



## ***HISTORIC DISTRICT COMMISSION***

**FIELD WALK  
JULY 19, 2021, 5:00 PM  
346 MAIN STREET SOUTH**

**Present:** Susan Cheatham, Maureen Donnarumma, George Messier, Lois Fital, Marc Kroll, Mary Tyrell, Doug Schlicher and Robert Kolesnik at another time.

Members and public were given a tour of the property, outside and inside.

**MINUTES  
PUBLIC HEARINGS/REGULAR MEETING  
MONDAY, AUGUST 2, 2021 – 7:30 P.M.  
SHOVE BUILDING  
281 MAIN STREET SOUTH**

### **MEMBERS PRESENT**

Susan Cheatham: Chairman  
Maureen Donnarumma: Vice Chairman  
Robert Kolesnik, Jr.

### **MEMBERS ABSENT**

Lois Fital  
Frank Sherer

### **ALTERNATES PRESENT**

George Messier

### **ALTERNATES ABSENT**

Marc Kroll  
Judith Kelz

**Also Present:** Tim Drakeley, Gary Nurnberger, Greg Grew, John Lamb, Gary O'Connor, John Kildahl, Mary Tyrell and Doug Schlicher

### **REGULAR MEETING**

Call to Order

Chairman Cheatham convened the regular meeting of the Historic District Commission at 7:34 PM in the Shove Building Conference Room.

Seating of Members/Alternates

All members present were seated.

Conflict of Interest

Chairman Cheatham referenced CT General Statute, Conflict of Interest.

*Continue Regular Meeting After Public Hearings*

## **PUBLIC HEARINGS**

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

Chairman Cheatham convened the public hearing at 7:35 PM. Clerk read the legal notice into the record; Maureen Donnarumma read the application. Mr. Timothy Drakeley came forward to represent the application and presented a drawing and description of the proposed windows along with a sample of the window. He also amended the application as to the date of the barn.

Mr. Drakeley explained there is an apartment above the barn, which is very dark on the one side. He is proposing the installation of thermo pane windows with trim to match that of the office next door. Trim will be Azek. The barn is basically wood but there is some Azek trim on the back of the barn.

The barn is about 125 feet back from the road. George Messier asked what type of windows are proposed to which Mr. Drakeley said they were Marvin windows, they will be painted to match existing. There will be no storm windows necessary. The Marvin windows are 8 pane windows, installed horizontally. Susan Cheatham questioned why wood windows weren't proposed. Mr. Drakeley answered they don't last as long as fiberglass or Azek, but he could get wood windows.

Susan Cheatham asked if anyone from the floor was either in favor of or opposed to the application. No one came forward.

**MOTION:** Maureen Donnarumma moved to close the public hearing on application 21-HD-2111, submitted by Drakeley at 256 Main Street South for installation of windows in the front of the barn at 7:46 PM. Robert Kolesnik seconded.

**VOTE: 4-0 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**

Susan Cheatham convened the public hearing at 7:47 PM. Clerk read the legal notice into the record; Maureen Donnarumma read the application. Mr. Timothy Drakeley came forward to represent his application for remodeling and renovations. He presented photos and explained the addition would be one story. He would use Azek trim, window replacement would again be with the Marvin windows but not on the front of the house. He will not change those windows if possible. There will be no storm windows on the house. The clapboard will match the existing wood. The three replacement windows will be 6 over 6, with fiberglass and Azek. There would be no change to the front door. The steps will be replaced with the existing materials. The rear addition will be built with salvaged materials, the foundation will not be faced. There will be no shutters on the house, probably. He felt the old sash would look good with the wavy glass in the windows. The proposed lanterns would match those on the Drakeley Real Estate Office.

Susan Cheatham asked if anyone from the floor was in favor of or opposed to the application. No one came forward.

**MOTION:** Robert Kolesnik moved to close the public hearing on application 21-HD-2112,

submitted by Sand Dune LLC (Drakeley), 305 Main Street South for remodeling & renovations including an addition of a new covered front porch, a 23 feet by 25 feet rear addition, windows, a back door and lighting fixture at 8:06 PM. Maureen Donnarumma seconded. **VOTE: 4-0 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

Susan Cheatham convened the public hearing at 8:06 PM. Clerk read the legal notice, Maureen Donnarumma read the application into the record. Photos were presented. Mr. Gary Nurnberger came forward to represent his application.

He explained the deck would be built at the bump out of the house. The wood would be mahogany, the railing painted.

Commissioners had no questions, Susan Cheatham asked if anyone from the floor was in favor of or opposed to the application. No one came forward.

**MOTION:** Maureen Donnarumma moved to close the public hearing on application #21-HD-2113 submitted by Nurnberger, 1037 Main Street South, for construction of a wood framed raised deck on "Techno-Post" piers, 2 to 3 steps down to grade, 12' long by 6' deep on the south side of the house at 8:11 PM. George Messier seconded.  
**VOTE: 4-0 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

Susan Cheatham convened the public hearing at 8:12 PM. Clerk read the legal notice into the record; Maureen Donnarumma read the application to convert a commercial portion of the building into two dwellings, replacing windows, adding windows, replacing an exterior door and adding two exterior doors, a stone walkway and walkway lighting. Mr. Greg Grew, architect and agent came forward to represent the application with Mr. John Lamb. Renderings were presented as well as a site plan and photos.

Mr. Grew explained his drawings and described the proposed changes. He stated the old building, built in 1743, was in serious deteriorating condition. He proposes Pella "architectural" windows and presented a sample. The windows would have wood trim with the same pattern as the existing with divided lights, 8 over 12, a painted finish. The patio doors will be of the same material as the Pella windows, architectural series. The existing doors are in poor shape. Wall lanterns similar to the existing will be used at the main entrance. The rot in the fascia will be replaced with like.

On the south side the windows will be reconfigured on the 1754 portion of the house to make it more symmetrical. On the newer dwelling a third window will be added to match the existing. On the north side the opening will remain the same as the existing but the door will be replaced with wood and side lights. George Messier asked if the existing windows were 12 over 12. Mr. Grew stated the new windows would be the same size. The patio doors will be installed on the blank wall.

Susan Cheatham asked if anyone from the floor was either in favor of or opposed to the application. Mary Tyrell stated she had a question, will there be changes to the east elevation? With respect to the south side, will the plantings and overgrowth be coming down? Will the windows be replaced? Mr. Grew answered all the windows are to be replaced but not the doors. Mr. Lamb stated that side of the building is rotting because it gets no sun, some plantings will be cut away. Doug Schlicher asked if the wood composite was pine and if storm windows would be installed? He was told yes to the pine but no storms for the windows. This is new growth wood, pointed out Mr. Schlicher, old growth wood has longer longevity, the windows need to be repaired. Mr. Lamb stated he would not be able to purchase the property if he has to use the existing windows, he wants to enhance the area.

**MOTION:** Maureen Donnarumma moved to close the public hearing on application #21-HD-2114 submitted by Grew acting as architect and agent for 346 Main Street South to convert the commercial portion of building into two dwellings, with window replacement, adding windows, replace an exterior door, adding two exterior doors. a stone walkway and installing walkway lighting at 8:40 PM. George Messier seconded. **VOTE: 4-0 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**

Susan Cheatham convened the public hearing at 8:41 PM. Mr. Greg Grew came forward to represent the application. Clerk read the legal notice into the record; Maureen Donnarumma read the application. Mr. Grew amended the application as to the type of siding and type of window on the garages. He presented renderings and drawings.

Mr. Grew, acting as architect and agent explained the existing buildings are vertically sided with cedar. This is a garden apartment proposal. The existing apartments will be enlarged into the commercial property. The new construction is to include 8 townhouses. The elevations won't be seen from Main Street South. The three-car garage was detailed with a retaining wall. The garage will be seen from Main Street South. Hardie siding will be used on the townhouses. Samples of the material were circulated. The windows will be the "Marvin Elevate" that will be installed on the end wall of the garages. The garage doors will be raised panel, insulated fiberglass, steel door, painted.

Maureen Donnarumma noted the application stated "vinyl clad Anderson windows. The mullions are not spelled out. Mr. Grew stated divided lights between the panes will be used.

Susan Cheatham asked if anyone from the floor was either in favor of or opposed to the application. No one came forward.

**MOTION:** Maureen Donnarumma moved to close the public hearing on application 21-HD-2115, represented by Greg Grew for 1080 Main Street South where an existing mixed-use building is to be converted to a two-family dwelling and for new construction of eight townhouse dwellings and two garage buildings at 9:00 PM. George Messier seconded. **VOTE: 4-0 FAVOR. MOTION CARRIED.**

**21-HD-2116 / O'Connor / 20 Judson Avenue / 11x12 Addition on Rear Corner of Existing Home**

/ Map 104 / Lot 052 / DD: 9/12/21

Susan Cheatham convened the public hearing at 9:01 PM. Clerk read the legal notice; Maureen Donnarumma read the application into the record. Mr. Gary O'Connor came forward to represent the application. Photos were presented.

Mr. O'Connor stated the house is small and this addition would help square off the house. Commissioners had no questions.

Susan Cheatham asked if anyone from the floor was either in favor of or opposed to the application. No one came forward.

**MOTION:** Maureen Donnarumma moved to close the public hearing on application 21-HD-2116 for O'Connor, 20 Judson Avenue for an 11 feet by 12 feet addition on the rear corner of the existing home at 9:05 PM. George Messier seconded.

**VOTE: 4-0 FAVOR. MOTION CARRIED.**

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

#### **NEW APPLICATIONS**

**21-HD-2117 / Kildahl / 15 Judson Avenue / Replace Cement Front Walkway with Pavers / Map 104 / Lot 024 / DD: 10/3/21**

Mr. John Kildahl came forward to represent his application for sidewalk replacement. Maureen Donnarumma read the application. Commission members discussed whether an application was necessary. It was decided, due to the change in materials and width, an application was needed. Mr. Kildahl stated he just wanted to get the project done before winter.

**MOTION:** Robert Kolesnik moved to accept application #21-HD-2117, submitted by Kildahl, for sidewalk replacement of the front walkway with pavers and set a public hearing on September 13, 2021. Maureen Donnarumma seconded.

**VOTE: 4-0 FAVOR. MOTION CARRIED.**

#### **PENDING APPLICATIONS**

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

Maureen Donnarumma stated she had no problem with the proposal, with new windows going into an old barn. Its new construction but old material, new windows are fitting. Robert Kolesnik agreed with her, these alternative windows are indistinguishable from ten feet away. Susan Cheatham pointed out this is an old barn which was reconstructed here. But, countered Robert Kolesnik, there is no reason to deny these windows for the material, wood versus Azek, to regulate when the evidence says these new windows are better. If it was the Glebe House or the Hurd House he'd say no to these windows. People who want to use old wood will find windows to repurpose.

Susan Cheatham felt there was flexibility, it's a huge barn in comparison to the streetscape, but Azek does not have a track record yet. In a new construction you can try out all these new materials. Robert Kolesnik disagreed, the track record using new wood is it's junk. Azek is a composite.

**MOTION:** Maureen Donnarumma moved:

WHEREAS the Woodbury Historic District Commission has received an application from Timothy Drakeley/Sand Dune LLC for window installation in the front of the barn at 256 Main Street South; and

WHEREAS the Commission has held a duly called public hearing on August 2, 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-2111 submitted by Timothy Drakeley/Sand Dune LLC *appropriate and issues a Certificate of Appropriateness.*

George Messier seconded.

**VOTE: FAVOR-** Robert Kolesnik, Maureen Donnarumma, George Messier

**OPPOSED-** Susan Cheatham, as the material is not appropriate

**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

Maureen Donnarumma felt the houses will be beautiful, keeping the old windows in the front will be great however, she's concerned with the side windows, are those windows beyond repairs? Susan Cheatham recommended contacting the Secretary of the Interior, as in a 1995 report stating the old windows haven't changed even though they've been updated periodically. You need to know what you're dealing with. Robert Kolesnik stated if they grew trees like the 18<sup>th</sup> century then this would not be an issue, now we're worrying about preserving windows. Susan Cheatham disagreed, if you can preserve the existing windows, by repairing them they should last longer than the new windows, especially with a storm window outside, low profile, studies exist. People who buy into the Historic District should realize they are responsible for preservation, look at what the structure is. Section 8.1.2 of the Regulations was reviewed.

George Messier agreed this is a difficult decision, there are preservation issues. Windows are not roofs that can be replaced, windows are different. Susan Cheatham noted the house was filled with mold which deteriorated the windows, there was neglect.

**MOTION:** Robert Kolesnik moved:

WHEREAS the Woodbury Historic District Commission has received an application from Timothy Drakeley/Sand Dune LLC for remodeling and renovations including the addition of a new covered front porch, rear addition, windows, back door and lighting fixture at 305 Main Street South; and

WHEREAS the Commission has held a duly called public hearing on August 2, 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-2112 submitted by Timothy Drakeley/Sand Dune LLC *appropriate and issues a Certificate of Appropriateness.*

Maureen Donnarumma seconded.

**VOTE: FAVOR-** Robert Kolesnik, Maureen Donnarumma, George Messier

**OPPOSED-** Susan Cheatham, due to materials chosen, she would rather see wood windows

**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**  
Members had no problem with this application.

**MOTION:** Maureen Donnarumma moved;

WHEREAS the Woodbury Historic District Commission has received an application from Nurnberger for construction of a wood framed raised deck on “Techno Post piers at 1037 Main Street South; and

WHEREAS the Commission has held a duly called public hearing on August 2, 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-2113 submitted by Nurnberger *appropriate and issues a Certificate of Appropriateness.*

George Messier seconded. **VOTE: 4-0 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

Maureen Donnarumma agreed with replacing the windows on the south side, aligning the windows, the single door with the side lights but did not agree with replacing the windows on the front of the house facing Main Street South. They should remain intact. Salvageable windows should be used. The evolution of the designs is OK, strictly within the period is a design point of view in the rest of the building. Robert Kolesnik felt there was no meaningful change to the building except in the change of use; no change to the style or architecture. The proposal enhances the building, the project as a whole, its preserved. He would rather see new Azek windows throughout the building.

Susan Cheatham noted the house was built in 1748, one wing was built even earlier, it had a ballroom upstairs. The windows were 12 over 12, they have lasted intact since the 18<sup>th</sup> century. They could be reglazed, lighten them up and use low profile storm windows. They still need work. Think about the impact on the environment with the new windows and landfills. This isn't a museum town, its alive. This building is an iconic part of time, our Town's treasure, we need to do what we can to keep it historic, one of the best ways is to repurpose the house. She had no problem with changes proposed to the south side of the house.

**MOTION:** Maureen Donnarumma moved;

WHEREAS the Woodbury Historic District Commission has received an application from Milton Gregory Grew, architect, agent, for conversion of a commercial portion of a building into two dwellings; window replacement, addition of windows, exterior door replacement, addition of two exterior doors, a stone walkway and walkway lighting at 346 Main Street South; and

WHEREAS the Commission has held a duly called public hearing on August 2, 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-2114, submitted by Milton Gregory Grew, architect, *appropriate with the stipulation there will be no changes to the façade facing Main Street South, including the windows and gable end and issues a Certificate of Appropriateness.*

Susan Cheatham seconded.

**VOTE: FAVOR-** George Messier, Susan Cheatham, Maureen Donnarumma

**OPPOSED-** Robert Kolesnik, to the extent the Certificate of

Appropriateness is denying the applicant his request to replace wood with new wood windows and forcing him to



do something he didn't apply for. It was arbitrary and capricious also.

**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**

Maureen Donnarumma thought this proposal was a great idea but does not like the floating mullions. George Messier thought the buildings were far enough off Main Street they would not have much of an impact.

**MOTION:** George Messier moved:

WHEREAS the Woodbury Historic District Commission has received an application from Milton Gregory Grew, architect for changing an existing mixed-use building to a two-family dwelling and new construction of 8 townhouse dwellings and two garage buildings at 1080 Main Street South; and

WHEREAS the Commission has held a duly called public hearing on August 2, 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-2115 submitted by Milton Gregory Grew, architect *appropriate and issues a Certificate of Appropriateness.*

Robert Kolesnik seconded. **VOTE: 4-0 FAVOR. MOTION CARRIED.**

**21-HD-2116 / O'Connor / 20 Judson Avenue / 11x12 Addition on Rear Corner of Existing Home / Map 104 / Lot 052 / DD: 9/12/21**

Members had no discussion on this application.

**MOTION:** Maureen Donnarumma moved:

WHEREAS the Woodbury Historic District Commission has received an application from Gary O'Connor for an addition on the rear corner of an existing home at 20 Judson Avenue; and

WHEREAS the Commission has held a duly called public hearing on August 2; 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-2116 submitted by Gary O'Connor *appropriate and issues a Certificate of Appropriateness.*

George Messier seconded. **VOTE: 4-0 FAVOR. MOTION CARRIED.**

#### **OTHER BUSINESS**

Parks & Recreation House Discussion

Susan Cheatham reported there was no meeting, she had nothing to report.

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

This discussion was tabled.

#### **CONSIDERATION OF MINUTES – 7/12/21**

**MOTION:** George Messier moved to accept the regular meeting minutes of July 12, 2021 as presented. Maureen Donnarumma seconded.

**VOTE: 4-0 FAVOR. MOTION CARRIED.**

#### **PRIVILEGE OF THE FLOOR**

Susan Cheatham noted the Preservation meeting was adversely affected by COVID.

#### **ADJOURNMENT**

**MOTION:** Maureen Donnarumma moved to adjourn the meeting at 10:36 pm. George Messier seconded. **VOTE: 4-0 FAVOR. MOTION CARRIED.**

Respectfully submitted,

*Linda Leigh*

Linda Leigh

Clerk

RECEIVED & FILED  
IN WOODSBURY, CT

This 9<sup>th</sup> day of Aug 2021  
at 7:37 o'clock A M  
*Linda Leigh*  
Town Clerk