



Town of Woodbury  
Historic District Commission

281 Main Street South  
Woodbury, CT 06798  
203.263.3467 • [www.woodburyct.org](http://www.woodburyct.org)

MINUTES – Monday, August 5, 2024

REGULAR MEETING

7:30 PM – Community Senior Center, 265 Main Street South, Woodbury, CT 06798

**MEMBERS PRESENT**

**MEMBERS ABSENT**

Maureen Donnarumma, Chair  
Lois Y. Fiftal – Vice Chair – Called in  
William Hickey – Secretary  
Judith Kelz  
George Messier

**ALTERNATES PRESENT**

**ALTERNATES ABSENT**

Edward Winters  
David Newell

Marc Kroll

**NOTED OTHERS PRESENT**

David Lynch, Morissa Zeltner, Julie McLaughlin, Jamie McLaughlin, Thomas Arras, Mary Tyrrell, H.L. Clark, Anthony Hernandez, Lisa Amatruda, Thomas Amatruda, Bill Drakeley, Planner Agresta

**OPENING OF MEETING**

- **Call to Order**  
Chair Donnarumma convened the regular meeting at 7:30 pm.
- **Seating of Members / Alternates**  
Seated for the meeting were Chair Donnarumma, Vice Chair Fiftal, Members Hickey, Kelz, and Messier
- **Historic District Regulations**  
Chair Donnarumma read a section about craftsmanship from the Window Preservation Alliance.
- **Conflict of Interest Reminder (CGS §8-11 & Woodbury Town Charter Section 901)**  
Chair Donnarumma reminded the Commission of Conflict of Interest; No members expressed a conflict with any matter on the agenda.

## EXECUTIVE SESSION

- **Discussion of Pending Litigation**  
**Patrick J. Roy vs. Town of Woodbury Historic District Commission**  
23-HD-0020 – 125 Main Street South / Map 105, Lot 114-1 / MSD & HD #1

**MOTION:** To enter in an Executive Session with the Town Attorney and Town Planner to discuss pending litigation regarding the matter of Roy vs Woodbury Historic District Commission.

Made by **KELZ**, Seconded by **MESSIER**

Vote: 5-0-0 **Approved** – Motion **Passed**

Aye	Donnarumma, Fiftal, Hickey, Kelz, Messier
Nay	None
Abstain	None

*The Historic District Commission entered Executive Session at 7:32 pm inviting Town Attorney Thomas Kaelin and Planner Agresta. The Executive session ended, and the meeting resumed at 7:55 pm with no action taken.*

## NEW APPLICATIONS

- **24-HD-0026 – 281 Main Street South / Map 104 / Lot 82 / MSD District & HD#1**  
Town of Woodbury (owner/applicant)  
**Section 1: Signage – EXEMPTION §7.2.4:** Replace 8 sf double-sided free-standing sign.

*Planner Agresta was present to speak on behalf of the application to replace the municipal office sign placed outside the Town Hall near the road. The sign will be the same size, height, and location as the existing one. It is a foam-cored carved sign which will add some depth to the lettering and will be white with green lettering.*

*Member Kelz questioned what the life expectancy of the sign material would be. Chair Donnarumma questioned what material the post would be made of. Planner Agresta said what is proposed is pressure-treated wood with a plastic sleeve to help protect it and keep it low maintenance. Wood posts will also work but they will rot and require greater maintenance. Chair Donnarumma and Member Kelz expressed their concerns about the material of the sleeve over the wooden posts. Member Messier reminded the board that this is not a permanent fixture, it is not an addition and can be replaced. After some discussion, Planner Agresta offered to use wooden posts if that would satisfy the Commission in granting the requested exemption.*

**MOTION:** To approve as an exemption 24-HD-0026 – 281 Main Street South / Map 104 / Lot 82 / MSD District & HD#1 granting a Certificate of Appropriateness per §7.2.4 (Minor Change) for replacement of existing 8 sf double-sided free-standing sign, subject to use of wood support posts.

Made by **MESSIER**, Seconded by **KELZ**

Vote: 5-0-0 – **Approved** – Motion **Passed**

Aye	Donnarumma, Fiftal, Kelz, Hickey, Messier
Nay	None
Abstain	None

*Planner Agresta left the meeting.*

## PUBLIC HEARINGS

- **24-HD-0024 – 92 Judson Avenue / Map 38 / Lot 55-7 / R-40 District & HD#1**  
Arthur Jr. and Susan A. Pappas (owner/applicant)  
**Section 12: Other** – Existing accessory garden shed measuring 160 sf (10 ft x 16 ft x 7.5 ft) and new accessory chicken coop measuring 18.5 sf (4.2 ft x 4.4 ft x 5.2 ft)

*The Clerk read the legal notice published in Voices on July 24, 2024. No one was present to speak on behalf of this application.*

*Chair Donnarumma read a letter to the Historic District from Richard Hock an abutting neighbor that wrote in objection to the project. She also read a letter from Edwin Cole that wrote in favor of the project.*

### *Public Comment*

- *David Lynch – 12 River View Lane, spoke in opposition to the chicken coop. He expressed his concern because the coop has been installed without a permit and it is right on the property line about 4 to 5 feet off the line. They stated that the owners violated the zoning regulations and now are asking to relocate it. The waste, smell, and noise that comes from the chickens makes living next door at times unbearable. Mr. Lynch feels that chickens are not acceptable for the location of the neighborhood with houses being close to one another. He understands that the Historic District looks at it differently than zoning but is asking for consideration of this violation before making their decision.*
- *Julie McLaughlin – 19 Woodbury Hill Road - was present for her father, Richard Hock, who lives across the street from the property. She spoke in objection to this and talked about the mess that this property has created because the owners drive on the grass which brings mud into the street.*
- *Morissa Zeltner – 9 River View Lane – She also expressed her concern for the amount of debris and dirt that comes from the property because they drive on the property.*
- *David Lynch stated he wrote a letter to the Zoning office with pictures. Thomas Amatruda was present and serves on the Zoning Commission. He stated that this is the first he heard of this violation. Mr. Amatruda suggested coming to a Zoning Commission meeting and speak during the public comment portion of the meeting.*
- *Bill Drakeley (248 Main Street So) stated that although these are all good arguments. The Historic District cannot make a judgment based on Zoning violations. The Commission must look at in terms of the Historic District Regulations.*
- *Thomas Arras (76 Main Street So) questioned if this is something that the Historic District can dictate over. Does the Historic District have any jurisdiction over chicken coops?*

*Vice Chair Fiftal stated that she did a drive-by and her concern was the location of the chicken coop. She felt that it should be moved back and not quite as obtrusive.*

**MOTION:** To close the public hearing for 24-HD-0024 – 92 Judson Avenue / Map 38 / Lot 55-7 / R-40 District & HD#1

Made by **MESSIER**, Seconded by **KELZ**

Vote: **5-0-0 Approved – Motion Passed**

Aye       Donnarumma, Fiftal, Kelz, Hickey, Messier

Nay       None

Abstain   None

- **24-HD-0025 – 4 Main Street South / Map 105 / Lot 44 / MSD District & HD#1**

Thomas and Lisa Amatruda (owner/applicant)

**Section 8: Windows** – Replace all windows on second floor.

- Remove and replace sixteen (16) upper floor, side and rear 53x28 wood TDL single pane windows with new wood double hung 6x6 grid/SDL (simulated divided lite) windows with exterior wood trim.
- Remove and replace two (2) front upper floor wood TDL windows with new double-hung 15x15 grid/SDL windows with exterior wood trim.

*Applicants Thomas and Lisa Amatruda were present. They did not speak on behalf of this application because there was nothing to add. Chair Donnerumma read the application. They are looking for approval for new windows to match the existing windows which are permanent double-hung wood windows true divided lite. The replacement windows, which have already been replaced, are double-hung 6x6 simulated divided lite.*

*Chair Donnerumma questioned if the exterior door was a replacement. Ms. Amatruda stated that it was a new door and was exactly like the door that was there. Chair Donnerumma requested the application be amended to state the door replacement also. Mr. Amatruda amended the application to read, proposing a new wood door to replace the existing old wood door.*

**Public Comment**

- *Mary Tyrell (2 Main Street North) - spoke in opposition to this application. She has owned her property for many years and has been in front of the Historic District numerous times. She always followed the regulations and replaced what they could with materials as closely as they could. She finds it appalling that they made these changes without any approvals. The changes aren't even close to what was there. They changed the design of the windows, they changed the wood insets, and the look is completely different when the light hits it. She hopes that the Commission was given the specs on the new door, so they can determine if the door is like what was there; because most doors today are not built to how they once were. Ms. Tyrell went on to say that the upstairs windows that they replaced were done in a way that most people wouldn't recognize that they were even replaced. They should have kept the style and the look of the building. She understands that it is expensive to maintain a historic building and that is why Woodbury has such a nice historic district. The property owners have respected it and follow the regulations that are in place.*

**MOTION:** To close the public hearing for 24-HD-0025 – 4 Main Street South / Map 105 / Lot 44 / MSD District & HD#1

Made by **MESSIER**, Seconded by **KELZ**

Vote: 5-0-0 **Approved** – Motion Passed

Aye       Donnarumma, Fiftal, Kelz, Hickey, Messier

Nay       None

Abstain   None

## **DELIBERATIONS**

- **24-HD-0024 – 92 Judson Avenue / Map 38 / Lot 55-7 / R-40 District & HD#1**

Arthur Jr. and Susan A. Pappas (owner/applicant)

**Section 12: Other** – Existing accessory garden shed measuring 160 sf (10 ft x 16 ft x 7.5 ft) and new accessory chicken coop measuring 18.5 sf (4.2 ft x 4.4 ft x 5.2 ft)

*There was discussion about the application being rejected until the Zoning Commission approves the location.*

*Member Kelz asked for clarification because she wasn't at the last meeting. Are both of these structures existing and are they asking to move them? Chair Donnerumma stated that the garden shed is an after the fact approval, but the chicken coop is new.*

**MOTION:** To deny application 24-HD-0024 – 92 Judson Avenue / Map 38 / Lot 55-7 / R-40 District & HD#1 based on Section 5.1 and 5.3 (lacking information).

Made by **KELZ**, Seconded by **MESSIER**

Vote: 5-0-0 **Approved** – Motion Passed

Aye       Donnarumma, Fiftal, Kelz, Hickey, Messier

Nay       None

Abstain   None

- **24-HD-0025 – 4 Main Street South / Map 105 / Lot 44 / MSD District & HD#1**

Thomas and Lisa Amatruda (owner/applicant)

**Section 8: Windows** – Replace all windows on second floor.

- Remove and replace sixteen (16) upper floor, side and rear 53x28 wood TDL single pane windows with new wood double-hung 6x6 grid/SDL (simulated divided lite) windows with exterior wood trim.
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*Chair Donnerumma stated that this application is clear. All the Commission members did the site walk and everyone knows what was done.*

*Member Hickey stated that during the site walk it was determined that the windows did need work. For the first application, he voted in favor of the replacement. He has not been back to the property since the site walk and now they are up against the windows having been replaced without a Certificate of Appropriateness, without a second site walk. He finds it hard to move on with this application because none of the stuff that should have been done was done.*

*Member Kelz was trying to be understanding of the owners. She was on the fence at the first application about whether they should be repaired or replaced. However, her feelings changed and when there was a ruling, and the work was done anyway, she could not vote in favor of this.*

**MOTION:** To deny application 24-HD-0025 – 4 Main Street South / Map 105 / Lot 44 / MSD District & HD#1 based on Section 5.1 (point of preservation is to preserve what is there).

Made by HICKEY, Seconded by FIFTAL

Vote: 5-0-0 – **Approved** – Motion Passed

Aye       Donnarumma, Fiftal, Kelz, Hickey, Messier

Nay       None

Abstain   None

- **Regular Meeting Minutes** – July 1, 2024

**MOTION:** To accept the regular meeting minutes of July 1, 2024, as presented.

Made by FIFTAL, Seconded by HICKEY

Vote: 5-0-0 – **Approved** – Motion Passed

Ayes       Donnarumma, Fiftal, Kelz, Hickey, Messier

Nays       None

Abstain   None

#### **ENFORCEMENT MATTERS**

- St. Paul’s Church – 294 Main Street South – There is a pennant on the church sign which is not allowed in the Historic District. This could be considered a political sign which is allowed for 60 days. Member Hickey expressed concern with this because a church should not be political, and they can lose their tax-exempt status.

#### **COMMISSION HOUSEKEEPING**

- Member Kelz asked if anyone has any change suggestions for the Charter Revision Committee, regarding the Historic District Commission.
- Vice Chair Fiftal has been in conversation with Stacey Vairo of Preservation CT and Mary Dunne from Historic Preservation in Connecticut, regarding historic rehabilitation tax credits that could be available to historic district property owners. She plans on having a meeting with them when she returns to town.

#### **CORRESPONDENCE**

- None

## **PUBLIC COMMENT PERIOD**

- Thomas Arras – (76 Main Street South)

Last month he asked if the Main Street sidewalk project ever got approval from the historic district, and he was told that the town was in crunch time before they lost the grant money. He is questioning the sidewalk work that is being done this week and asked if they received anything regarding that sidewalk work.

He expressed his concern that the Commission expects the public to come in for permits and approvals, but the Town doesn't even apply for the necessary approvals. The Town came into this meeting for the sign, but they need to set an example. The Town needs to be held to the same standards as the public.

Bill Drakeley (248 Main Street South) commented on this and stated that what the town is asking for regarding the sign was shameful. Plastic and foam board should not be allowed in the Historic District. Mr. Arras stated that if they allow the Town to do it what stops the public from doing so?

Chair Donnarumma clarified that they have allowed other types of signs other than wood.

Member Kelz questioned what prevue the Historic District really has on sidewalks because it is State property. Member Hickey suggested adding sidewalks into the Charter for the Historic District because they can do some bad designing. Mr. Drakeley stated that the safety and public health trumps the Historic District, per state statues.

David Newell suggested having the Planner come into a meeting to talk about sidewalks and their jurisdiction.

- Bill Drakeley (248 Main Street South)

He is changing the fence on his property. The new fence will be the same wood material, but the spindles are a little different. Does the Historic District want an application for this? Chair Donnarumma said yes, so something is on file.

As a former Historic District member, he found what the Town was applying for regarding the sign was disgraceful because it does not meet the Historic District guidelines regarding the materials used.

Mr. Drakeley commented on the how they should handle applications that have been completed without the appropriate permits. He stated that the Commission can approve applications for a Certificate of Appropriateness if it meets all the historical appropriateness. They can't deny if something was done without a permit they can only look forward. The application should be based on the merit that they put in for.

- Mary Tyrell (2 Main Street South)

She questioned what the next step is for 4 Main Street South, does this move into enforcement? Do they have to make the changes based on what the Historic District Commission feels would help rectify the situation? All the applications for all the agencies have to be consistent. Consistency helps the applicant.

- Anthony Hernandez and H.L Clark (262 Washington Road)

They stated that foam core is the worst material to use for outdoor signage due the weathering, mold and deterioration.

They also questioned what the Town can do about the properties along Main Street that are so badly deteriorated. Does the Town have a process for cleaning up the properties?

Chair Donnarumma explained that the town does not have a blight ordinance and it makes the Historic District's work very difficult because they do not want to see these properties deteriorate.

Member Kelz stated that the properties they are questioning are probably the properties they have an eye on. They have sent letters but have not received a response.

The Commission suggested attending a Board of Selectman's meeting to voice their concerns about them.

#### ADJOURNMENT

- Hearing no objections, the meeting was adjourned at 9:08 pm

RECEIVED & FILED  
IN WOODBURY, CT  
This 12th day of Aug 2024  
at 9:50 o'clock A M  
Maria M. Apicini  
Town Clerk