



Town of Woodbury
Historic District Commission
281 Main Street South
Woodbury, CT 06798
203.263.3400 - www.woodburyct.org

PUBLIC HEARINGS AND REGULAR MEETING
Minutes of April 04, 2022 - 7:30 PM
Shove Building Meeting Room

MEMBERS PRESENT

Maureen K. Donnarumma, Chairman
Susan E. Cheatham, Vice Chairman
Lois Y. Fiftal
Robert S. Kolesnik, Jr
George Messier

MEMBERS ABSENT

Vacancy

ALTERNATES PRESENT

Judith Kelz
Marc Kroll

OTHERS PRESENT

Andrew Peklo Jacobs	Patrick Roy	Gina Baumann-
Douglas Schlicher Grew, AIA	Ryan R. Fox	Milton Gregory
John Lamb	Mikko Muro	John F. Piacenza

NOTE: All times are approximate.

The meeting commenced at 7:30 PM.

Seated were Donnarumma, Cheatham, Fiftal, Messier, and Kroll.

At 00:01:00, 7:31 PM, Kroll was unseated, Kolesnik, Jr was seated.

PUBLIC HEARINGS

At 00:06:00, 7:36 PM, Kolesnik, Jr was unseated (recused self), Kroll was seated.

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

Freestanding 6 sf (2ft x 3ft) two-sided wood sign and 2 sf (1ft x2ft) supplemental two-sided wood sign to be hung on existing meal bracket and lit by two existing ground light fixtures.

There were no changes to the application.

The Legal Notice and the Application were read.

The Applicant was present; there was no additional testimony.

Questions? Comments?

Commissioners: None.

Public: Robert Kolesnik, Jr. opposes the demand for wooden signage due to it's high maintenance cost and lack of durability.

Andrew Peklo opines that wooden signs, when constructed of proper materials are, suitable.

MOTION

Motion to close the Public Hearing at 00:08:30, 7:38 PM, Moved by Kroll, Seconded by Messier

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

Aye: Cheatham, Donnarumma, Fiftal, Kroll, Messier

Nay: None

Abstain: None

At 00:09:00, 7:39 PM, Kroll was unseated, Kolesnik, Jr was seated.

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.

There were no changes to the application.

The Legal Notice and the Application were read.

The Applicant was present; there was no additional testimony.

Questions? Comments?

Commissioners: Cheatham: Did you try to restore the existing windows? Roy: Yes, the wood is not salvageable.

Public: Kelz, as member of the public: The applicant submitted photographs of other buildings with replacement windows similar to this application. Is in favor of the application.

Peklo: Opposes use of alternate materials. Suggests use of brand-name sashes. Roy: Tried to obtain wood sashes; 1.5 years for delivery is not a practical option.

Schlicher: Is building insulated? Roy: No, but energy-efficient windows will help.

Schlicher feels energy-efficient windows will produce no material effect.

MOTION

Motion to close the Public Hearing at 00:19:30, 7:49 PM, Moved by Fiftal, Seconded by Messier

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

Aye: Cheatham, Donnarumma, Fiftal, Kolesnik Jr., 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).

There were no changes to the application.

The Legal Notice and the Application were read.

The Applicant was present; there was no additional testimony. Commissioners were reminded that Preservation Connecticut has an easement on the property and approved the application.

Questions? Comments?

Commissioners: None.

Public: No questions or comments.

MOTION

Motion to close the Public Hearing at 00:25:30, 7:55 PM, Moved by Messier, Seconded by Fiftal

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

Aye: Cheatham, Donnarumma, Fiftal, Kolesnik Jr., Messier

Nay: None

Abstain: None

22-HD-2208 / 346 Main Street South / Map 104, Lot 2A & 3 / The Birches on Main, LLC

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

Milton Gregory Grew (applicant representative).

Also present was The Birches on Main, LLC Managing Member John Lamb.

There were no changes to the application.

The Legal Notice and the Application were read.

The Applicant was present; there was no additional testimony.

Architect Grew provided drawings of the proposed changes and additions, reviewing them with Commissioners. Commissioner Kolesnik, Jr. reminded fellow members of their authority to regulate; some of the areas covered by the request may not be regulated. The Applicant agrees certain spaces referred to in the request may be outside the regulated area, but does not want contest those areas; he solicits conversation with and suggestions from the Commission.

Questions? Comments?

Commissioners: Cheatham: Will the garages incorporate carriage-house style doors as shown in the illustrations? Yes. Fixed or movable sash windows? Fixed.

Kolesnik, Jr: What materials will be used to construct stairs from the third dwelling?
Grew/Lamb: Wood or stone, no low-density fiberboard. Kolesnik: The material needs clarification on the application. Application notated.

Public: Schlicher: Is the vertical siding plank or sheet? Grew: Milled boards, no sheets (T-111).

MOTION

Motion to close the Public Hearing at 00:56:00, 8:26 PM, Moved by Messier, Seconded by Fiftal

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

Aye: Cheatham, Donnarumma, Fiftal, Kolesnik Jr., Messier

Nay: None

Abstain: None

At 00:56:30, 8:26 PM, Messier was unseated, Kroll was seated.

Regular Meeting convened at 00:57:30, 8:27 PM.

NEW APPLICATIONS

22-HD-2209 / 34 Hollow Road / Map 104, Lot 7 / Mikko Muro

Replace existing brown Cedar Shake roof shingles with brown (GAF Timberline HDZ Weathered Wood) Asphalt roof shingles.

The Applicant appeared before the Commission describing the current roof condition and the damage caused by leaks. To maintain a consistent appearance they request approval for both the dwelling and out-building. The proposal includes a specific GAF roofing material with copper flashing. Preservation Connecticut has an easement on the property and has approved the application. The Commission confirmed that both structures are part of the approval.

MOTION

Motion to accept the application and schedule a Public Hearing for May 2 at 01:03:00, 8:33 PM.

Moved by Kolesnik, Jr Seconded by Kroll

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

Aye: Cheatham, Donnarumma, Fiftal, Kolesnik Jr., Kroll

Nay: None

Abstain: None

22-HD-2210 / 2 Orenaug Avenue / Map 103, Lot 41A-A / John F. and Jean S. Piacenza

Modification of driveway configuration and replace gravel with bituminous asphalt pavement; and Modification of Certificate of Appropriateness 21-HD-2131 to modify configuration and extent of pool fencing.

The Applicant appeared before the Commission requesting approval to change the driveway surfacing material from gravel to asphalt. In addition they want to expand the

area enclosed by a pool fence. Commissioner Cheatham expressed concern that the fence proposal encroached on setbacks to property lines. Commissioner Kolesnik, Jr reminded fellow Commissioners that their authority does not include the ability to regulate where a feature falls relative to areas regulated by another body. He requested the Applicant provide accurate dimensions for the fence proposal so land-use regulators could make informed decisions.

Questions? None.

MOTION

Motion to accept the application and schedule a Public Hearing for May 2 at 01:12:00, 8:42 PM.

Moved by Kroll Seconded by Kolesnik, Jr

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

Aye: Cheatham, Donnarumma, Fiftal, Kolesnik Jr., Kroll

Nay: None

Abstain: None

DELIBERATIONS

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

Freestanding 6 sf (2ft x 3ft) two-sided wood sign and 2 sf (1ft x2ft) supplemental two-sided wood sign to be hung on existing meal bracket and lit by two existing ground light fixtures.

Questions? Comments? None.

MOTION

Motion to issue Certificate of Appropriateness at 01:13:45, 8:43 PM.

Moved by Fiftal, Seconded by Kroll

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

Aye: Cheatham, Donnarumma, Fiftal, Kolesnik Jr., Kroll

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.

Commissioner Cheatham reiterated the Commission's charge: preservation of historic structures. Window reconstruction is important because modern materials are not "period" correct. Aesthetics are important, preservation is more important. There are abundant resources available to guide decisions. Commissioners need to be better informed about wood as the material of choice for window reconstruction.

Commissioner Fiftal asked whether information from the University of Vermont is available to learn more. She noted that many applicants are not fully informed about replacement window material options.

Commissioner Kroll stated the characteristics of new-growth wood differ from old-growth wood, making it less suitable for window reconstruction. He is conflicted because while he agrees with Commissioner Cheatham, he also agrees with Commissioner Kolesnik, Jr that more latitude is required when applicants are proposing window repair/replacement.

Commissioner Kolesnik, Jr opened discussion regarding the genesis of the Commission's regulations and the guiding documents and statutes. Further discussion was tabled until the May 2 meeting.

Commissioner Cheatham suggested moving to a vote to satisfy the statutory time-line, and that the application be denied without prejudice.

Questions? None.

MOTION

Motion to issue Certificate of Appropriateness at 01:43:45, 9:13 PM by Kolesnik, Jr.

Motion Amended at 01:44:45, 9:14 PM by Kroll.

Moved by Kolesnik, Jr., Seconded by Kroll

Vote 2-3-0 **Motion FAILS**

Aye: Kolesnik Jr., Kroll

Nay: Cheatham, Fiftal, Donnarumma is **OPPOSED** based on Section 8.1.2 of the regulations.

Abstain: None

This Application was denied without prejudice. If the Applicant wishes, they may reapply.

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).

Questions? None.

MOTION

Motion to issue Certificate of Appropriateness at 01:48:00, 9:18 PM.

Moved by Cheatham, Seconded by Kroll

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

Aye: Cheatham, Donnarumma, Fiftal, Kolesnik Jr., Kroll

Nay: None

Abstain: None

22-HD-2208 / 346 Main Street South / Map 104, Lot 2A & 3 / The Birches on Main, LLC

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

Commissioner Cheatham expressed concern about the town's streetscape. This is an entry-way property with significant history. She is opposed to the addition of the garages and the evergreen privacy barrier.

Commissioner Donnarumma agrees the streetscape is a critical consideration, but supports adding the garage spaces.

Commissioner Kolesnik, Jr says the proposal does not materially affect the streetscape, but assures the integrity of the compound by making it economically viable.

Commissioner Kroll states the Commission should not impede progress or the potential to preserve the compound.

MOTION

Motion to issue Certificate of Appropriateness at 01:57:30, 9:27 PM.

Moved by Kroll, Seconded by Fiftal

Vote 4-1-0 **Motion PASSED**

Aye: Donnarumma, Fiftal, Kolesnik Jr., Kroll

Nay: Cheatham: **OPPOSED** based on Section 8.1.4 of the regulations.

Abstain: None

Meeting Minutes – 03/07/2022

Questions? Comments? None.

MOTION

Motion to accept the minutes of the March 7, 2022 Meeting as written at 01:29:45, 9:29 PM.

Moved by Fiftal, Seconded by Kroll

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

Aye: Cheatham, Donnarumma, Fiftal, Kolesnik Jr., Kroll

Nay: None

Abstain: None

OTHER BUSINESS

Andy Peklo – 442 Main Street South, Assessor Map 103, Lot 10A – representing Main Hollow LLC

Andrew Peklo appeared before the Commission representing Main Hollow LLC and George Champion, Jr.

The bulk of the Applicant's proposal is situated outside the Regulated Area, but the utility access area is under the Commission's authority. The request is to be allowed install one utility pole for over-head wires and to trench for underground feeds to the building outside the Regulated Area.

After discussion among the Commissioners, the Commission agreed not to regulate the proposal due to lack of jurisdiction.

PUBLIC COMMENT PERIOD

Peklo: There is much good public-domain information available regarding window preservation.

Kelz, as member of the public: Is disappointed that the Commission is not consistent in its decisions. She believes some members are prejudiced in their decision-making and that the Commission is arbitrary.

Kelz/Kolesnik, Jr/Cheatham: Discussion about denying one Applicant while approving another. The decisions are not consistent.

Kelz: The Commission needs to be reasonable and open to the possibility of change.

Kolesnik, Jr: When Applicants suggest "vinyl" as an alternate material, we should encourage use of other alternatives. The Commission needs to learn about durable materials they can agree to sanction.

Kroll: Submitted a print piece regarding the Bellamy-Ferriday House for inclusion as part of the record.

ADJOURNMENT

MOTION

Motion to Adjourn at 01:33:45, 10:04 PM.

Moved by Fiftal, Seconded by Kroll

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

Aye: Cheatham, Donnarumma, Fiftal, Kolesnik Jr., Kroll

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 12th day of April 2020
at 8:05 o'clock A M
Maia M Mancini
Town Clerk