



Town of Woodbury Historic District Commission

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

**MINUTES – JULY 11, 2022
PUBLIC HEARING / REGULAR MEETING
7:30 P.M. – SHOVE BUILDING, 281 MAIN ST. SOUTH**

MEMBERS PRESENT:

Maureen Donnarumma, Chair
Susan Cheatham, Vice Chair
George Messier
Lois Fiftal
Robert Kolesnik, Jr.

ALTERNATES PRESENT:

Mark Kroll
Judith Kelz
Bill Hickey

MEMBERS ABSENT:

ALTERNATES ABSENT:

ALSO PRESENT: Applicants and agents

1. OPENING OF MEETING

- a) CALL TO ORDER – Chairman Donnarumma convened the meeting at 7:33 p.m.
- b) SEATING OF MEMBERS AND ALTERNATES
Seated were Commissioners Donnarumma, Cheatham, Fiftal, Kolesnik and Messier
CONFLICT OF INTEREST (*CGS Section 8-11 & Woodbury Town Charter Section 901*)

2. PUBLIC HEARINGS

- a) **22-HD-2212 – 107 Main Street North / Map 90, Lot 5 / MSD District**
Section 1: Signage – Installation of hanging signs at building and on freestanding sign at street.
Destiny Rodriquez (applicant), 107 Main Street North Woodbury LLC (owner) Pasquale Civitella (member)

Chair Donnarumma read the specifics of the application. The applicant is requesting signage that would be a total of 5.5 square feet. The sign would be two sided on painted wood. The height would be five feet tall in front of the store. A visual of what the sign would look like was submitted. Mr. Civitella included a letter of authorization stating that Ms. Rodriquez is a new tenant and is authorized to make application for permits as necessary as a tenant. Ms. Rodriquez was present, but had nothing further to state. Chair Donnarumma called for any questions or concerns from the Commission. There were none. She called for any questions or concerns from the public. There were none.

MOTION:

To close the Public Hearing on application (22-HD-2212 – 107 Main Street North / Map 90, Lot 5 / MSD District)

Made by Member Fital, Seconded by Member Messier

Vote: 5-0-0 – Approved –Motion Passed

Ayes: Donnarumma, Cheatham, Fital, Kolesnik, Messier

Nays: None

Abstain: None

b) 22-HD-2213 – 66 Main Street North / Map 105, Lot 76 / MSD District

Section 5: Fences – Installation of 150 linear feet of 6 feet high (8-foot sections with 4.5” square posts and architectural top cap) tongue and groove solid white cedar wooden board fencing along north side yard property line. Thomas G. Schwenke (applicant), Thomas G. Schwenke and David M. Newell (owner)

Member Cheatham read the specifics of the application. Thomas Schwenke, 50 Main Street N., addressed the Commission. Chair Donnarumma asked for clarification on the type of fence. The fencing is tongue and groove secured with 1” by 4” straps as per the photo in the application. Mr. Schwenke noted and initialed that on the application. The posts will be cut down and topped with caps.

Chair Donnarumma called for questions or concerns from the Commission. Member Cheatham inquired if the fence will be lower than the existing one. Mr. Schwenke answered that it will. Member Fital inquired if the fence would be painted. It would not. Chair Donnarumma called for questions or concerns from the public. David Newell, 50 Main Street N., stated he was Mr. Schwenke’s partner.

MOTION:

To close the Public Hearing on application (22-HD-2213 – 66 Main Street North / Map 105, Lot 76 / MSD District)

Made by Member Messier, Seconded by Member Kolesnik

Vote: 5-0-0 – Approved –Motion Passed

Ayes: Donnarumma, Cheatham, Fital, Kolesnik, Messier

Nays: None

Abstain: None

3. NEW APPLICATIONS

a) 22-HD-2214 – 45 School Street / Map 105, Lot 4 / R-40 District

Section 2: Light Fixtures – Installation of 91-inch-high light post (73-inch post and 16-inch fixture) at driveway near street. John Andrew Ward (applicant/owner)

Andrew Ward, 45 School Street, addressed the Commission. Chair Donnarumma read the specifics of the application. Mr. Ward is making application for an outdoor lamp on a post. The light height would be a total of 91” with a lantern style fixture and illumination of less than 900 lumens. Currently there is no light fixture and his driveway needs illumination. Chair Donnarumma called for any questions or concerns from the Commission. There were none.

MOTION:

To accept application (22-HD-2214 – 45 School Street / Map 105, Lot 4 / R-40 District) and schedule a Public Hearing for August 1, 2022.

Made by Member Fiftal, Seconded by Member Messier

Vote: 5-0-0 – Approved –Motion Passed

Ayes: Donnarumma, Cheatham, Fiftal, Kolesnik, Messier

Nays: None

Abstain: None

b) 22-HD-2215 – 311 Main Street South / Map 104, Lot 89 / MSD District

Section 12: Other – Installation of chimney liner and stainless steel hip and ridge style lid cap.

Exemption Requested: Seeks determination pursuant to Section 7.2.4 for minor or insignificant change that will not impair the historic, architectural or other character of the Historic District for installation of chimney liner (not visible) and a metal cap (visible).

Kenneth and Deborah Deschino (applicant/owner)

Chair Donnarumma read the specifics of the application. Shannon, Rich & John's Chimney Service, Agent for the applicant, addressed the Commission. The agent showed a photo example of the chimney cap proposed in the application. This example was installed a few years ago and was previously approved. Currently the chimney has slate and pillars with a piece of bluestone on it. Discussion commenced among the Commission and Ms. --- The cap would cover both flues so it would give a nicer look. Member Messier inquired about the flue closure and mechanism. There is a mechanical and fireplace flue within the one chimney. Member Kolesnik felt that the application falls within exemption regulation 7.2.4.

MOTION:

The applicant does not need to have an application since it is a minor enough change to fall under exemption 7.2.4.

Made by Member Kolesnik, Seconded by Member Fiftal

Vote: 4-0-1 – Approved –Motion Passed

Ayes: Donnarumma, Cheatham, Fiftal, Kolesnik,

Nays: None

Abstain: Messier

c) 22-HD-2217 - 230 Main Street South / Map 104, Lot 18 / MSD District

Section 7: Remodeling – Replacement of existing aluminum siding with similar siding material.

Section 8: Windows – Replacement of lower windows with similar.

Splitrail LLC (applicant/owner)

Chair Donnarumma read the specifics of the application. Sal Capuzzo, 230 Main St. S., addressed the Commission. This is a request for exemption. Member Cheatham asked what the material is there currently. The siding is all aluminum. Exemptions are for applications replacing like for like. The photos submitted show that it is in disrepair and is falling off, creating hazardous conditions. The applicant would like to remove all the current siding and re-side the entire building. The Commission felt that a Public Hearing would be necessary since the applicant has not specified a replacement

material. Mr. Capuzzo is looking to the Commission for some direction on material. They had found some shingles underneath the aluminum and had it tested. The testing revealed it to be clean and without asbestos. Mr. Capuzzo is interested in using Hardie board or Cedar Impressions. Member Messier stated the Commission recently had approved using the cement clapboard. Member Kolesnik stated the Commission needs to see a sample of the intended product in order to determine if appropriate. Mr. Capuzzo stated that his first choice would be to use Cedar Impressions and his second choice is Hardie board.

The consensus of the Commission was to narrow down the choices of material in order to make the application acceptable. Mr. Capuzzo crossed out and initialed aluminum and vinyl on the application. Discussion then continued onto the window replacement. The applicant would like to replace the ten windows on the bottom level. The existing windows have storms only, with no sashes. Chair Donnarumma stated she would consider aluminum clad windows instead of vinyl. Mr. Capuzzo changed and initialed the application to reflect this. The Commission asked the applicant to bring a sample of the chosen material to the Public Hearing.

MOTION:

To accept application (22-HD-2217 - 230 Main Street South / Map 104, Lot 18 / MSD District) and schedule a Public Hearing for August 1, 2022.

Made by Member Kolesnik, Seconded by Member Messier

Vote: 5-0-0 – Approved –Motion Passed

Ayes: Donnarumma, Cheatham, Fiftal, Kolesnik, Messier

Nays: None

Abstain: None

- d) 22-HD-2218 – 125 Main Street South / Map 105, Lot 114-1 / MSD District**
Section 8: Windows – Replace 30 double hung wooden windows with vinyl clad windows.
Patrick J. Roy (applicant/owner)

Chair Donnarumma read the specifics of the application. Patrick Roy, 3 Church St. Roxbury, addressed the Commission. The applicant is looking to replace 30 double hung windows. Mr. Roy passed out packets to the Commission. The packets included photos of different manufacturers and different examples in place within the Historic District. The applicant is looking for some guidance on what product to use. He can no longer afford a wood product in addition to supply chain issues. He does not believe the windows to be repairable. He is looking for the windows to have six over six grills and full screens without storms. The architectural windows on the house will not be altered. He is offering Pella or Finestra windows as his options. The upper window dimensions would be 32” x 54”; and the lower ones are 32” x 62”.

Chair Donnarumma inquired if any are salvageable to install on the front of the house. Mr. Roy stated no there were not. Chair Donnarumma asked for questions from the Commission. Member Kolesnik asked if they would be true divided light windows. They would not. The grills would be floated between two panes. Member Cheatham expressed concern with the argon use in an older home with seals that can break. Mr. Roy said he understands and that he is looking to a higher end product to hopefully avoid any seal breaks. Each window is a sealed unit and each sash can be replaced if the seal breaks. He feels that the energy efficiency is worth the risk of seal failure. Chair Donnarumma stated that they do not normally approve floating grids. Discussion arose regarding 15 Judson Avenue which has floating grids

and also 76 Main St. S. Mr. Roy inquired as to what manufacturer the Commission would prefer. The Commission was interested in knowing what product was used at 76 Main St. S.

MOTION:

To accept application (22-HD-2218 – 125 Main Street South / Map 105, Lot 114-1 / MSD District) and schedule a Public Hearing for August 1, 2022.

Made by Member Kolesnik, Seconded by Member Messier

Vote: 5-0-0 – Approved –Motion Passed

Ayes: Donnarumma, Cheatham, Fital, Kolesnik, Messier

Nays: None

Abstain: None

e) 22-HD-2219 – 35 Judson Avenue / Map 104, Lot 48 / R-40 District

Section 11: New Construction: Installation of 10’ x 12’ shed with vinyl siding at rear of property. Exemption Requested: Seeks determination pursuant to Section 7.2.4 for minor or insignificant change that will not impair the historic, architectural or other character of the Historic District. Jason and Perodeau Caitlyn Rizk (applicant/owner).

Chair Donnarumma read the specifics of the application. Jason Rizk, 35 Judson Ave., addressed the Commission. Mr. Rizk explained that the shed is on cement block and does not have a foundation. He thought it was allowed since it was less than 200 square feet. The structure is 15 feet from the property line. The Commission stated that there cannot be an exemption since it is a structure. The Commission inquired if the structure could be moved temporarily out of sight. Mr. Rizk stated that he cannot since he would need to dig and that might be leaching fields. The Land Use office and the Health Department have approved the structure. Mr. Rizk will be out of town for the August meeting. The Commission decided that he can call in to the meeting, but he should drop off material samples prior to the meeting. The shed will have a wood barn door; the roof shingles will match the house. Mr. Rizk adjusted and initialed the application to indicate a wooden barn door will be used.

MOTION:

To accept application (22-HD-2219 – 35 Judson Avenue / Map 104, Lot 48 / R-40 District) and schedule a Public Hearing for August 1, 2022.

Made by Member Messier, Seconded by Member Fital

Vote: 5-0-0 – Approved –Motion Passed

Ayes: Donnarumma, Cheatham, Fital, Kolesnik, Messier

Nays: None

Abstain: None

4. LAND USE OFFICE EXEMPTIONS ISSUED

22-HD-2216 – 35 Main Street North / Map 105, Lot 66 / MSD District

Exemption Section 7.2.1: Replacement of existing cedar shingles with new Alaskan Yellow #1 Perfection cedar shingles. Charles B. Clark (applicant/owner)

5. DELIBERATIONS

- **22-HD-2212 – 107 Main Street North / Map 90, Lot 5 / MSD District**
Chair Donnarumma called for discussion. Member Messier inquired if the Commission has jurisdiction over the font style used on signage. Discussion commenced over what can be regulated. Font style currently cannot be regulated; however, the Commission could suggest or recommend fonts that are more desirable.

MOTION:

To accept application (22-HD-2212 – 107 Main Street North / Map 90, Lot 5 / MSD District)

Made by Member Messier, Seconded by Member Kolesnik

Vote: 5-0-0 – Approved –Motion Passed

Ayes: Donnarumma, Cheatham, Fital, Kolesnik, Messier

Nays: None

Abstain: None

- **22-HD-2213 – 66 Main Street North / Map 105, Lot 76 / MSD District**
Chair Donnarumma called for discussion on this application. There was none.

MOTION:

To accept application (22-HD-2213 – 66 Main Street North / Map 105, Lot 76 / MSD District)

Made by Member Messier, Seconded by Member Cheatham

Vote: 5-0-0 – Approved –Motion Passed

Ayes: Donnarumma, Cheatham, Fital, Kolesnik, Messier

Nays: None

Abstain: None

Chair Donnarumma presented for consideration the minutes of the June 6, 2022, Historic District Commission meeting. She called for discussion. Member Messier had changes to make.

Member Kolesnik was unseated and Alternate Kroll was seated at 9:18 p.m.

MOTION:

To accept the minutes of the June 6, 2022, Historic Commission Meeting as amended:

- Page 4, Commission Housekeeping, 3rd paragraph should read:
Messier questioned the original approval of the application for 506 Main St. South and finds the shed dormers are not consistent with rooflines of the period. The back of the building seems fine. Kelz finds the exemption questionable. Messier also questioned the signage the Commission approved for certain applicants. Lettering should be more traditional in his opinion.
- Page 4, Commission Housekeeping, 3rd paragraph, 2nd sentence should read:
“...Commission contact 6 to 10 other...”
- Page 5, 1st paragraph, 1st sentence should read:

“Kroll pointed out that Cheatham, Fiftal and Kelz should be acknowledged for their part...”

Made by Member Fiftal, Seconded by Alternate Kroll

Vote: 5-0-0 – Approved –Motion Passed

Ayes: Donnarumma, Cheatham, Fiftal, Messier, Kroll

Nays: None

Abstain: None

6. OTHER BUSINESS

Chair Donnarumma stated that 206 Main St. S. had taken their non-permitted sign down, but now it is back up. The Commission should keep an eye on this.

Chair Donnarumma reminded the Commission that any discussion at the meeting is on public record. All should remember to maintain proper decorum and discretion.

Member Fiftal gave an update to the Commission that First Selectman Perkinson has signed the agreement between the Town or Woodbury and the State of CT for the grant. So officially work can begin.

Member Cheatham inquired as to why the HDC was not included in the study for Main St.

Member Kolesnik brought up that he is painting his house. Many people have commented that he should paint it white. He showed an old picture of the house which showed it white with black shutters. Wood shutters are very expensive; however plastic shutters are affordable. He will not paint the house white if he cannot do black shutters with it. He is looking for direction from the Commission. Member Cheatham stated that shutters were not original. Discussion commenced over different time period characteristics. Alternate Kelz cautioned that when talking to Member Kolesnik the Commission cannot show favoritism.

7. PUBLIC COMMENT PERIOD

There were no comments from the public at this time.

8. ADJOURNMENT

MOTION:

To adjourn the meeting at 9:39 p.m.

Made by Member Fiftal, Seconded by Member Kolesnik
Consensus of the Commission

Respectfully Submitted,

Robyn Wright

Robyn Wright
Clerk

Copies of documents and meeting audio are available at the Land Use Office

RECEIVED & FILED
IN WOODBURY, CT
This 14th day of July 2022
at 7:30 o'clock PM
Maria M. Mancini
Town Clerk