



HISTORIC DISTRICT COMMISSION

**MINUTES
REGULAR MEETING / PUBLIC HEARINGS
MONDAY, MAY 3, 2021 – 7:30 PM
MEETING HELD VIRTUALLY AT GOTOMEETING.COM**

MEMBERS PRESENT

Susan Cheatham; Chairman
Maureen Donnarumma; Vice Chairman
Lois Fiftal
Frank Sherer
Robert Kolesnik, Jr.

MEMBERS ABSENT

ALTERNATES PRESENT

Judith Kelz
George Messier

ALTERNATES ABSENT

Marc Kroll

Also Present: Barbara Perkinson; First Selectman, Maryellen Edwards; Land Use Administrator, Tom Amatruda; Planning Commission Chairman, Stacy Vairo; Circuit Rider, Jonathan Vartelos and Joseph Mazzarelli,

REGULAR MEETING

Call to Order

Chairman Cheatham called the virtual regular meeting of the Historic District Commission to order at 7:31 PM.

Seating of Members/Alternates

All regular members were seated.

Conflict of Interest

Chairman Cheatham referred to CT General Statutes, Conflict of Interest.

Continue Regular Meeting After Public Hearings

PUBLIC HEARINGS

**21-HD-2105 / Gaber / 94 Main Street North / Replace Front Door and Add Front Gutter /
Map 105 / Lot 073 / DD: 6/2/21**

Chairman Cheatham convened the public hearing at 7:33 PM. Clerk read the legal notice and Maureen Donnarumma read the application into the record. No one was present to represent the application.

The house was built in 1820, Adam and Diane Gaber are the applicants.

Robert Kolesnik felt the application spoke for itself, its complete.

Susan Cheatham asked if anyone from the floor was in favor of or opposed to the application. No one came forward.

MOTION: Maureen Donnarumma moved to close the public hearing, at 7:38 PM, on

application #21-HD-2105, Gaber, 94 Main Street North, for replacement of the front door and addition of a front gutter. Lois Fiftal seconded.

VOTE: 5-0 FAVOR. MOTION CARRIED.

21-HD-2107 / Vartelos / 557 Main Street South / Replace Cedar Roof with Asphalt Shingles / Map 103 / Lot 048-A / DD: 6/9/21

Chairman Susan Cheatham convened the public hearing at 7:39 PM. Clerk read the legal notice, Maureen Donnarumma read the application into the record. No one was present to represent the application.

The house was built in 1890, the applicant wishes to replace the cedar roof, damaged by recent storms, with architectural asphalt shingles to match the existing roofs on the other buildings on the property.

No one from the floor was in favor of or opposed to the application.

MOTION: Maureen Donnarumma moved to close the public hearing, at 7:41 PM, on application 21-HD- 2107, Vartelos, 557 Main Street South, for replacement of the cedar roof with asphalt shingles. Frank Sherer seconded.

VOTE: 5-0 FAVOR. MOTION CARRIED.

Mr. Jonathan Vartelos joined the meeting at 7:41 PM

MOTION: Robert Kolesnik moved to re-open the public hearing on application 21-HD-2107, Vartelos, 557 Main Street South, for replacement of the cedar roof with asphalt shingles. Frank Sherer seconded. **VOTE: 5-0 FAVOR. MOTION CARRIED.**

Mr. Vartelos apologized for being late but explained his internet connection was terminated before his application was heard.

Mr. Joseph Mazzerelli, 487 Main Street South, questioned the use of the asphalt shingles instead of using cedar shingles. He felt the integrity of the Historic District was diminished with the use of these materials. Susan Cheatham explained these architectural shingles can be replaced and due to the quality of old wood versus new wood this is a better product than new wood, and it has better staying power.

Mr. Jackson McCard, 487 Main Street South, was also concerned with the change of roof materials. He felt it changed the historical looks of the house and lowered surrounding historical home values. If you are making this change why not vinyl siding?

Robert Kolesnik noted there are different architectural styles throughout the historic districts. The roofs, over time, have changed materials. We also focus on the preservation of the structures. This Commission looks at each application on a case-by-case basis as we do the materials used. As to the vinyl siding, this Commission watches these things, the types of materials are scrutinized.

Mr. Mazzerelli wished the applicant would replace like with like.

MOTION: Frank Sherer moved to close the public hearing, at 7:59 PM, on application 21-HD-2107, Vartelos, 557 Main Street South, for replacement of the cedar roof with asphalt shingles. Lois Fiftal seconded.

VOTE: 5-0 FAVOR. MOTION CARRIED.

REGULAR MEETING (continued)

NEW APPLICATION

21-HD-2108 / Town of Woodbury / 281 Main Street South / Remove Non-Functioning Chimney / Map 104 / Lot 082 / DD: 7/3/21

First Selectman Barbara Perkinson came forward to represent the application. She explained there have been some issues with this chimney on the Shove Building. Bricks have fallen into the attic and outside of the building. Two weeks ago during the heavy rainstorm water leaked onto her desk in the office. Heritage Systems fixed the flashing around the chimney but it's a temporary fix. They recommended removing the chimney. At least two other people have suggested the same. The functioning chimney also needs repairs. The non-functioning chimney is visible from the road. The shingles will be replaced with like shingles.

MOTION: Robert Kolesnik moved to accept the application and set a public hearing for June 7, 2021. Maureen Donnarumma seconded.

Discussion: George Messier asked if a photo of the chimney from street level was available. He was told there was not at this time. Susan Cheatham noted both chimneys are visible from the rear of the building. Have the fireplaces inside the building, which the non-functioning chimney is connected to, been removed? No they have not. Frank Sherer asked if the chimney is safe. First Selectman Perkinson stated they have been stabilized but the bricks are crumbling. Lois Fiftal asked if the front chimney is removed will the rear chimney be visible from the road? She was told it would not. George Messier asked if the fact the chimney is non-functioning versus functionable relevant? Robert Kolesnik thought that was not relevant. Susan Cheatham pointed out the construction of the chimney is a unique style; the historic aspect of the house is to be considered. The Shove family was very important to the Town. Judith Kelz asked if the Commission had ever approved a removal of chimney before? Susan Cheatham did not think so.

VOTE: 5-0 FAVOR. MOTION CARRIED.

PENDING APPLICATIONS

21-HD-2105 / Gaber / 94 Main Street North / Replace Front Door and Add Front Gutter / Map 105 / Lot 073 / DD: 7/3/21

MOTION: Maureen Donnarumma moved:

WHEREAS the Woodbury Historic District Commission has received an application from Gaber for front door replacement and addition of front gutter at 94 Main Street North; and

WHEREAS the Commission has held a duly called public hearing on May 3, 2021; and

WHEREAS the Commission has carefully considered all the evidence and

testimony received at the duly called public hearing;

WHEREAS, the permission granted by the passage of this Certificate of Appropriateness does not replace requirements for the applicant to obtain any other permits or licenses required by law or regulation of the Town of Woodbury, such as, but not limited to: Building Permit, Zoning Permit, Planning Commission approval, Fire Marshal approvals, Health District approvals, Driveway Permit, Wetland Permit, Vendor License; or from the State of Connecticut or the United States Government. Obtaining such permits or licenses is the responsibility of the applicant;

NOW THEREFORE BE IT RESOLVED that the Woodbury Historic District Commission finds application #21-HD-2105 submitted by Gaber *appropriate and issues a Certificate of Appropriateness.*

Lois Fiftal seconded. **VOTE: 5-0 FAVOR. MOTION CARRIED.**

21-HD-2107 / Vartelos / 557 Main Street South / Replace Cedar Roof with Asphalt Shingles / Map 103 / Lot 048-A / DD: 6/9/21

Susan Cheatham noted economics are not a big problem but how well the materials hold up is. This change is not permanent. The design is close to what is there. Robert Kolesnik believed Mr. McCard's point was valid but the reality is the maintenance of the materials. Slate or metal (tin) may have been used there previously. Frank Sherer felt we'd crossed this bridge a long time ago. Architectural asphalt shingles are not inappropriate. To replace the roof with cedar shingles is extremely expensive.

MOTION: Maureen Donnarumma moved:

WHEREAS the Woodbury Historic District Commission has received an application from Vartelos for replacement of cedar roof with asphalt shingles at 557 Main Street South; and

WHEREAS the Commission has held a duly called public hearing on May 3, 2021; and

WHEREAS the Commission has carefully considered all the evidence and testimony received at the duly called public hearing;

WHEREAS, the permission granted by the passage of this Certificate of Appropriateness does not replace requirements for the applicant to obtain any other permits or licenses required by law or regulation of the Town of Woodbury, such as, but not limited to: Building Permit, Zoning Permit, Planning Commission approval, Fire Marshal approvals, Health District approvals, Driveway Permit, Wetland Permit, Vendor License; or from the State of Connecticut or the United States Government. Obtaining such permits or licenses is the responsibility of the applicant;

NOW THEREFORE BE IT RESOLVED that the Woodbury Historic District Commission finds application #21-HD-2107 submitted by Vartelos *appropriate and issues a Certificate of Appropriateness.*

Frank Sherer seconded. **VOTE: 5-0 FAVOR. MOTION CARRIED.**

OTHER BUSINESS

Discussion with Circuit Rider

Stacy Vairo was introduced by Chairman Cheatham. Susan Cheatham wished to speak with her about design standards. How should design standards fit in the Woodbury Historic Districts. Many examples are available. What about new materials versus wood? Ms. Vairo said opening the door to alternative materials is a sticky situation. There is more leeway with sign replacement as they are usually less expensive to replace. Robert Kolesnik stated this Commission reviews applications on a case-by-case basis, it's our flexibility. This Commission delves into analysis, we take everything into consideration, each application is unique. Susan Cheatham said she would like to pursue design standards. George Messier wanted to know what design standards were. In discussion about the acceptance of Dollar General it seems our absence of design standards made the application easier to get through the process. Robert Kolesnik thought the function of Zoning is to have design standards. We retain flexibility as we work on applications. This Commission would never have approved a Dollar General application. Powers are limited with design standards. Stacy Vairo suggested she'd send Cheshire's standards to Commission members.

Tom Amatruda, Zoning Chairman, pointed out regarding design standards, his Commission is reviewing its Regulations and is introducing them into the Regulations. Suggestions of materials and designs will be made. He hoped this Commission would review these standards and make suggestions when the Section is completed. Maryellen Edwards suggested the draft could be reviewed now. She'd send members the draft.

Discussion Regarding Senate Bill 1024 Proposed and Resolution

Tom Amatruda explained there is an effort in Hartford to strip powers from local zoning commissions regarding affordable housing. The Woodbury Zoning Commission created a resolution to send to Hartford, putting Woodbury on record as opposed to this Bill. It is stripping our Zoning Commission of local issues. Woodbury could create one town-wide resolution or the different land use boards could create their own. The resolution was read into the record. Mr. Amatruda will also speak with the Board of Selectmen and Planning Commission.

Robert Kolesnik agreed with Mr. Amatruda, this Bill is frightening, a unique ability to govern what goes on in our Town.

MOTION: Robert Kolesnik moved to use the language of the Zoning Commission's resolution.
The motion was withdrawn.

Maureen Donnarumma felt it important to support the Zoning Commission's resolution, why do we need our own? Frank Sherer stated he liked the Zoning Commission's resolution.

MOTION: Maureen Donnarumma moved to support the Woodbury Zoning Commission's resolution not in support of Senate Bill 1024 that will be presented to the Board of Selectmen. Lois Fiftal seconded. **VOTE: 5-0 FAVOR. MOTION CARRIED.**

Parks and Recreation House Discussion

The engineering study on the Parks and Recreation house has not be completed to date, expected to be completed by mid May. The results of the on-line survey have not been

completely compiled yet but it seems townspeople are not in favor of spending money to fix it up.

Susan Cheatham stated many people are losing sight of what makes up our Town's history. It's our flavor. From the Shove Building to the Parks and Recreation house is Victorian Row. Woodbury is an integral part of a New England town. This Commission understands the importance of architecture of the Town, its flavor. To hear input of tearing the building down is disappointing.

Lois Fiftal asked for Stacy Vairo's help if this turns out in a negative way.

Judith Kelz suggested having a program open to the public, speaking to the Town's historical value. Robert Kolesnik agreed, the more the public understands why the Historic District Commission exists the better. He understands the public viewpoint but destruction of historical buildings is not the way to go. Stacy Vairo stated a preservation workshop could be offered to discuss the value of historical buildings. Susan Cheatham said she would speak with Ms. Vairo to set this up, get the word out what it is to preserve.

Jim Vance, working on the structural engineering study is also a conservationist, he would like input from this Commission, added Susan Cheatham.

Members agreed the Parks and Recreation House is a value to the community, a beautiful building. It is part of Woodbury's history. We need to pay attention to the upkeep and preservation of these historic buildings, take care of them. They are invaluable to the Town.

LAND USE OFFICE UPDATE REPORT

There was none.

CONSIDERATION OF MINUTES – 4/5/2021

MOTION: Frank Sherer moved to accept the regular meeting minutes of April 5, 2021 with one correction, our circuit rider's name is Stacy **Vairo**.

Maureen Donnarumma seconded. **VOTE:5-0 FAVOR. MOTION CARRIED.**

PRIVILEGE OF THE FLOOR

No one came forward.

ADJOURNMENT

MOTION: Maureen Donnarumma moved to adjourn the meeting at 9:23 PM,
Lois Fiftal seconded. **VOTE: 5-0 FAVOR. MOTION CARRIED.**

FILED SUBJECT TO COMMISSION APPROVAL

Respectfully submitted,

Linda Leigh

Linda Leigh, Clerk

RECEIVED & FILED
IN WOODBURY, CT
This 6th day of May 2021
at 8:00 o'clock PM
Linda Leigh
Town Clerk