



**Town of Woodbury
Historic District Commission**

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

MINUTES – April 1, 2024

REGULAR MEETING

7:30 PM – Fire House Meeting Room, 25 Quassuk Road, Woodbury, CT 06798

MEMBERS PRESENT

Maureen Donnarumma, Chair
Lois Y. Fiftal, Vice Chair
Judith Kelz
George Messier

MEMBERS ABSENT

William Hickey, Secretary

ALTERNATES PRESENT

Marc Kroll
Edward Winters
David Newell

ALTERNATES ABSENT

NOTED OTHERS PRESENT

Raymond Manzi, Patrick Corrigan

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 Fiftal, Members Kelz, Messier and Alt. Member Newell
- **Historic District Regulations**
Chair Donnarumma read from the Historic District Regulations Section 8.1.2 – under Section 8.1 Guidelines for Construction and Alterations in the Historic District
- **Conflict of Interest Reminder (CGS §8-11 & Woodbury Town Charter Section 901)**
Chair Donnarumma reminded the Commission of Conflict of Interest; Chair Donnarumma expressed she had a conflict with matter 24-HD-0011 and that she recuses herself from that agenda item.

PUBLIC HEARINGS

- **24-HD-0008 – 4 Main Street South / Map 105 / Lot 44 / MSD District & HD#1**
Thomas & Lisa Amatruda (owner), Robert Rulewick (agent)
Section 12: Other – Install new AC condenser unit in rear of building.

The clerk read the legal notice published in Voices. The applicant was not present to speak on behalf of the application. The Commission had brief discussion about the placement and why they need the approval of the Historic District since the unit proposed is in the back of the house but can be seen from two roads since it is on a corner lot.

MOTION: To close the public hearing for 24-HD-0008 – 4 Main Street South / Map 105 / Lot 44 / MSD District & HD#1

Made by **MESSIER**, Seconded by **NEWELL**

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

Aye	Donnarumma, Fiftal, Kelz, Messier, Newell
Nay	None
Abstain	None

Chair Donnarumma recused herself seating Alt. Member Winters.

NEW APPLICATIONS

- **24-HD-0011 – 215 Main Street South / Map 104, Lot 73A / MSD District & HD#1**
215 Mainwood, LLC (applicant/owner), Ray Manzi (principal)
Section 12: Other – Black metal railing for ADA Ramp.

The clerk read the application. Raymond Manzi (25 Hard Hill Road) was present to speak on behalf of this application. He is looking to install a black aluminum railing on the ADA ramp previously approved. The black coloring is intended to blend in more with the surroundings. Along with this railing there will also be an ADA complaint handrail made of metal that will follow the whole length of the ramp with a rounded extension that needs to be done to make it ADA complaint. In front of the ramp there will be plantings which will partially screen the ramp and railings. Mr. Manzi stated that the three steps that are on the front porch will be removed, and the ramp will rise to be level with the surface of the existing porch.

Member Kelz questioned if he was able to look at the railing at the 1754 House? Mr. Manzi answered that he did look at them and his railings will be similar in design and look.

Vice Chair Fiftal stated that the front railings that are on the porch which are of PVC material must be replaced back to what was originally approved. This will not affect this application though.

MOTION: To accept receipt of application 24-HD-0011 – 215 Main Street South / Map 104, Lot 73A / MSD District & HD#1 and schedule for public hearing on May 6, 2024.

Made by **MESSIER**, Seconded by **NEWELL**

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

Aye	Fiftal, Kelz, Messier, Newell, Winter
Nay	None
Abstain	None

Chair Donnarumma was reseated, unseating Alt. Member Winter.

- **24-HD-0013 – 305 Main Street South / Map 104, Lot 85-4 / MSD District & HD#1**

Patrick Corrigan (applicant/owner)

Section 5: Fences- Install two (2) sections of wooden split rail fencing and one (1) section of wooden 6-foot-high stockade fencing.

Mr. Patrick Corrigan came forward to represent his application. The clerk read the application. He is looking to install three fences on his property. The first will be a stockade fence in the back of the property that will measure about 6'x51'. There will be two gates in the stockade fence that will open so they can access the walkway and the driveway. The stockade fence will tie into his neighbor's fence located at 311 Main Street South and match the materials that were used on that fence.

The second and third fences will be post-rail fences. One will be placed next to the stockade fence and will line the grass area facing the driveway and will measure about 3'x 23'. The other post-rail fence will be on the right side of the house and will measure about 3' x 25'.

The fences will not be painted due to the look and the maintenance. Mr. Corrigan also stated that since he is planning on tying into the neighbor's fence over time they will match with the natural weathering.

Mr. Corrigan amended the application to state the correct measurements. He stated that the application seemed like it was guidelines as to what would be approved since there were only three options. There was a discussion about possibly changing the type of fence he is proposing since he was informed that the application wasn't necessary guidelines with immediate approval. Mr. Corrigan did not make the change and will continue with this application. He did state that this fence is only temporary because he would like to tear up the asphalt in the back of the property and add more grass in the future.

Member Kelz questioned what is he looking for with putting this fence up? Are you looking for privacy? Mr. Corrigan stated that he wants to be able to keep his kids safe and allow them to be outside and run. The stockade portion will keep in line with what his neighbor has and block the eye sore behind them. The post-rail fence will be low and will keep the children in but also allow them to keep their views. He thinks that maybe some shrubs will be placed in front of the post-rail.

The commission has approved a couple of applications for fences and suggested that Mr. Corrigan look at that those fences since they have already been approved.

MOTION: To accept receipt of application 24-HD-0013 – 305 Main Street South / Map 104, Lot 85-4 / MSD District & HD#1 and schedule for public hearing on May 6, 2024.

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

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

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

DELIBERATIONS

- **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.

MOTION: To accept sign located at 24-HD-0007 – 813 Main Street South / Map 105, Lot 50 / MSD District & HD#2.

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

Member Messier withdrew the motion after some discussion was made before voting.

MOTION: To approve (24-HD-0007 – 813 Main Street South / Map 105, Lot 50 / MSD District & HD#2) a Certificate of Appropriateness for the sign as proposed on side of building, conditional upon the removal of the front façade sign.

Made by **NEWELL**, Seconded by **MESSIER**

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

Aye	Donnarumma, Fiftal, Kelz, Messier, Newell
Nay	None
Abstain	None

- **24-HD-0008 – 4 Main Street South / Map 105 / Lot 44 / MSD District & HD#1**

Thomas & Lisa Amatruda (owner), Robert Rulewick (agent)

Section 12: Other – Install new AC condenser unit in rear of building.

MOTION: To approve (24-HD-0008 – 4 Main Street South / Map 105 / Lot 44 / MSD District & HD#1) a Certificate of Appropriateness as proposed.

Made by **NEWELL**, Seconded by **MESSIER**

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

Aye	Donnarumma, Fiftal, Kelz, Messier, Newell
Nay	None
Abstain	None

- **Regular Meeting Minutes** – March 4, 2024

The following edits were made:

- Page 2, fourth paragraph – This sentence was not accurate - *The previous owners got approval to replace the railing using cedar in 1989 but no work was done.* After reviewing the application from 1989 they never discussed the railing until the application in 1996 which states that the railing installed should be cedar.
- Page 2, fourth paragraph, second to last sentence is a repeat of words, that that.
- Page 3, third paragraph – Change *where* to *were*.
- Under Public comment, third sentence, should say *he* stated not *we* stated.
- Page 4, sixth paragraph – should read Commission needs to be *consistent* not *constant*.

MOTION: To accept the regular meeting minutes of March 4, 2024, as amended.

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

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

Ayes	Donnarumma, Fiftal, Kelz, Messier, Newell
Nays	None
Abstain	None

ENFORCEMENT MATTERS

- The Commission wants letters sent to the following seeking clean-up of their properties:
 - Unicorn Holdings, LLC – 452 Main Street South
 - R.O.S.E.S. Holdings, LLC – 113 Main Street South
 - Rex K. Collum – 137 Main Street South
- The Commission wants a letter sent to 83 Main St Woodbury, LLC – 83 Main Street South – inquiring as to the status of the property.
- The Commission wants a letter sent to 215 Mainwood, LLC – 215 Main Street South – regarding the removal of the PVC railings which were supposed to be cedar.
- The Commission discussed the desire for a blight ordinance. Member Messier stated that he believes nothing was ever put into effect because of the cost and enforcement. He does think this would be difficult but having an ordinance on the books is a good idea. Alt. Member Winters stated that enforcement can be done in stages.

COMMISSION HOUSEKEEPING

- Refer the Land Use Office to past letters that were sent regarding maintaining properties.
- Check with the Land Use Office re: a blight ordinance that was drawn up in the past.
- Check with the Land Use Office to confirm that 311 Main Street South received Historic approval for their stockade fence installation.
- The Historic District application needs to either omit stockade fences or give more options regarding the type of fence.
- Member Messier suggested calling Connecticut Preservation regarding their position on certain type of fencing. Vice Chair Fiftal stated that she will give them a call.
- A brief discussion about what the Commission’s stance is regarding when a property should be put back its original state. Should it be done post Historic regulations? For example, if someone came in for replacing aluminum siding that was done prior to the regulations and they want to put up vinyl siding. Do they say no they can’t do vinyl siding, but do they approve the aluminum siding or have them go back to wood which would have been original material? Or do they go with the like for like and if someone was to come in with wanting to replace aluminum to aluminum and it was pre-commission would they get an exemption?

CORRESPONDENCE

- None

PUBLIC COMMENT PERIOD

- None

ADJOURNMENT

- Hearing no objections, the meeting was adjourned at 8:53 pm

RECEIVED & FILED
IN WOODBURY, CT
This 4th day of Apr 2024
at 10:15 o'clock A M
Maria M Mancini
Town Clerk