



**Town of Woodbury
Historic District Commission**

283 Main Street South
Woodbury, CT 06798
203.263.3407 • www.woodburyct.org

MINUTES – April 3, 2023

REGULAR MEETING

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

ELECTRONIC PHONE-IN OPTION

(203) 847-9302 – Pin #134679

MEMBERS PRESENT

Maureen Donnarumma, Chair
Susan Cheatham, Vice Chairman

MEMBERS ABSENT

George Messier
Lois Y. Fiftal
Robert S. Kolesnik, Jr.

ALTERNATES PRESENT

Marc Kroll
Judith Kelz
William Hickey

ALTERNATES ABSENT

NOTED OTHERS PRESENT

Wendy Thomas (phoned in), Jock Lawrason, Lee Lawrason, Mary Krivicky, Nancy Bailey, Rachel Wilmot, Thomas Arras, David Newell

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, Alternate Members Kroll, Kelz and Hickey
- **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

- **23-HD-0005 – 73 Main Street South, Unit 2D / Map 105, Lot 143 / MSD District & HD#1**
Wendy Thomas (applicant), 227 Main Street Realty, LLC (Ann Basti) (owner)
Section 1: Signage – Business wall sign measuring 12” x 48” (4 sf) aluminum composite.

The Clerk read the legal notice published in Voices March 29, 2023.

Wendy Thomas, applicant, called in by phone for the public hearing. A sample of the material for the sign was passed around to the members.

Vice Chair Cheatham asked how close is this sign going to be in relation to the sign that is there? Ms. Thomas stated that it will go above the existing one, but she will put it wherever the commission approves it. Ms. Thomas was asked to clarify the size of the sign in relation to the existing size. Cheatham suggested checking to make sure that the size duplicates the size that is already there. Alt. Member Kelz asked if Allstate has a requirement of sign size and Ms. Thomas said no, the Land Use office told her that it is has to be 12” x 48”.

MOTION: To close the public hearing 23-HD-0005 – 73 Main Street South, Unit 2D / Map 105, Lot 143 / MSD District & HD#1

Made by **KROLL**, Seconded by **HICKEY**

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

Aye Donnarumma, Cheatham, Kelz, Kroll, Hickey

Nay None

Abstain None

NEW APPLICATIONS

- **23-HD-0007 – 11 Main Street South (North Green) / Map 105, Lot 157-1 / MSD District & HD#1**
Mary Krivicky (applicant), Town of Woodbury (owner)
Section 1: Signage – 12.8 sf Blue Star Memorial plaque.

Mary Krivicky, 540 Washington Road and Nancy Bailey, 10 Weekepeemee Road, came forward.

Chair Donnerumma read the application which states that they are looking to place a Blue Star Memorial plaque on the North Green. Sign size is 12.8 square feet, two sided, painted, raised lettering, height 7’ overall, 4’ will be above ground and the material is metal.

The Pomperaug Valley Garden Club is sponsoring this plaque which will be 19’ from the edge of the road so it will be on Town property and just south of the gazebo. In addition to the plaque the Pomperaug Valley Garden Club will plant low growing shrubs around it, and they will maintain that plot.

Mary Krivicky stated that they chose this site because with the traffic light right there, people will tend to slow down, and it would be visible for those passing by.

Nancy Bailey, let the members know that the Blue Star Marker started after World War II in New Jersey. This is a national project all over the United States and it honors all men and women who have served or now serve in the United States Armed Services. This marker shows them that the community supports them.

MOTION: To accept the application 23-HD-0007 – 11 Main Street South (North Green) / Map 105, Lot 157-1 / MSD District & HD#1 and schedule for public hearing on May 1, 2023.

Made by **CHEATHAM**, Seconded by **KELZ**

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

Aye Donnarumma, Cheatham, Kelz, Kroll, Hickey

Nay None

Abstain None

- **23-HD-0008 – 920 Main Street South / Map 34, Lot 1D-A / OS-60 & HD#2**

Jock and Lee Lawrason (applicants/owners)

Section 5: Fences – Install 210 linear feet of wooden single guardrail fence 8” x 8” square posts 30” high along southerly side of existing driveway and parking areas.

Chair Donnerumma read the application to install a guardrail to define the parking area. The dimensions of the guardrail will be 30” x 6” x 14’, single rail with 8” x 8” posts, natural wood.

Jock Lawrason and Lee Lawrason presented. Mr. Lawrason stated that their business has been approved for the property and since the septic is right near the driveway, they would like to put the guardrail up to define the parking area and keep people from driving over the septic. They also will be adding planting along the guardrail. This is the same guardrail that they will be putting up along the front of the property.

MOTION: To accept the application 23-HD-0008 – 920 Main Street South / Map 34, Lot 1D-A / OS-60 & HD#2 and schedule for public hearing on May 1, 2023.

Made by **KELZ**, Seconded by **KROLL**

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

Aye Donnarumma, Cheatham, Kelz, Kroll, Hickey

Nay None

Abstain None

- **23-HD-0009 – 230 Main Street South / Map 104, Lot 18 / MSD & HD#1**

Rachel Wilmot (applicant), Splitrail, LLC (owner)

Section 1: Signage – Install replacement sign (new restaurant name).

Chair Donnerumma read the application. The sign size is wood 3’ x 5’ double sided. The bracket to attach the sign to the building is the existing metal bracket that has been refurbished.

Rachel Wilmot, 994 Main Street South, came forward to present and submitted a letter of authorization from the landlord to be attached to the sign application. Ms. Wilmot stated that she kept the sign the same size as the old one. The border that is around it was how the Split Rail Restaurant sign was. That sign was in such disrepair that the border had come off.

MOTION: To approve as an exemption (23-HD-0009 –230 Main Street South / Map 104, Lot 18 / MSD & HD#1) a Certificate of Appropriateness per §7.2.4 (minor change) for installation of sign replacement.

Made by **KROLL**, Seconded by **KELZ**

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

Aye Donnarumma, Cheatham, Kelz, Kroll, Hickey

Nay None

Abstain None

DELIBERATIONS

- **23-HD-0005 – 73 Main Street South, Unit 2D/Map 105, Lot 143/MSD District & HD#1**
Wendy Thomas (applicant), 227 Main Street Realty, LLC (Ann Basti) (owner)
Section 1: Signage – Business wall sign measuring 12” x 48” (4 sf) aluminum composite.

MOTION: To approve (23-HD-0005 – 73 Main Street South / Map 105, Lot 143 / MSD District & HD#1) a Certificate of Appropriateness for business wall sign measuring 12” x 48” (4 sf) aluminum composite.

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

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

Aye Donnarumma, Cheatham, Kroll, Kelz, Hickey

Nay None

Abstain None

- **Meeting Minutes – March 6, 2023**

Corrections:

Page 1: Under members seated Alternate Member Kroll was seated for a second and then Lois Fiftal was seated.

Page 7: Second paragraph, should have said conscience not conscious.

Page 7: Third paragraph, should have said rip, not ripe.

Page 9: Under public comment, 4th sentence– Tom Arras should say “the process” instead of procession.

MOTION: To accept meeting minutes of March 6, 2023, as amended.

Made by **KELZ**, Seconded by **CHEATHAM**

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

Ayes Donnarumma, Cheatham, Kroll, Kelz, Hickey

Nays None

Abstain None

OTHER BUSINESS

Chair Donnarumma shared that Marc Kroll has researched surrounding town's historic districts that are comparable to Woodbury and has been putting together questions. Land Use is making copies of the other town regulations. Each member will take two towns to call and have a conversation with them shortly. Donnarumma shared that what they found so far is that Middlebury and Bridgewater are on the National Register, but they don't have regulations. Bethlehem has a Historic District but no regulations. Morris, Warren, Cornwall, North Canaan and Winchester do not have Historic Districts. Norfolk and New Hartford have no regulations either. Donnarumma stated that Woodbury was a major political entity 200 years ago, along with Stratford, Wethersfield, Litchfield, and New Haven so she thinks that those early towns would be interesting to contact.

CORRESPONDENCE

- None

PUBLIC COMMENT PERIOD

- David Newell came forward stating that CL Adams roof at 47 Main Street South is leaking and needs immediate repair. He stated that he would be replacing it like for like. Donnarumma suggested contacting the town to obtain the appropriate permits.
- Thomas Arras – 76 Main Street South – In the minutes of the last meeting under his statement in the public comment for 23-HD-0004, he wanted to clarify that he said, Otherwise, they are going to perpetuate a continuous state of disrepair. Wood doesn't last, mostly because the craftsmanship of the work now adays and that paint doesn't last. The paint part was left out. The three components were the point he was making to state that it doesn't last.

Also, he questioned on page 6 of the March 6 minutes, what does Fiftal mean by the fibrex look? What is the fibrex look, because it replicates wood, and he can't tell the difference? He went on to say that in the minutes it also stated that fibrex windows will make it modern now. He shared that several companies are making composite windows that are approved in historic districts because they replicate the historic look. This doesn't make sense when they are made to replicate historic windows to say that they look modern. There have been many changes within the historic district like metal roofs with finishes, configurations, imitation slate, all that didn't exist in historical times. There is a quarry wall behind the old Curtiss House now, that is clearly visible from the street. They don't look like they fit in to the old times. He wishes the commission would take all this into consideration when they are going over applications.

Mr. Arras questioned when the larger conversation will occur per Kolesnik suggestion on what they are approving and not approving, since they've approved fibrex windows before and since October they've denied them. What has changed? He stated that the commission has several proposals for these types of windows, and he feels like property owners want to proceed on doing something to improve the property. Chair Donnarumma responded with it is a process that they will continue to have these conversations. Research is being done and compared with other towns. It's really all based on the Secretary of the Interior Standards, so really it all comes down from the federal government, which dictates how we proceed.

Mr. Arras question if the federal government has a list standard, because if that is what this district is using, then why were some composite windows approved and now some aren't.

The last concern he has is where is the enforcement. Good Hill Mechanical trucks are parked out front on the weekends. He was told last time to go to Land Use. He is not going to Land Use; the complaint has been made so the commission needs to act on it.

ADJOURNMENT

Hearing no objections, the meeting was adjourned at 8:27 pm.

RECEIVED & FILED
IN WOODBURY, CT
This 5th day of April 2023
at 12:05 o'clock P M
Maria Manai
Town Clerk