



Town of Woodbury Historic District Commission

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

MINUTES – May 1, 2023 REGULAR MEETING

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

MEMBERS PRESENT

Maureen Donnarumma, Chair
Susan Cheatham, Vice Chairman
George Messier
Lois Y. Fiftal

MEMBERS ABSENT

Robert S. Kolesnik, Jr.

ALTERNATES PRESENT

Marc Kroll

ALTERNATES ABSENT

Judith Kelz
William Hickey

NOTED OTHERS PRESENT

Mary Krivicky, Nancy Bailey, Jock Lawrason, Lee Lawrason, Thomas Arras, Richard Coates, Tuesday Rupp

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, Members Messier, Fiftal and Alt. Members Kroll
- **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-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

The Clerk read the legal notice published in Voices April 26, 2023. Chair Donnarumma read the application.

Mrs. Krivicky was present and stated that there were no changes to the application and was hoping to move this forward as it does take time to get the plaque.

Mr. Richard Coates (7 Strong Field Road) spoke about his concerns for the location of the plaque, for it was stated in the minutes from April 3, 2023 that the location would be a good location because motorists driving by could see it. His concern is that there is a lot of pedestrian traffic mixed with motorist traffic and that if the motorist is looking at the plaque there might be more accidents. He questioned maybe changing the location to the canon green.

Mrs. Krivicky stated that was their original plan, but that piece of property is owned by the state and the state refused their application.

Mrs. Bailey stated that this plaque is not only for those served but also it is for those serving and the canon green has more memorials on it anyway. This plaque is more like a highway marker. Messier questioned the location and received clarification that the location is 19' from the edge of the road so it will be on Town property and just south of the gazebo.

When asked if they need any other town approvals or if the historic district is the final say, Mrs. Krivicky stated that Planner Agresta will come and make one more measurement to make sure it is on town property.

Public Comment

- Jock Lawrason spoke on behalf of this project and if it tends to slow people down in that area it would be a good thing.

MOTION: To close the public hearing (23-HD-0007 – 11 Main Street South (North Green) / Map 105, Lot 157-1 / MSD District & HD#1)

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

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

Aye Donnarumma, Cheatham, Messier, Fiftal, Kroll

Nay None

Abstain None

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

Jock and Lee Lawrason (applicant/owner)

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.

The Clerk read the legal notice published in Voices April 26, 2023. Chair Donnarumma read the application.

Jock and Lee Lawrason came forward. Mr. Lawrason gave an overview of what they were looking to do with putting up more fencing like what had already been approved. This fencing will keep motorists off the grass and septic lines.

Public Comment

- Tuesday Rupp – (317 Main Street South) spoke on behalf of the fence continuation because the clean lines will help in keeping the nature of the quality of the district.

MOTION: To close the public hearing (23-HD-0008 – 920 Main Street South / Map 34, Lot 1D-A / OS-60 & HD#2)

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

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

Aye Donnarumma, Cheatham, Messier, Fiftal, Kroll

Nay None

Abstain None

NEW APPLICATIONS

- **23-HD-0012 – 10 Main Street North / Map 105, Lot 81 / MSD & HD#1**

Aimee Natal (applicant), Locomotion, LLC (owner)

Section 12: Other – Install gutters along both sides of existing building draining at rear into 50-gallon rain barrels with flat backs flush to building.

Chair Donnarumma read the application.

Gutters are white aluminum. Rain barrels and down spouts will be in the back of the building.

Vice Chair Cheatham requests someone to be present to represent the application at the public hearing on June 5, 2023.

MOTION: To accept the application (23-HD-0012 – 10 Main Street North / Map 105, Lot 81 / MSD & HD#1) and schedule for public hearing on June 5, 2023.

Made by **MESSIER**, Seconded by **KROLL**

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

Aye Donnarumma, Cheatham, Fiftal, Kroll, Messier

Nay None

Abstain None

- **23-HD-0013 – 294 Main Street South / Map 104, Lot 5 / MSD District & HD#1**

Tuesday Rupp (applicant), St. Paul's Episcopal Parish (owner)

Section 12: Other – Installation (retroactive approval sought) of a 60" x 36" x 12" free-standing food pantry cabinet in the front garden courtyard.

Reverend Tuesday Rupp came forward. Chair Donnarumma read the application for the free-standing food pantry. Member Messier questioned if this is a food pantry or a free pantry and asked to clarify what the difference is. Rev. Rupp stated that it is a free pantry which also provides hygiene items for men and women. The idea of the pantry is that it is supplement to the community services council. This will provide emergency access to people for food and hygiene products in a way that allows them dignity and privacy. The structure built has taken a lot of time and care to make sure it is in keeping with the historic characteristic of the district and property.

The pantry is closely monitored by the staff and volunteers. Any perishable food is removed immediately and anything else that is a problem or unsightly.

Kroll asked if the Garden courtyard is viewable from the road, which it is.

The structure was already installed on Ash Wednesday with mailbox type posts and is under 6ft tall.

Chair Donnarumma asked if the structure could be positioned more perpendicular to where it is now. Where it is now is a little obtrusive and moving it more perpendicular would make it more visible in a positive way. Moving it this way could also provide more privacy. Rev. Rupp was going to investigate this since there are sewer and water lines in that area.

MOTION: To accept the application (23-HD-0013 – 294 Main Street South / Map 104, Lot 5 / MSD District & HD#1) and schedule for public hearing on June 5, 2023.

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

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

Aye Donnarumma, Cheatham, Fital, Kroll, Messier

Nay None

Abstain None

DELIBERATIONS

- **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

Kroll stated that more and more markers are being placed and are in busy intersections. He doesn't see that this location would be a problem.

Messier agrees with the public comment, to some extent, because the motorists coming up to the intersection have a lot to think but he can't think of a more appropriate place for the plaque.

Cheatham stated that this is very appropriate for the Town Green.

MOTION: To approve (23-HD-0007 – 11 Main Street South (North Green) / Map 105, Lot 157-1 / MSD District & HD#1) a Certificate of Appropriateness for placement of 12.8 sf Blue Star Memorial plaque on North Green.

Made by **MESSIER**, Seconded by **CHEATHAM**

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

Aye Donnarumma, Cheatham, Fital, Messier, Kroll,

Nay None

Abstain None

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

Jock and Lee Lawrason (applicant/owner)

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.

MOTION: To approve (23-HD-0008 – 920 Main Street South / Map 34, Lot 1D-A / OS-60 & HD#2) a Certificate of Appropriateness for installation of a 210 linear feet of wooden single guardrail fence 8" x 8" square posts 30" high along southerly side of existing driveway and parking areas.

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

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

Aye Donnarumma, Cheatham, Fital, Messier, Kroll,

Nay None

Abstain None

- **Meeting Minutes – April 3, 2023**

MOTION: To accept meeting minutes of April 3, 2023

Made by **CHEATHAM**, Seconded by **KROLL**

Vote: 4-0-1 – **Approved** – Motion **Passed**

Ayes Donnarumma, Cheatham, Fiftal, Kroll

Nays None

Abstain Messier

OTHER BUSINESS

- Looking to have a joint Land Use meeting of either September 13th or 20th. Which date works for everyone?
 - Either date is fine with members present
- Chair Donnarumma has a list of nine towns guidelines and asked for each member to take a town. She asked them to read the guidelines, come up with questions and have a phone conversation with that town to see where they stand.
 - Washington, Roxbury, Stonington, Groton, Fairfield, New Haven, Wethersfield, Westport, and Essex.

CORRESPONDENCE

- None

PUBLIC COMMENT PERIOD

Chair Donnarumma addressed the public with some concerns that have been brought up at previous meeting regarding the Good Hill Mechanical trucks. She stated that Land Use office will be enforcing the issue.

- Thomas Arras – 76 Main Street South – He suggested approving the minutes after the public comment period because there was a mistake in last months minutes.

He stated that on Page 5, second paragraph of the April 3, 2023, he questioned Fiftal’s statement about the Fibrex look. Minutes should have stated that Fiftal stated fiberglass not Fibrex and he is questioning what the fiberglass look?

Fiftal does not recall saying fiberglass if she did say fiberglass she miss spoke. She went on to clarify that even if it looks like wood, Fibrex does not have the durability as wood because it is only 40% wood and that is why she feels strongly against not using Fibrex on a historic building. Mr. Arras asked for references that states that Fibrex does not have the durability.

Chair Donnarumma would love to have a forum/panel with wood advocates and synthetic window manufactures to get a lot of information and clarification.

Messier made a comment addressing a statement that keeps coming up regarding “the look”. Just because something “looks” like it’s real or of historic nature it’s got to be the same material, meaning “appropriate preservation materials”. Its part of their duties as members of the

committee to enforce this and it can be done. Of course, manufactures are going to say that the materials will last forever, it's called marketing. He is confident that the manufactures are not giving 40-year warranties on the Fibrex windows.

Kroll stated that people need to know the expectations when buying a historic property. They need to know the maintenance on new growth wood will increase.

Mr. Arras went on to say that denying windows in rental properties could result in a lawsuit because people cannot get in or out of the burning building and he does not understand why the commission once approved them and now they are not. Messier responded to that with the logic of "we use to approve these windows we still should" does not apply. Prior commission dropped the ball to preserve the historic district and modern building went up. Just because it that happened doesn't mean we should continue down the same path.

- Mr. Coates – 7 Strong Field Road – As a new resident in the Town of Woodbury asked is there a specific period in history that they are enforcing or is each property case by case and questioned that status of 83 Main Street South, the old gas station.

Chair Donnarumma stated that each property is case by case and regarding the old gas station on 83 Main Street South, they have already been before the commission, and they would like to preserve the glass block of the second story. They came with a proposal that really stayed within their liking and looked more like the time it was built. Nothing has been done since the pandemic.

- **ADJOURNMENT**
Hearing no objections, the meeting was adjourned at 8:39 pm.

RECEIVED & FILED
IN WOODBURY, CT
This 4th day of May 2023
at 10:45 o'clock A M
Maria M. Mancini
Town Clerk