



Town of Woodbury Historic District Commission

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

MINUTES – June 12, 2024 SPECIAL MEETING MINUTES

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

MEMBERS PRESENT

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

MEMBERS ABSENT

ALTERNATES PRESENT

Marc Kroll
Edward Winters
David Newell

ALTERNATES ABSENT

NOTED OTHERS PRESENT

Thomas Schwenke, Robert McCarthy, Adele McCarthy, Gary Nurnberger, Stephen Norris, Maurice Lavertue, Rev. Vellaplacki, Nancy Huebner, Mario Angello, Ariana Marden

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 Winters (member Hickey arrived after the first public hearing started and was later seated).
- **Historic District Commission – Town Charter**
Chair Donnarumma read from the Town Charter, Chapter 6, Section 602E: *“Appointed Boards and Commission. Historic District Commission. There shall be a Historic District Commission consisting of five (5) members, at least two (2) of whom shall be residents of an Historic District in the Town, appointed as set forth in Appendix B as terms of incumbent members expire. Three (3) alternate members, at least one (1) of whom shall be a resident of a Historic District in the Town, shall be appointed as set forth in Appendix B as terms of incumbent alternates expire. The Historic District Commission and alternates shall have all the powers conferred on them and perform all the duties required of them by law. Notwithstanding any provision of this Charter to the contrary, no members or alternates shall hold any salaried Town office.”*

- **Conflict of Interest Reminder** (CGS §8-11 & Woodbury Town Charter Section 901)
Chair Donnarumma reminded the Commission of Conflict of Interest; No members expressed a conflict with any matter on the agenda.

PUBLIC HEARINGS

- **24-HD-0014 – 50 Main Street North / Map 105, Lot 77 / MSD District & HD#1**

Thomas G. Schwenke (applicant/owner)

Section 12: Other – Install 24K generator and 100-gallon propane tank on north side of house, screen with fence and landscaping.

The Clerk read the legal notice published in Voices on June 5, 2024. Thomas Schwenke was present to speak on behalf of the application. He presented photos of the placement of the generator, which showed that the generator would not be visible from the street. The pictures also showed the new placement for the fence in which the propane tanks will be behind and will be accessible by a gate to meet code requirement distances.

Mr. Schwenke filled out the fence portion of the application, which was left blank, to state that the fence will be partially relocated and reused.

MOTION: To close the public hearing for 24-HD-0014 – 50 Main Street North / Map 105, Lot 77/ MSD District & HD#1

Made by FIFTAL, Seconded by KELZ

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

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

Alt. Member Winters was unseated, and Member Hickey was seated.

- **24-HD-0016 – 57 Main Street North / Map 105, Lot 69 / MSD District & HD#1**

Robert & Adele McCarthy (applicant/owner) – Gary Nurnberger, Architect (agent)

Section 2: Light Fixtures – Install two (2) post mounted and one (1) building mounted lanterns.

Section 4: Stone Walls – Install stonewall and steps reusing existing stones, add bluestone patio.

Section 6: Demolition – Demolition of rear 1-story building appendage (replace with addition).

Section 7: Remodeling –

- Remove and restore existing aluminum siding and existing cedar clapboard siding underneath and replace with new painted cedar clapboard siding, replacement will only occur when the clapboard is deteriorated to the point of not providing weather protection. Repair window trim as needed.
- Remove above ground propane storage tank.
- Install buried natural gas service line from street.
- Revise and add windows on south face of 1-story extension with new arrangement; add three (3) windows and replace three (3) windows (double hung, 12 over 12).
- Install new gable weather protection overhang supported by painted cedar brackets over front door.
- Install rectangular cedar drip edge weather protection at head of windows.

Section 8: Windows – Restore 19 existing wooden windows and add new custom wood storms.

Section 9: Doors – Replace rear door wooden door with new slightly wider wooden door.
Section 10: Roof – Replace existing asphalt shingled roof with new cedar shingle roof.
Section 11: New Construction – Install 2-story addition (18 feet x 26 feet) to rear with new concrete foundation, granite steps to door, cedar clapboard siding and trim to match rest of replaced existing siding.

The Clerk read the legal notice published in Voices on June 5, 2024. The property owner’s architect Gary Nurnberger came forward to speak on behalf of the application. He stated that the application has been revised to state that under Section 8 – Windows; 19 existing windows will be repaired and restored with new storms. Also, the application was revised under Section 7 – Remodeling; replacement only of the clapboard is deteriorated to the point of not providing water protection.

Mr. Nurnberger showed a picture of the proposed gable and door weather protection overhang. Member Kelz expressed her concern that the pediment alters the historic originality of the structure. The original one is just a flat board that overhangs slightly. Mr. Nurnberger expressed that they would like the weather protection, but if the commission feels it problematic than they will forgo that part of the project. Member Messier questioned how far the existing pediment comes out. Mr. Nurnberger said it’s about 10 inches.

No public comments.

Member Messier wants to make it clear that the application was revised properly to state that the front eastern side windows will be restored and replaced. Chair Donnarumma clarified that the three sides of the house that are visible from the street include the 19 windows that will be restored and replaced. This does not include the windows in the new addition.

MOTION: To close the public hearing for 24-HD-0016 – 57 Main Street North / Map 105, Lot 69/ MSD District & HD#1

Made by **HICKEY**, Seconded by **MESSIER**

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

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

NEW APPLICATIONS

- **24-HD-0018 – 54 School Street / Map 105, Lot 7-1 / MSD District & HD#1**
Stephen Norris (applicant) / Monica Roberts (owner)
Section 7: Remodeling – Remove and replace existing covered side entrance appendage over same footprint (6’ x 11’) and retain existing roof pitch; Remove and replace existing wood siding with new wood siding.
Section 10: Roof- Replace existing black asphalt shingles with new black asphalt shingles.

Applicant/contractor Stephen Norris came forward to speak on behalf of this application. There is a side-covered entrance area that has been closed in. They had a French door in place for a window and plexiglass in place of the doors. The structure is rotting out and the roof is sagging.

Chair Donnarumma questioned the time frame of this addition. Mr. Norris stated that it looks like it has been put together piecemeal overtime.

Mr. Norris stated that the doorway opening will be staying, the window opening will still be there, the rafters, sheathing and the roof pitch is staying the same, but will be replaced. The inside will be trimmed out and painted.

MOTION: To accept receipt of application 24-HD-0018 – 54 School Street / Map 105, Lot 7-1 / MSD District & HD#1 and schedule for public hearing on July 1, 2024.

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

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

Aye Donnarumma, Fital, Kelz, Hickey, Messier

Nay None

Abstain None

- **24-HD-0019 – 146 Main Street South / Map 105 / Lot 116 / MSD District & HD#1**

Prince of Peace Parish Corporation (owner/applicant)

Section 10: Roof – Remove steeple existing cedar shingles and replace with copper. Gold leaf steeple cross and rear roof cross.

Contractor Maurice Lavertue (47 Main Street South) came forward. Prince of Peace proposes removing the cedar shingles on the steeple and replacing it with copper. The rear cross also needs to be rebuilt and that also will be done in copper.

Member Kelz noted that it appears that the rest of the roofs on the auxiliary buildings look to be aluminum, and she wondered if the church might have plans to replace the rest of the roof with that same material, but noted this has no relevance to the application.

The application was amended to state that the gold leaf rear cross will be rebuilt to replicate what was there.

MOTION: To accept receipt of application 24-HD-0019 – 146 Main Street South / Map 105 / Lot 116 / MSD District & HD#1 and schedule for public hearing on July 1, 2024.

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

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

Aye Donnarumma, Fital, Kelz, Hickey, Messier

Nay None

Abstain None

- **24-HD-0020 – 403 Main Street South / Map 103 / Lot 26 / MSD District & HD#1**

Nancy S. Huebner (applicant/owner)

Section 10: Roof – **EXEMPTION** Section 7.2.1 request to remove and replace existing cedar shingles with new asphalt shingles.

Owner Nancy Huebner was present to speak on behalf of this application. She stated that in 2005 they re-roofed the barn from asphalt shingles to cedar shingles. She is asking for an exemption for just the barn to return to asphalt shingles that were originally there. The cedar roof is hard to maintain and their goal as property owners is to preserve the historic nature of the property.

MOTION: To approve as an exemption 24-HD-0020 – 403 Main Street South / Map 103 / Lot 26 / MSD District & HD#1 granting a Certificate of Appropriateness per §7.2.1 (ordinary maintenance/repair) for the removal of existing cedar shingles (which were previously asphalt shingles) on barn structure only and restore with new asphalt shingles.

Made by **MESSIER**, Seconded by **HICKEY**

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

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

- **24-HD-0021 – 319 Main Street South / Map 104, Lot 91 / MSD District & HD#1**

Mario C. Agnello (applicant), Liljeqvist Trust (owner) Lance and Christine Liljeqvist, Trustees
Section 1: Signage – Replace existing sign face (frame to remain) for new tenant: Adorn Vintage and Restoration.

Applicant Mario Agnello (110 Pine Rock Road, Southbury, CT) came forward to speak on behalf of this application. He stated that he would be using the existing frame and replacing the face of the sign for the new business. He showed a picture of the sign and explained that it would be a double-sided sign and it would be the same material that already exists.

There was a discussion about the application stating he is looking for an exemption, but the agenda did not state that. The board decided that it is an exemption based on §7.2.1.

MOTION: To approve as an exemption 24-HD-0021 – 319 Main Street South / Map 104, Lot 91 / MSD District & HD#1 granting a Certificate of Appropriateness per §7.2.1 (ordinary maintenance/repair) for the replacement of existing sign face onto existing sign frame.

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

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

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

- **24-HD-0022 – 63 Judson Avenue / Map 36, Lot 40-A / R-40 District & HD#1**

Nick Marden (applicant) / Judson Avenue Woodbury, LLC (owner)

Section 10: Roof – Remove existing western red cedar (wood) shingles and replace with western red cedar (wood) shingles, unless an alternative material is approved: (1) GAF Camelot Architectural asphalt shingles; or (2) DaVinci Composite Mountain shingles.

Owner Ariana Marden came forward to speak on behalf of this application. They are looking to replace the roof on their house. The application states that they are proposing a western red cedar roof, but she also brought samples of two other roof materials that they wish to use and would be significantly cheaper. She was leaning towards the Davinci Composite shingle, but the company has not been around too long to see what the lifespan would be. After some discussion, she decided to go with the cedar shingles and amended the application to say so and to ask for an exemption.

MOTION: To approve as an exemption 24-HD-0022 – 63 Judson Avenue / Map 36, Lot 40-A / R-40 District & HD#1 granting a Certificate of Appropriateness per §7.2.1 (ordinary maintenance/repair) for the removal and replacement of existing cedar shingles with new cedar shingles.

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

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

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

DELIBERATIONS

- **24-HD-0014 – 50 Main Street North / Map 105, Lot 77 / MSD District & HD#1**

Thomas G. Schwenke (applicant/owner)

Section 12: Other – Install 24K generator and 100-gallon propane tank on north side of house, screen with fence and landscaping.

MOTION: To approve 24-HD-0014 – 50 Main Street North / Map 105, Lot 77 / MSD District & HD#1 granting a Certificate of Appropriateness, as proposed.

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

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

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

- **24-HD-0016 – 57 Main Street North / Map 105, Lot 69 / MSD District & HD#1**

Robert & Adele McCarthy (applicant/owner) – Gary Nurnberger, Architect (agent)

Section 2: Light Fixtures – Install two (2) post mounted and one (1) building mounted lanterns.

Section 4: Stone Walls – Install stonewall and steps reusing existing stones, add bluestone patio.

Section 6: Demolition – Demolition of rear 1-story building appendage (replace with addition).

Section 7: Remodeling –

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Section 10: Roof – Replace existing asphalt shingled roof with new cedar shingle roof.

Section 11: New Construction – Install 2-story addition (18 feet x 26 feet) to rear with new concrete foundation, granite steps to door, cedar clapboard siding and trim to match rest of replaced existing siding.

Member Messier recalls on the site visit that the windows were wavy glass which means they probably were original to the house. He reiterated that on this approval it must be very clear what windows need to be restored and preserved. He also stated that under the aluminum siding that is on the house now, they should be in great shape, the clapboard has been protected and not weathered all this time.

Member Kelz's only issue with this project is the pediment. It changes the historic nature under §8.1.1- Removal or alterations except as provided in Section 7.2 of these Regulations, the removal or alteration of any historic materials or architectural features should be held to the minimum. That really changes how that house originally looked. Chair Donnarumma stated that the board across does not look right. She thought it looked unfinished or that something was missing. The pediment was more pleasing and simpler but does agree that it does change the historic nature of the house. Alt. Member Winters stated that gable design on the proposed plan was not uncommon to 18th century times. This design can be found throughout New England. He stated that who's to say that at one time the gable was there, and they replaced it will the flat board because it was less expensive. Member Hickey stated that the 17th-century architecture was much simpler. Member Kelz questioned, once the aluminum siding comes off, would it be possible to see if there was a "shadow mark" to represent that maybe there once was a pediment placed there at one time?

MOTION: To approve 24-HD-0016 – 57 Main Street North / Map 105, Lot 69 / MSD District & HD#1 granting a Certificate of Appropriateness, in part, excluding (not approving) the proposed alterations to the front door (new gable weather protection overhang and brackets), subject to reconsideration should evidence be provided after removal of the aluminum siding or other that a gable structure once did exist.

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

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

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

- **Meeting Minutes** – May 6, 2024

MOTION: To accept the regular meeting minutes of May 6, 2024, as presented.

Made by **FITAL**, Seconded by **MESSIER**

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

Ayes	Donnarumma, Fital, Kelz, Hickey, Messier
Nays	None
Abstain	None

ENFORCEMENT MATTERS

- St. Paul's Church – 294 Main Street South – There is a pennant on the church sign, and they are not allowed in the historic district.
- 4 Main Street South – Thomas and Lisa Amatruda – It was noted that replacement windows were denied on the second floor at a previous meeting, and it has come to the Commission's attention that they have been replaced without Historic District Commission approval. Member Hickey said he would take a look to see if that is accurate and get back to the Commission.

- Vice Chair Fiftal has been looking into the blight ordinance. She has a call into Preservation Connecticut – Stacey Vairo. Chair Donnarumma stated that Vice Chair Fiftal should still look into proposing a blight ordinance but is not sure how the enforcement would be handled. Member Hickey suggested that maybe it can come from town employees between the Fire Marshal, Building Official and the Zoning Enforcement Officer.
- Woodbury Wine and Spirits – 73 Main Street South – Exterior lights are flashing.

COMMISSION HOUSEKEEPING

- Member Kelz expressed her desire to have more firm regulations. They need to be more specific in the regulations so property owners know what they will or will not approve, when it comes to materials.
- Member Kelz informed the Commission that First Selectman, Barbara Perkinson was asking her about the history of the Town Clock on the First Congregational Church. Member Kelz found out that it has been there since the mid 1800’s. It was called the Town Clock because it was the only steeple that had a clock on it and was close to the town hall. They would chime the bells when the town would have town meetings. The town has been maintaining the clock all this time and it is costly to maintain. The Selectman’s office has been receiving complaints about the bells chiming every hour on the hour also. Just this week the church called to have the clock maintained and at that point the town decided to turn the bells off, which will then take care of the cost of maintenance. Chair Donnarumma is going to send a letter to the Board of Selectman suggesting the bells get turned back on because it is part of the history of the town.

MOTION: To fix the Town Clock at the First Congregation Church so the bells ring again.

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

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

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

- Chair Donnarumma reminded Member Kelz to start the Ad-HOC Committee on how to notify new property owners that they are in the Historic District.

CORRESPONDENCE

- None

PUBLIC COMMENT PERIOD

- None

ADJOURNMENT

Hearing no objections, the meeting was adjourned at 9:34 pm

RECEIVED & FILED
IN WOODBURY, CT
This 18th day of June 2024
at 9:30 o'clock P M
Maria M. Mancini
Town Clerk