 105, Lot 114-1 / Patrick J. Roy

Replace thirty (30) existing wooden double hung windows with vinyl replacement windows with 6 over 6 grill and full screen; Restore existing arch top and casement windows.

The Applicant appeared to describe the existing windows' conditions. It was determined that the wooden components were beyond restoration. The Applicant would like to replace the windows with energy-efficient windows constructed from vinyl. The Commissioners will walk the site Thursday, March 10 to view the existing conditions.

MOTION

Motion to accept the application and schedule a Public Hearing for the next meeting.

Moved by Kelz, Seconded by Cheatham

Vote 5-0-0 **Motion PASSED**

Aye: Cheatham, Donnarumma, Fiftal, Kelz, Messier

Nay: None

Abstain: None

22-HD-2204 – 30 Hollow Road / Map 104, Lot 8 / Ryan R. Fox and William H. Cordrey Jr.

Replace existing aluminum gutters and down spouts with new copper gutters (6" half round gutters and 4" round leaders).

Ryan Fox appeared before the Commission to propose replacing existing gutters with copper. Preservation Connecticut has an easement on the property; they survey the property annually. Copper gutters reduce maintenance costs and are an option Preservation Connecticut approved. Copper gutter systems were available prior to the District's establishment and may have been used during the building's history.

MOTION

Motion to accept the application and schedule a Public Hearing for the next meeting.

Moved by Messier, Seconded by Kelz

Vote 5-0-0 **Motion PASSED**

Aye: Cheatham, Donnarumma, Fiftal, Kelz, Messier

Nay: None

Abstain: None

22-HD-2208 / 346 Main Street South / Map 104, Lot 2A & 3 / Milton Gregory Grew

Modifications to prior Certificate of Appropriateness affecting doors, windows, roof and patio/deck, stairs; addition of pergola, two detached garages, shed, stone terrace.

Architect Grew appeared before the Commission with John Lamb representing property owner The Birches on Main, LLC. A number of detail revisions to the prior Certificate of Appropriateness were discussed individually. Commissioners understood the need for changes to make practical use of the various spaces. Architectural detail changes were requested primarily for unregulated areas. To better visualize the proposed garage space and the impact to the view from the street, Commissioners will walk the site Thursday, March 10.

MOTION

Motion to accept the application and schedule a Public Hearing for the next meeting.

Moved by Fiftal, Seconded by Messier

Vote 5-0-0 **Motion PASSED**

Aye: Cheatham, Donnarumma, Fiftal, Kelz, Messier

Nay: None

Abstain: None

EXEMPTION REQUESTS/ OFFICE DETERMINATIONS ISSUED

22-HD-2205 – 42 School Street / Map 105, Lot 8 / George P. and Barbara Roberts,

Trustees

Replace three (3) gliding double windows on back of house and replace four (4) panel windows with gliding triple windows on side of house; all white exterior.

Adam Nowakowski and Mark appeared representing the property owners. The replacement windows are a different configuration that fits the existing opening. The three windows are not visible from the road.

MOTION

Motion to grant the requested exemption.

Moved by Messier, Seconded by Fiftal

Vote 5-0-0 **Motion PASSED**

Aye: Cheatham, Donnarumma, Fiftal, Kelz, Messier

Nay: None

Abstain: None

22-HD-2206 – 1156 Main Street South / Map 32, Lot 5 / Jodi-Michelle Hessels Gilbert

Replace five (5) existing awning windows with gliding double windows, white exterior.

Adam Nowakowski and Mark appeared representing the property owners. The replacement windows are a different configuration but the same size and will be installed in the same location; the size and location prevent their use for egress.

MOTION

Motion to grant the requested exemption.

Moved by Messier, Seconded by Kelz

Vote 5-0-0 **Motion PASSED**

Aye: Cheatham, Donnarumma, Fiftal, Kelz, Messier

Nay: None

Abstain: None

22-HD-2207 – 73 Judson Avenue / Map 36, Lot 41 / Susan F. Murphy

Replace existing grey cinder clock chimney with grey brick chimney.

The Applicant appeared (in-person) before the Commission with contractor Alex McGinn (by telephone). They propose replacing a deteriorating cinder-block chimney with concrete-block, the same color. Commissioners discussed whether the color affects the ability to issue an exemption; the color must remain the same. The work is scheduled for June.

MOTION

Motion to grant the requested exemption.

Moved by Kelz, Seconded by Messier

Vote 5-0-0 **Motion PASSED**

Aye: Cheatham, Donnarumma, Fiftal, Kelz, Messier

Nay: None

Abstain: None

DELIBERATIONS

Regarding the 1754 House railing: does anyone have questions? None.

22-HD-2200 – 506 Main Street South / Map 103, Lot 5 / 506 Main Street South LLC

Replace existing Carriage House handrails on pedestrian bridge with compliant handrails.

MOTION

Motion to issue a Certificate of Appropriateness.

Moved by Messier, Seconded by Kelz

Vote 5-0-0 **Motion PASSED**

Aye: Cheatham, Donnarumma, Fiftal, Kelz, Messier

Nay: None

Abstain: None

Consideration of the minutes from the February 7 Regular Meeting. Corrections? Additions?
None.

MOTION

Motion to accept the minutes of the February 7, 2022 Regular Meeting as presented.

Moved by Fiftal, Seconded by Messier

Vote 5-0-0 **Motion PASSED**

Aye: Cheatham, Donnarumma, Fiftal, Kelz, Messier

Nay: None

Abstain: None

Consideration of the minutes from the February 25 Special Meeting. Corrections? Additions?
None.

MOTION

Motion to accept the minutes of the February 25, 2022 Special Meeting as presented.

Moved by Messier, Seconded by Kelz

Vote 5-0-0 **Motion PASSED**

Aye: Cheatham, Donnarumma, Fiftal, Kelz, Messier

Nay: None

Abstain: None

MOTION

Motion to change the order of the Agenda, making Public Comment the next item.

Moved by Cheatham, Seconded by Messier

Vote 5-0-0 **Motion PASSED**

Aye:

Nay: None

Abstain: None

PUBLIC COMMENT PERIOD

Charlie Euston presented historic iron, clay, glass, and stone artifacts that will become part of the Historical Society collection.

OTHER BUSINESS

Chairman Donnarumma shared samples of alternate roofing materials available for constructing and restoring period buildings.

PRIVILEGE OF THE FLOOR

There was discussion about the history of and proper usage of "privilege of the floor". The Town Planner expressed the opinion that it is atypical for that item to appear on town commission agendas. For the moment it will remain on the Historic District Commission's agenda. This evening the time was devoted to expressing thanks to the membership for completing the grant application which may facilitate repairs at the Park and Recreation building. Grant approval will be determined during May.

ADJOURNMENT

Chairman Donnarumma asked for a motion to adjourn.

MOTION

Motion to Adjourn at 9:32 PM.

Moved by Fital, Seconded by Messier

Vote 5-0-0 **Motion PASSED**

Aye: Cheatham, Donnarumma, Fital, Kelz, Messier

Nay: None

Abstain: None

Filed subject to approval.

Respectfully Submitted,

Edward S. De Cortin

Substitute Clerk

Historic District Commission

RECEIVED & FILED
IN WOODBURY, CT

This 10th day of Mar 2022

at 2:40 o'clock PM

Maria M. Mancini
Town Clerk