



HISTORIC DISTRICT COMMISSION

**MINUTES
REGULAR MEETING / PUBLIC HEARINGS
MONDAY, JULY 12, 2021 – 7:30 PM
SHOVE BUILDING CONFERENCE ROOM
281 MAIN STREET SOUTH**

MEMBERS PRESENT

Susan Cheatham; Chairman
Maureen Donnarumma; Vice Chairman
Robert Kolesnik, Jr. (later)
Lois Fiftal (later)

MEMBERS ABSENT

Frank Sherer

ALTERNATES PRESENT

George Messier
Judith Kelz
Marc Kroll

ALTERNATES PRESENT

Also Present: Richard Desrochers, Michael Bates-Roberts, Joe Roberts. Gary Nurnberger, Pat Ubaldi, Greg Grew, Gary O'Connor and LoriAnn Witte

REGULAR MEETING

Call to Order

Chairman Cheatham called the regular Historic District Commission meeting to order at 7:30 PM in the Shove Building Conference Room.

Seating of Members/Alternates

Regular members Susan Cheatham and Maureen Donnarumma were seated, alternates George Messier, Judith Kelz and Marc Kroll were seated.

Conflict of Interest

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

Continue Regular Meeting After Public Hearings

PUBLIC HEARINGS

21-HD-2109 / 506 Main Street South LLC (owner), Richard Desrochers (agent) / 506 Main Street South / Miscellaneous Remodeling of Carriage House / Map 103 / Lot 005 / DD: 7/24/21

Susan Cheatham convened the public hearing at 7:32 PM.

Richard Desrochers, agent, came forward to represent the application. Clerk read the legal notice into the record; Maureen Donnarumma read the application. Photos and renderings were presented.

Mr. Desrochers explained the asphalt roof would be replaced with a black metal standing seam roof. An overhead door, aluminum with glass and a metal frame, also painted black, would be installed as well as double doors to the rear of the building.

Susan Cheatham explained her concern about the overhead door, old doors have divided lights toward the street.

Mr. Desrochers said the wood siding would not change. The window frames would all be painted black. The divided lights would be made of wood or plastic. The upstairs door, existing, is painted black. He noted this was an iconic piece of property, its known everywhere, and we're facing 40 years of neglect. The building will be used for weddings, private parties, bereavement dinners, it is an event room.

Susan Cheatham asked if anyone was either in favor of, or opposed to, the application.

Robert Kolesnik, who was not seated, stated he was in favor of the application and noted he had just returned from Chatham, Cape Cod, where homes that had received preservation awards, used more modern materials and looked great. They're making the town look historic. He does not like the idea of a wood door on the first floor.

No one else came forward.

MOTION: Judith Kelz moved to close the public hearing on application 21-HD-2019, 506 Main Street South LLC (owner) with Richard Desrochers as agent, at 506 Main Street South for miscellaneous remodeling of the carriage house, at 7:57 PM. Maureen Donnarumma seconded. **VOTE: 5-0 FAVOR. MOTION CARRIED.**

21-HD-2110 / Roberts / 264 Main Street North / Addition to Existing Detached Garage / Map 023 / Lot 032 / DD: 8/11/21

Chairman Susan Cheatham convened the public hearing at 8:05 PM and seated regular members herself, Maureen Donnarumma, Lois Fital, who joined the meeting at 7:50 PM, Robert Kolesnik, who joined the meeting at 7:40 PM, and alternate Marc Kroll.

Clerk read the legal notice and Maureen Donnarumma read the application into the record. Mr. Joe Roberts came forward to represent his application for an addition to the existing garage.

Members debated whether the garage was less than 200 feet from the road and decided it was. The addition to that garage will be greater than 200 feet back from the road.

Commissioners had no questions of Mr. Roberts. Chairman Cheatham asked if anyone from the floor wished to speak in favor of, or against the application. Mr. Joseph Beck, 41 Scuppo Road stated he was in favor of the application.

MOTION: Maureen Donnarumma moved to close the public hearing on application 21-HD-2110, Roberts, 264 Main Street North, for an addition to an existing detached garage at 8:00 PM. Lois Fital seconded. **VOTE: 5-0 FAVOR. MOTION CARRIED.**

REGULAR MEETING (continued)

Regular members Susan Cheatham, Maureen Donnarumma, Lois Fital and Robert Kolesnik were seated as was alternate Marc Kroll for the regular meeting.

MOTION: Maureen Donnarumma moved to add application #21-HD-2116, O'Connor, 20 Judson Avenue, to the agenda. Lois Fiftal seconded.
VOTE: 5-0 FAVOR. MOTION CARRIED.

NEW APPLICATIONS

21-HD-2111 / Drakeley / 256 Main Street South / Installation of Windows in Front of Barn / Map 104 / Lot 014 / DD: 8/29/21

No one came forward to represent the application. Photos were presented. Maureen Donnarumma read the application into the record. The applicant wishes to install windows on the front of the barn that face Main Street South.

MOTION: Maureen Donnarumma moved to accept application #21-HD-2111, for the installation of windows on the front of the barn, which needed modification as the barn was erected on that sight in 1990 but was actually old and was constructed from a few old barns. The public hearing will be held on Monday, August 2, 2021. Marc Kroll seconded.
VOTE: 5-0 FAVOR. MOTION CARRIED.

21-HD-2112 / Sand Dune LLC (Drakeley) / 305 Main Street South / Remodeling & Renovations Including: Addition of New Covered Front Porch, 23 x 25 Rear Addition, Windows, Back Door & Lighting Fixture / Map 104 / Lot 085-4 / DD: 8/29/21

No one came forward to represent the application. Maureen Donnarumma read the application into the record. Commissioners had no questions.

MOTION: Maureen Donnarumma moved to accept application #21-HD-2112, Sand Dune LLC (Drakeley), 305 Main Street South, for remodeling and renovations including the addition of a new covered front porch, a 23-foot x 25-foot rear addition with windows, a back door and lighting fixture. A public hearing date was set for Monday August 2, 2021. Lois Fiftal seconded.
VOTE: 5-0 FAVOR. MOTION CARRIED.

21-HD-2113 / Nurnberger / 1037 Main Street South / Construction of Wood Framed Raised Deck on "Techno-Post" Piers. 2-3 Steps Down to Grade, 12' Long x 6' Deep on South Side of House / Map 084 / Lot 027 / DD: 9/9/21

Maureen Donnarumma read the application into the record. Gary Nurnberger and Pat Ubaldi came forward to represent their application. Photos were presented. Commissioners discussed whether this was a material modification. It was decided a public hearing was necessary, it can be seen from the street.

MOTION: Maureen Donnarumma moved to accept application #21-HD-2113, Nurnberger, 1037 Main Street South, for construction of a wood framed raised deck on "Techno-Post" piers with 2-3 steps down to grade, 12' long x 6' deep on the south side of the House. A public hearing date for Monday August 2, 2021 was set. Lois Fiftal seconded. **VOTE: 5-0 FAVOR. MOTION CARRIED.**

21-HD-2114 / Grew / 346 Main Street South / Convert Commercial Portion of Building into

Two Dwellings; window replacement; adding windows; replace exterior door; adding 2 exterior doors; stone walkway; walkway lighting / Map 104 / Lot 002A & 003 / DD: 9/11/21

Greg Grew came forward to represent the application. He explained the proposed changes to the property, presented photos and drawings. The commercial building will be changed to two residential properties. It was decided a site walk would be scheduled for 5:00 PM, Monday July 19th.

MOTION: Maureen Donnarumma moved to accept application #21-HD-2114, with Grew acting as agent, 346 Main Street South, for conversion of a commercial portion of a building into two dwellings including the replacement of windows and exterior door and adding windows and 2 exterior doors, a stone walkway, walkway lighting and to set a public hearing date for Monday, August 2, 2021. Marc Kroll seconded.
VOTE: 5-0 FAVOR. MOTION CARRIED.

21-HD-2115 / Grew / 1080 Main Street South / Existing Mixed Use Building to be Converted to Two-Family Dwelling; New Construction of 8 Townhouse Dwellings and Two Garage Buildings / Map 032 / Lot 006 / DD: 9/11/21

Greg Grew represented the application. He presented photos and drawings of the property which will be changed from commercial to residential townhouses and garage buildings.

MOTION: Robert Kolesnik moved to accept amended application #21-HD-2115 with Grew acting as agent, 1080 Main Street South, for an existing mixed-use building to be converted into a two-family dwelling, for new construction of 8 townhouse dwellings and 2 garage building. A public hearing date was set for Monday August 2, 2021. Maureen Donnarumma seconded.
VOTE: 5-0 FAVOR. MOTION CARRIED.

21-HD-2116 / O'Connor / 20 Judson Avenue / Addition to Rear Corner of House

Maureen Donnarumma read the application into the record. Gary O'Connor came forward to represent his application. He wishes to add an addition to the rear corner of his house, about 11 feet by 12 feet, to square off the rear of the house. The roof will match the existing. Drawings and photos were presented.

MOTION: Robert Kolesnik moved to accept application #21-HD-2116, O'Connor, 20 Judson Avenue, for an addition to the rear corner of the house and set a public hearing date for Monday August 2, 2021. Maureen Donnarumma seconded.
VOTE: 5-0 FAVOR. MOTION CARRIED.

MOTION: Robert Kolesnik moved to change the order of the agenda to accommodate those people present and consider privilege of the floor next. Marc Kroll seconded.
VOTE: 5-0 FAVOR. MOTION CARRIED.

PRIVILEGE OF THE FLOOR

Ms. LoriAnn Witte came forward representing the Glebe House. She explained the triangle of land across the street from the Glebe House is owned by the Glebe House and is currently being maintained. Invasive species are being discouraged however garbage is being dumped there. Signage has been created to discourage the littering. It meets State standards and would be put on wooden posts. After Commission discussion it was determined that an application for the new signs would be needed.

PENDING APPLICATIONS

21-HD-2109 / 506 Main Street South LLC (owner), Richard Desrochers (agent) / 506 Main Street South / Miscellaneous Remodeling of Carriage House / Map 103 / Lot 005 / DD: 7/24/21

Robert Kolesnik and Lois Fiftal were unseated for this discussion, George Messier and Judith Kelz were seated.

Maureen Donnarumma commented that if the garage door had more of a vertical pane it would be more pleasing to her, however, mechanically that is not possible according to the applicant. Susan Cheatham felt strongly that the proposed garage door is more modern and she questioned the type of door and materials. The proposed makes it look like a garage door. The juxtaposition could be better. George Messier agreed with Ms. Cheatham. He is also concerned about using so much black and thought a side-by-side door would be more appealing. Judith Kelz commented this solution seems to work best, consistent with the restaurant front. Marc Kroll agreed with Judith.

MOTION: Maureen Donnarumma moved;

WHEREAS the Woodbury Historic District Commission has received an application from 506 Main Street South LLC for miscellaneous remodeling of the Carriage House at 506 Main Street South; and

WHEREAS the Commission has held a duly called public hearing on July 12, 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-2109 as submitted by Richard Desrochers, agent, *appropriate with the following stipulations:*

That the middle window on the lower level between the garage door and the single entrance door be a vertical pane window not a horizontal pane window, as presented, to match the other proposed windows. The proposed windows with the simulated divided lights, with mullions, will not be floating between the glass.

The single lower-level door, to the right that leads to the rest rooms, will be a wooden door installed from the older building if possible.

and issues a Certificate of Appropriateness.

Judith Kelz seconded. **VOTE: 5-0 FAVOR. MOTION CARRIED.**

Judith Kelz left the meeting at 10:10 pm.

21-HD-2110 / Roberts / 264 Main Street North / Addition to Existing Detached Garage / Map 023 / Lot 032 / DD: 8/11/21

MOTION: Maureen Donnarumma moved;

WHEREAS the Woodbury Historic District Commission has received an application from Roberts, 264 Main Street North for an addition to an existing detached garage; and

WHEREAS the Commission has held a duly called public hearing on July 12, 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-2110 as submitted by Joseph J. Roberts Jr. *appropriate and issues a Certificate of Appropriateness.*

Lois Fital seconded. **VOTE 5-0 FAVOR. MOTION CARRIED.**

OTHER BUSINESS

Parks & Recreation House Discussion

There was no report.

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

There was no discussion at this time.

Discussion Regarding Meeting Location Options and Hybrid (phone) Meeting Option

After discussion Commissioners felt the meetings should be kept to in person meetings.

CONSIDERATION OF MINUTES – 6/7/21

MOTION: Lois Fital moved to accept the regular meeting minutes of June 7, 2021 with the following correction:

Page 5, first sentence should read "Maureen Donnarumma, commenting...should have been made. ~~in the minutes.~~

Marc Kroll seconded. **VOTE: 5-0 FAVOR. MOTION CARRIED.**

ADJOURNMENT

MOTION: Maureen Donnarumma moved to adjourn the meeting at 10:24 pm.

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

FILED SUBJECT TO COMMISSION APPROVAL

Respectfully submitted,

Linda Leigh

Linda Leigh

Clerk

RECEIVED & FILED
IN WOODBRURY, CT
Date 15th day of July 2021
at 7:45 o'clock AM
Linda L. Leigh
Clerk