



Town of Woodbury Historic District Commission

281 Main Street South
Woodbury, CT 06708
203.263.3407 - www.woodburyct.org

MINUTES – August 7, 2023

REGULAR MEETING

7:30 PM –Shove Building, 281 Main Street South, Woodbury, CT 06798

MEMBERS PRESENT

Maureen Donnarumma, Chair
Lois Y. Fiftal (phoned in)

MEMBERS ABSENT

Susan Cheatham, Vice Chairman
George Messier
Robert S. Kolesnik, Jr.

ALTERNATES PRESENT

Marc Kroll
Judith Kelz
William Hickey

ALTERNATES ABSENT

NOTED OTHERS PRESENT

Jock Lawrason, Lee Lawrason, Dawn Maletzke, Thomas Arras

OPENING OF MEETING

- **Call to Order**
Chair Donnarumma convened the regular meeting at 7:33 pm.
- **Seating of Members / Alternates**
Seated for the meeting were Chair Donnarumma, Member Fiftal, Alt. Members Kelz, Kroll and Hickey
- **Conflict of Interest Reminder (CGS §8-11 & Woodbury Town Charter Section 901)**
Chair Donnarumma reminded the Commission of Conflict of Interest; No member expressed a conflict with any matter on the agenda.

NEW APPLICATIONS

- **23-HD-0017 – 920 Main Street South / Map 34, Lot 1D-A / MSD District & HD#2**

Jock and Lee Lawrason (applicants/owners)

Section 1: Signage – Installation of detachable supplemental “Open” sign measuring 15” x 7” to previously approved principal freestanding sign.

Section 2: Light Fixtures – Amendment to previous approval of sign and light post to larger sized posts measuring 10” square.

Jock Lawrason and Lee Lawrason came forward and provided a sample of the sign they would like to install. They already have approval for the main sign and this portion is for the “Open and Closed” part that will hang slightly below the main sign.

The light post that they are looking to install has a hanging lantern and is 7’10” x 10”. The lamp post that has already been approved has the light fixture that sits on top of the post.

MOTION: To accept the application 23-HD-0017 – 920 Main Street South / Map 34, Lot 1D-A / MSD District & HD#2 and schedule for public hearing to be held on September 11, 2023.

Made by KROLL Seconded by KELZ

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

Aye Donnarumma, Fital, Hickey, Kroll, and Kelz

Nay None

Abstain None

- **23-HD-0019 – 319 Main Street South / Map 104, Lot 91 / MSD District & HD#1**

Dawn Maletzke, Lucky Day Shop (applicant), Lance and Christine Liljequist (owner)

Section 1: Signage -- Install new tenant sign face (48” x 34”) made of aluminum composite panel and vinyl lettering mounted (glued) onto existing wooden sign base and frame, hung by existing metal hooks from existing wooden bracket.

EXEMPTION requested per §7.2.4 (replace existing sign face within existing frame)

Dawn Maletzke owner of Lucky Day Shop, 319 Main Street South, came forward. Chair Donnarumma explained that exemptions are more for like for like and this sign seems to be different than what was already there. Ms. Maletzke explained that she will be using the framework that is existing and adding her logo onto the aluminum composite onto the original frame.

Alt. Member Bill Hickey recalls Tattered Roses, which was the previous tenant, sign being a vinyl composite but does not recall what the backing was.

Chair Donnarumma requested that the application for Tattered Roses be pulled from the file in the Land Use office, so they can see what the original framework was and what was approved before the public hearing.

MOTION: To accept the application 23-HD-0019 – 319 Main Street South / Map 104, Lot 91 / MSD District & HD#1 and schedule for public hearing to be held on September 11, 2023.

Made by **KELZ**, Seconded by **KROLL**

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

Aye Donnarumma, Fiftal, Hickey, Kelz and Kroll

Nay None

Abstain None

DELIBERATIONS

- **Meeting Minutes** – July 10, 2023

Corrections:

- Page 3 under Commission Housekeeping. Second bullet point should say Kroll provided.

MOTION: To accept meeting minutes of July 10, 2023, as amended.

Made by **KELZ**, Seconded by **HICKEY**

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

Ayes Donnarumma, Fiftal, Kroll, Kelz and Hickey

Nays None

Abstain None

OTHER BUSINESS

- **23-HD-0004 – 4 Main Street South / Map 104, Lot 44 / MSD and HD#1 Districts**

Construction follow-up discussion regarding Certificate of Appropriateness dated March 6, 2023, for repair of dry rot on the front porch with like materials and addition of sky light to southern end of one-story flat roofed portion of building. Thomas and Lisa Amatruda (owners).

An email was sent to the owners of 4 Main Street South, Thomas and Lisa Amatruda, requesting their appearance at the August 7, 2023, Historic District Meeting, but no one appeared to discuss the repairs that were made to the columns at the property. The commission will request another appearance for the September 11, 2023, meeting to clear this matter up.

- **Enforcement Matters**
 - See Correspondence/Enforcement Matters
- **Commission Housekeeping**
 - None

CORRESPONDENCE/ ENFORCMENT MATTERS

- An email was received to the Historic District from Anne Firlings, Town of Woodbury Zoning Enforcement Officer, dated August 1, 2023, regarding the window replacement at 125 Main Street South. The email stated that a building application was submitted for the window replacement but could not be granted without the Historic District Commission approval. The application did not say what they were replaced with, just the manufacturer name. The application states they were replaced due to a Fire Marshal order. The order from the Fire Marshal referenced the second means of egress which at the time of inspection did not meet

code. The Fire Marshals comments were to give her office an update on how he was going to proceed, and they never heard from him.

- The memo from the ZEO states that Mr. Roy should, at the very least apply for exemption, so a Certificate of Appropriateness can be issued, but Chair Donnarumma felt that they already denied the application a couple of times and he is in a little jam with the Land Use office.
- Chair Donnarumma recalls that over a year ago with the first objection Mr. Roy stated that wood was hard to get because of all the shipping problems. Well, that is not the cause anymore.
- Alt. Member Kelz stated that they as commissioners they are required by statutes and the regulations to obey by the rules that are set down and enforce what we have put in place. Mr. Roy went around the commission. We need to act on this because it could set precedence.
- The members present all felt that some type of enforcement should be taken up. This commission does not have the authority to do so, so it will be referred to the Woodbury Land Use office.

PUBLIC COMMENT PERIOD

- Thomas Arras – 76 Main Street South – Prior to the start of the meeting, board members were talking amongst themselves about member absences. Mr. Arras suggested to the members to be cautious when talking informally about personal information (travel plans) of other board members.
- Mr. Arras questioned if a building permit for 125 Main Street South was applied for, was it issued because if it was issued, he can do the work? Chair Donnarumma replied that it was not issued because the online system prompts the Historic District to sign off on it. He feels like the commission slammed the door in Mr. Roy's face. He stated that the number one concern should be the safety and fire safety is measured in seconds or fraction of seconds, it's not measured in minutes. In a rental situation the landlord needs to have everything up to fire code and if it's not then there's liability. The idea is finding a solution that works.
- Mr. Arras questioned if they are not going to look at safety, which is number, why are they going by the look. He doesn't see the compromise over the looks. Chair Donnarumma stated that it's not the being able "to tell" it's about preserving the historical structures and the guidelines they use under the direction of Department of Interior Standards.
- Mr. Arras would like to know why has there been a change in approvals? Why would the commission approve some replacement windows on a house and then when they wanted to replace more on that same house, they denied it?
- Mr. Arras questioned if there was a report that showed how many properties in the district have received approval for composite windows. He was informed that he could get that information from the Land Use office. He went onto say that he remembers an application on Curtiss Road

applying for composite and they got approved. Chair Donnarumma reminded him that each application is treated differently.

- Alt. Member Kelz addressed Mr. Arras telling him that each and every one on this board takes their responsibility seriously and they are constantly being questioned on their decisions which is why they are evaluating other towns and their historic districts to see if they can come up with a solution to answer some of his questions and others. We need some consistency. So, if it's like for like they can say what they exactly mean.
- Alt. Member Kroll would love to get a wood specialist in to speak on the quality of the wood and the maintenance that goes into it. Alt. Member Hickey agreed. They have never seen a side-by-side comparison of a composite window vs a new wood window.
- Alt Member Kelz states she knows what it's like to preserve a historical structure but why do we only care about the preservation of what we can see. If its in the back of the structure, we don't have jurisdiction. Doesn't that change the historic nature of the building, or doesn't that change the preservation of the structure?
- Mr. Arras questioned where do we draw the line? Do we take down the wires off Main Street, do we not allow asphalt driveways? Chair Donnarumma explained that with some of the towns they are researching don't allow asphalt driveways, some don't have mailboxes so its interesting to do the comparison.
- Chair Donnarumma asked for next meeting to look at the application for Rachels Kitchen for the brackets for the sign, the siding, the windows, and the stairs and to look for application 22-HD-2221 Tattered Roses sign approval.

ADJOURNMENT

Hearing no objections, the meeting was adjourned at 8:34

RECEIVED & FILED
IN WOODBURY, CT
This 14th day of August 2023
at 8:30 o'clock A. in
[Signature] Dec 4
Town Clerk