



## ***HISTORIC DISTRICT COMMISSION***

### **MINUTES REGULAR MEETING / PUBLIC HEARING MONDAY, JUNE 7, 2021– 7:30 PM SENIOR / COMMUNITY CENTER 265 MAIN STREET SOUTH**

#### **MEMBERS PRESENT**

Susan Cheatham; Chairman  
Maureen Donnarumma; Vice Chairman  
Frank Sherer  
Robert Kolesnik, Jr.  
Lois Fital (via phone)

#### **MEMBERS ABSENT**

#### **ALTERNATES PRESENT**

George Messier  
Judith Kelz  
Marc Kroll

#### **ALTERNATES PRESENT**

**Also Present:** Barbara Perkinson; First Selectman, Richard Desrochers, Michael Bates-Walsh,  
Joe Roberts and Mary Tyrrell

#### **REGULAR MEETING**

Call to Order

Chairman Cheatham convened the regular Historic District Commission meeting at 7:44 PM in the Senior / Community Center.

Seating of Members/Alternates

All regular members were seated.

Conflict of Interest

Chairman Cheatham referenced CT General Statutes pertaining to Conflict of Interest.

*Continue Regular Meeting After Public Hearing*

#### **PUBLIC HEARING**

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

Clerk read the legal notice into the record; Maureen Donnarumma read the application. Photos were presented. Correspondence from Tom Arras, 76 Main Street South, was also read into the record. Mr. Arras stated he was not in favor of demolition of the chimney feeling this is an appeal for neglect.

First Selectman Barbara Perkinson came forward to represent the application. She responded to Mr. Arras's comments stating she inherited the condition of the Shove Building

chimneys. Town buildings have been neglected for decades, before she took office. Now the Town has to play catch-up. The photos presented show the condition of the two chimneys. The chimney, subject of the application, will cost about \$3,600 to take down; to repair and make safe will cost about \$6,200. This is not a functioning chimney. To repair the second chimney, functioning and not in such disrepair, will cost about \$1,500. She wishes to do the work on both chimneys at the same time to save money on scaffolding costs. The Shove Building is heated with oil.

Chairman Cheatham asked if anyone from the floor was in favor of or opposed to the removal of the chimney. Mary Tyrrell stated she was not in favor of removing the chimney. We're charged with taking care of what we have. The chimney is one of the strongest parts of the building. Taking the cheapest, easiest way out is not the best way. Let's maintain and preserve what we have. Structural integrity should be maintained.

**MOTION:** Maureen Donnarumma moved to close the public hearing on application #21-HD-2108, Town of Woodbury, 281 Main Street South, for removal of a non-functioning chimney, at 8:03 PM. Frank Sherer seconded.

**VOTE: 5-0 FAVOR. MOTION CARRIED.**

### **REGULAR MEETING (continued)**

#### **NEW APPLICATIONS**

21-HD-2109 / 506 Main Street South LLC (owner), Richard Desrochers (agent) / 506 Main Street South / Remodeling of Carriage House (Including removing existing sliding doors and two windows, installing glass overhead door, adding new window and door) / Map 103 / Lot 005 / DD: 7/24/21

Mr. Richard Desrochers came forward to represent his application for remodeling of the carriage house. The restaurant wishes to use the carriage house as a wedding venue, a catering hall. It has little visibility from the road. Robert Kolesnik questioned the windows and sliding glass door. Mr. Desrochers felt the change would make the building look more classic with the black trim. Sue Cheatham felt the change would make the building look more modern and requested photos of the window. It was noted the lumber inside the building has converted the look to a more modern look.

Frank Sherer asked if any other style of opening was considered. Mr. Desrochers said the barn slider type would not work. Doors that open out were not considered.

**MOTION:** Frank Sherer moved to accept application 21-HD-2109, 506 Main Street South, LLC (owner) with Richard Desrochers, agent, 506 Main Street South, for remodeling of the carriage house, including removal of the existing sliding doors and two windows, installing a glass overhead door, adding a new window and door as amended and set a public hearing date for July 12, 2021.

Robert Kolesnik seconded. **VOTE: 5-0 FAVOR. MOTION CARRIED.**

**MOTION:** Frank Sherer moved to add to the agenda application #21-HD-2110, Joe Roberts owner, 264 Main Street North for an addition to an existing garage, Map 023 / Lot 032. Robert Kolesnik seconded. **VOTE: 5-0 FAVOR. MOTION CARRIED.**

21-HD-2110 / Roberts (owner) / 264 Main Street North / Addition to an Existing Garage / Map 023 / Lot 032

Mr. Joe Roberts came forward to represent the application. Maureen Donnarumma read the application into the record. Drawings with a map and photos were presented. Commissioners questioned if the addition was more than 200 feet from the road. The garage is not visible from the road.

**MOTION:** Frank Sherer moved to accept application #21-HD-2110, Roberts (owner), 264 Main Street North, for an addition to the existing garage and set a public hearing for July 12, 2021. Maureen Donnarumma seconded.

**VOTE: 5-0 FAVOR. MOTION CARRIED.**

### **PENDING APPLICATION**

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

Frank Sherer did not feel this situation was demolition by neglect. This chimney is difficult to see and has no impact to the integrity of the building. It could be taken down.

Maureen Donnarumma believed Tom Arras's opinion is a point well taken. We need to take care of our buildings like the Parks and Recreation building. A chimney is an integral part of the building. She was leaning to preserving the chimney.

Susan Cheatham reminded those present that the Shove Building was originally a residence. Chimneys are significant. Our purview is to understand the architecture of the building, if the chimney disappears, we lose structural intent even if the chimney is non-functioning. She was strongly in favor of keeping the chimney. The porch was already taken off the building.

Robert Kolesnik credited First Selectman Perkinson for looking into the cost difference. He agrees with Maureen Donnarumma and Susan Cheatham but not as heavily. The chimney is not a significant aspect but an aspect of the building. It is appropriate to repair the chimney despite the extra cost. Tom Arras's point is well taken.

Lois Fital stated the chimney isn't that obvious but the integrity of the chimney is important. She is in favor of keeping it.

**MOTION:** Robert Kolesnik moved:

WHEREAS the Woodbury Historic District Commission has received an application from Town of Woodbury for removal of a non-functioning chimney at 281 Main Street South; and

WHEREAS the Commission has held a duly called public hearing on June 7, 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 *denies* application #21-HD-2108 submitted by the Town of Woodbury and does not issue a *Certificate of Appropriateness*.

Maureen Donnarumma seconded.

**VOTE: FAVOR:** Susan Cheatham, Maureen Donnarumma, Robert Kolesnik, Lois Fiftal.

**OPPOSED:** Frank Sherer **MOTION CARRIED.**

First Selectman Perkinson stated it was never her intention to change or destroy the chimney but she needed a concrete decision for moving forward.

## **OTHER BUSINESS**

### **Parks & Recreation House Discussion**

There was no new information to report at this time.

### **Discussion Regarding Draft Proposed Zoning Regulation Amendments Section 14 – Architectural Design Standards**

Members will review the draft proposal they received for the next meeting. The guidelines set the standards. Susan Cheatham suggested also looking at Roxbury's even though Roxbury is more residential than Woodbury, look at their integrity. Cheshire recognizes that design standards keep the character of the town.

Discussion followed as to whether this Commission should review its design standards to help new owners, the Town and new members to the Commission. What if this Commission comes up with its own guidelines that are different from Zoning? Robert Kolesnik felt this Commission should not adopt the Zoning's Regulations but use them as guidance. We don't want to box ourselves in with design standards. It ties our hands. We listen to each application and applicant individually. Zoning did a wonderful job on these guidelines. Each town is different from Woodbury. Frank Sherer pointed out very few Historic District Commission decisions are overturned. But, by creating guidelines and standards that may change. The courts defer to the Historic District Commission's knowledge as to what is appropriate. There are risks.

## **CONSIDERATION OF MINUTES – 5/3/21**

Robert Kolesnik was unseated as he did not have an opportunity to review the minutes. Alternate George Messier was seated.

**MOTION:** Maureen Donnarumma moved to accept the regular meeting minutes of May 3, 2021 as presented. Frank Sherer seconded.

**VOTE: 5-0 FAVOR. MOTION CARRIED.**

Maureen Donnarumma, commenting on roofing materials, felt the integrity and quality of material for some materials has deteriorated over the years and that point should have been made in the minutes.

### PRIVILEGE OF THE FLOOR

Marcella Ordonez, via speakerphone, had a question but it was decided she thought she was connected to the Inland/Wetlands Agency meeting.

Mary Tyrrell explained the Old Woodbury Historical Society owns the old schoolhouse at the base of the Masonic Temple. The stairs are deteriorating; the Society is contemplating changing the material from wood to stone steps. Is this feasible?

Secondly, she noted the roof on Canfield's Pharmacy has been completely replaced. However, there is a problem with the gutters. Water now comes in the basement due to some work the State had done to Route 6. She would like to put a gutter up where one does not exist now. After discussion the Commission decided, per Section 7.4 "Minor Changes" of the Regulations could be invoked here without impacting the District but correspondence from Mary Tyrrell is necessary.

Susan Cheatham asked members if they would like her to schedule a preservation workshop in the fall so that anyone in Town could attend. Members agreed that would be a great idea.

### ADJOURNMENT

**MOTION:** Frank Sherer moved to adjourn the meeting at 9:40 PM.

### FILED SUBJECT TO COMMISSION APPROVAL

Respectfully submitted,

*Linda Leigh*

Linda Leigh  
Clerk

RECEIVED & FILED  
IN WOODBURY, CT  
This 14<sup>th</sup> day of June 2021  
at 7:55 o'clock A M  
*Linda Leigh*  
Clerk