



Town of Woodbury
Historic District Commission

281 Main Street South
Woodbury, CT 06798
203.263.3407 www.woodburyct.org

MINUTES – AUGUST 1, 2022
PUBLIC HEARING/REGULAR MEETING
7:30 PM – SHOVE CONFERENCE ROOM, 281 MAIN STREET SOUTH

MEMBERS PRESENT:

Maureen Donnarumma, Chair
Susan Cheatham, Vice Chair
Lois Fital (by phone)

ALTERNATES PRESENT:

Marc Kroll
Bill Hickey

MEMBERS ABSENT:

George Messier
Robert Kolesnik, Jr.

ALTERNATES ABSENT:

Judith Kelz

ALSO PRESENT: Applicants and agents, members of the public

1. OPENING OF MEETING

- a. Call to Order – Chairman Donnarumma convened the meeting at 7:30 pm after initiating contact with Member Fital by phone. Member Fital remained on speaker phone for the entirety of the meeting.
- b. Seating of Members/Alternates
Seated were Commissioners Donnarumma, Cheatham, Fital, Kroll, and Hickey
- c. Conflict of Interest (*CGS Section 8-11 & Woodbury Town Charter Section 901*) was noted.

2. PUBLIC HEARINGS

- a) **22-HD-2214 – 45 School Street / Map 105, Lot 4 / R-40 District & HD#1**
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)

Chairman Donnarumma read the legal notice and Vice Chair Cheatham reviewed the specifics of the application. Mr. Ward had no additional information about his application, considering it to be complete. Neighbor Kurt Roberts reviewed the plan and had no issues with it, and felt it was in keeping with the character of the street.

MOTION: To close the Public Hearing on application 22-HD-2214 – 45 School Street / Map 105, Lot 4 / R-40 District & HD#1.

Made by Member Fiftal, Seconded by Member Kroll
Vote: 5-0-0 Approved – Motion Passed
Ayes: Donnarumma, Fiftal, Cheatham, Kroll, Hickey
Nays: None
Abstain: None

b) 22-HD-2217 - 230 Main Street South / Map 104, Lot 18 / MSD District & HD#1
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)

Chairman Donnarumma read the legal notice and Vice Chair Cheatham reviewed the specifics of the application. Sal Cappuzzo, 51 Wood Lot Lane, Southbury, addressed the Commission, confirming he was replacing like for like and but not using aluminum siding. Cedar Impressions is his first choice of materials, and he believes it will be a major improvement over what is there now. Asked by Member Cheatham the composition of that product, he provided a spec sheet, brought a sample from his car, and noted it is a form of polymer. This was added to his application. The windows are storms and inoperable/fixes.

Tom Arras, 76 Main Street S, commented that once man-made materials are permitted in one location, they will need to be permitted anywhere. Member Cheatham disagreed, stating that each building in the Historic District stands alone and is considered separately.

Member Hickey commented that for an old and irregular building, Hardi Board might work better.

MOTION: To close the Public Hearing on application 22-HD-2217 – 230 Main Street South / Map 104, Lot 18 / MSD District & HD#1

Made by Member Kroll, Seconded by Member Hickey
Vote: 5-0-0 Approved – Motion Passed
Ayes: Donnarumma, Fiftal, Cheatham, Kroll, Hickey
Nays: None
Abstain: None

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

Chairman Donnarumma read the legal notice and Vice Chair Cheatham reviewed the specifics of the application. Mr. Roy, 3 Church Street, Roxbury gave updated pictures and plans, named the type of double hung Lansing windows he plans to use and explained the current windows are not holding together, are disintegrating, and he needs operable, energy efficient windows. Finestra windows were also discussed.

Tom Arras, 76 Main Street S, in support of the application, reminded the Commission that more modern materials are not necessarily better, and that modern wood doesn't last.

MOTION: To close the Public Hearing on application 22-HD-2218 – 125 Main Street South / Map 105, Lot 114-1 / MSD District & HD#1

Made by Member Fiftal, Second by Member Kroll
Vote: 5-0-0 Approved, Motion Passed
Ayes: Donnarumma, Fiftal, Cheatham, Kroll, Hickey
Nays: None
Abstain: None

d) 22-HD-2219 – 35 Judson Avenue / Map 104, Lot 48 / R-40 District & HD#1

Section 11: New Construction: Installation of 10' x 12' shed with vinyl siding at rear of property.
Exemption Requested per §7.2.4: Minor Change
Jason and Perodeau Caitlyn Rizk (applicant/owner)

Chairman Donnarumma phoned Jason Rizk, who stated his name and address of 35 Judson Avenue. He indicated that new materials were sent for his application. He intends to use wood panels instead of vinyl. Chairman Donnarumma made that change to his application for him. Trim will be wood or wood composite.

MOTION: To close the Public Hearing on application 22-HD-2219 – 35 Judson Ave. / Map 104, Lot 48 / R-40 District & HD#1

Made by Member Kroll, Second by Member Fiftal
Vote: 5-0-0 Approved, Motion Passed
Ayes: Donnarumma, Fiftal, Cheatham, Kroll, Hickey
Nays: None
Abstain: None

3. NEW APPLICATIONS

a) 22-HD-2221 – 319 Main Street South / Map 104, Lot 91 / MSD District & HD#1

Section 1: Signage – Install PVC business sign on existing wooden frame projecting from building. Patricia Fanti (applicant) Lance & Christine Liljequist (owner)

There was no one present to speak to this application.

MOTION: To accept application 22-HD-2221 – 319 Main Street South / Map 104, Lot 91 / MSD District & HD#1 and schedule a Public Hearing for September 12, 2022 at the Senior Center

Made by Member Fiftal, Seconded by Member Hickey
Vote: 5-0-0 Approved, Motion Passed
Ayes: Donnarumma, Fiftal, Cheatham, Kroll, Hickey
Nays: None
Abstain: None

b) 22-HD-2222 – 50 Main Street North / Map 105, Lot 77 / MSD District & HD#1

Section 1: Signage – Proposed modification to existing sign (change in color and wording - shape and size remain the same).

Exemption Requested per §7.2.4: Minor Change

Thomas G. Schwenke (owner/applicant)

Thomas Schwenke was present and gave details on the exemption he is seeking.

c) 22-HD-2224 – 954 Main Street South / Map 32, Lot 10 / MSD District & HD#2

Section 6: Demolition (alteration per §3.1) – Proposed demolition of existing concrete outdoor stairs/walkway to replace with blue stone pathway and granite steps

Section 4: Stone Walls – Knee wall to retain soil

Section 12: Other – Proposed replacement of existing concrete steps with blue stone pathway and granite steps

Susan Joy Minker (applicant), Marc Minker (owner)

Susan Joy, 954 Main Street South, was present and described plans related to the front steps and walkway to her home.

MOTION: To accept application 22-HD-2224 – 954 Main Street South / Map 32, Lot 10 / MSD District & HD#2 and schedule a Public Hearing for September 12, 2022 at the Senior Center

Made by Member Cheatham, Seconded by Member Kroll

Vote: 5-0-0 Approved, Motion Passed

Ayes: Donnarumma, Fital, Cheatham, Kroll, Hickey

Nays: None

Abstain: None

4. LAND USE OFFICE EXEMPTIONS ISSUES

22-HD-2223 – 495 Main Street South / Map 103, Lot 43 / MSD District & HD#1

Section 10: Roof – Replacement of current wood cedar shingles with wooden cedar shingles

Exemption Requested per §7.2.1: Ordinary Maintenance and Repair

Martin Overton (applicant), Martin Overton and Julie E. Sutton (owner)

Martin Overton, 128 Minortown Road, was present to explain his plan to replace the roof on his building at 495 Main Street South using wood shingles on the front and asphalt on the back where it cannot be seen. The roof is beyond its useful life.

MOTION: To accept application 22-HD-2223 – 495 Main Street South / Map 103, Lot 43 / MSD District & HD#1 for an exemption.

Made by Member Kroll, Seconded by Member Fital

Vote: 5-0-0 Approved, Motion Passed
Ayes: Donnarumma, Fiftal, Cheatham, Kroll, Hickey
Nays: None
Abstain: None

5. DELIBERATIONS

- 22-HD-2214 – 45 School Street / Map 105, Lot 4 / R-40 District & HD#1
Chairman Donnarumma asked for comments. There were none.

MOTION: That the Commission issue a certificate of appropriateness for application 22-HD-2214 – 45 School Street / Map 105, Lot 4 / R-40 District & HD#1

Made by Member Kroll, Seconded by Member Hickey

Vote: 5-0-0 Approved, Motion Passed

Ayes: Donnarumma, Fiftal, Cheatham, Kroll, Hickey

Nays: None

Abstain: None

- 22-HD-2217 - 230 Main Street South / Map 104, Lot 18 / MSD District & HD#1
Chairman Donnarumma asked for comments. Member Cheatham had issue with the use of Cedar Impressions and prefers Hardi Board due to its composition. There was agreement on this from Commission members.

MOTION: To issue a certificate of appropriateness for application 22-HD-2217 - 230 Main Street South / Map 104, Lot 18 / MSD District & HD#1 with materials to include Hardi Board siding, windows that are aluminum or aluminum clad, Azek or Trek trim, and NOT including Cedar Impressions siding.

Made by Member Kroll, Seconded by Member Hickey

Vote: 5-0-0 Approved, Motion Passed

Ayes: Donnarumma, Fiftal, Cheatham, Kroll, Hickey

Nays: None

Abstain: None

- 22-HD-2218 – 125 Main Street South / Map 105, Lot 114-1 / MSD District & HD#1
There was considerable discussion about the applicant's efforts to comply. Member Cheatham would hate to see replacement windows in a 1800's home. Member Hickey agreed but felt, if the owner was planning to live there, the Commission could take a harder line with this; but, since he intends to use it as a rental property, his obligation is to have functioning windows that can be used as egress in an emergency. Chairman Donnarumma felt that point was moot; it makes no difference who is living there. Discussion continued about the importance of maintaining the integrity of the Historic District.

MOTION: To issue a certificate of appropriateness for application 22-HD-2218 – 125 Main Street South / Map 105, Lot 114-1 / MSD District & HD#1

Made by Member Kroll, Seconded by Member Hickey

Vote: 2-3-0 Denied, Motion Failed

Ayes: Kroll, Hickey

Nays: Donnarumma, Fiftal, Cheatham

Abstain: None

- 22-HD-2219 – 35 Judson Avenue / Map 104, Lot 48 / R-40 District & HD#1

MOTION: To issue a certificate of appropriateness for application 22-HD-2219 – 35 Judson Avenue / Map 104, Lot 48 / R-40 District & HD#1

Made by Member Hickey, Seconded by Member Fiftal

Vote: 5-0-0 Approved, Motion Passed

Ayes: Donnarumma, Fiftal, Cheatham, Kroll, Hickey

Nays: None

Abstain: None

- 22-HD-2222 – 50 Main Street North / Map 105, Lot 77 / MSD District & HD#1

MOTION: To grant the exemption for application 22-HD-2222 – 50 Main Street North / Map 105, Lot 77 / MSD District & HD#1

Made by Member Kroll, Seconded by Member Cheatham

Vote: 5-0-0 Approved, Motion Passed

Ayes: Donnarumma, Fiftal, Cheatham, Kroll, Hickey

Nays: None

Abstain: None

- 22-HD-2223 – 495 Main Street South / Map 103, Lot 43 / MSD District & HD#1

MOTION: To issue an exemption for application 22-HD-2223 – 495 Main Street South / Map 103, Lot 43 / MSD District & HD#1

Made by Member Cheatham, Seconded by Member Kroll

Vote: 5-0-0 Approved, Motion Passed

Ayes: Donnarumma, Fiftal, Cheatham, Kroll, Hickey

Nays: None

Abstain: None

- Meeting Minutes – July 11, 2022

MOTION: To accept the minutes of July 11, 2022 as presented.

Made by Chairman Donnarumma, Second by Member Fiftal. Brief discussion followed. Member Fiftal requested, on page 7, during discussion of the grant received, that it be noted the grant is for the building at 7 Mountain Road. As corrected,

Vote: 5-0-0 Approved, Motion Passed

Ayes: Donnarumma, Fiftal, Cheatham, Kroll, Hickey

Nays: None

Abstain: None

6. **CORRESPONDENCE** – none.

7. **OTHER BUSINESS**

- 206 Main Street South / First Congressional Church Non-permitted Sign
No feedback as yet. The Chair will check with the Zoning Enforcement Officer.
- Commission Housekeeping
Member Cheatham spoke highly of the new edition of the Preservation CT News and an article about returning to oil based paint.

Member Fital thanked the Commission and others present for accommodating her participation by phone.

8. PUBLIC COMMENT PERIOD

Tom Arras, 76 Main Street S, accused Member Cheatham of inaccurate statements regarding the Roy application. Mr. Roy is not suggesting using “stock windows” and is using existing casings. He feels the Commission puts unfair economic challenges on homeowners. Member Cheatham countered that buying in the Historic District comes with responsibility for preservation, and the Historic District Commission is here to help applicants find information, grants, and other ways to accomplish their goals. Chairman Donnarumma suggested the Commission give updates at each meeting of grants available for preservation from SHPO.

Patrick Roy, 3 Church Street, Roxbury, said he has come before the Commission twice because the windows are a safety and security issue. He needs the Commission to tell him what to do, what product they will accept. Can they be wood with vinyl clad? He has brought them a list of buildings in the Historic District that have the windows he wants to install. Finestra windows were just approved for 95 Judson Ave.

Chairman Donnarumma said she intends to research the properties Mr. Roy cited as having aluminum clad vinyl windows.

Mr. Roy intends to apply again with new options in hopes the Commission might accept them.

9. ADJOURNMENT

MOTION: To adjourn the meeting at 9:35 pm

Made by member Kroll, second by Member Hickey.
Unanimously carried.

Respectfully submitted,



Debra W. Carlton
Clerk

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

**RECEIVED & FILED
IN WOODBURY CT**

This 2nd day of Aug 2022
at 3:00 o'clock PM

Maria M. Mancini
Town Clerk