



Town of Woodbury  
Historic District Commission

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

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**MINUTES – September 12, 2022**

**REGULAR MEETING**

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

**MEMBERS PRESENT**

Susan Cheatham, Vice Chairman  
George Messier  
Lois Y. Fiftal  
Robert S. Kolesnik, Jr.  
Judith Kelz

**MEMBERS ABSENT**

Maureen Donnarumma, Chairman

**ALTERNATES PRESENT**

Mark Kroll  
Bill Hickey

**ALTERNATES ABSENT**

**NOTED OTHERS PRESENT**

Patricia Fanti  
Susan Joy Minker & Marc Minker  
Annie Musso  
Lucianda Pittari  
John Pittari  
Patrick Roy  
Barbara Perkinson  
Will Agresta

**OPENING OF MEETING**

- **Call to Order**  
Vice Chair Cheatham convened the regular meeting at 7:30 pm.
- **Seating of Members / Alternates**  
Seated for the meeting were Vice Chair Cheatham, Members Fiftal, Kolesnik, Messier, Kelz
- **Conflict of Interest Reminder (CGS §8-11 & Woodbury Town Charter Section 901)**  
Vice Chair Cheatham reminded the Commission of Conflict of Interest; No member expressed a conflict with any matter on the agenda.

**PUBLIC HEARINGS**

- **22-HD-2221 – 319 Main Street South / Map 104, Lot 91 / MSD District & HD#1**  
Patricia Fanti (applicant) Lance & Christine Liljequist (owner)  
**Section 1: Signage** – Install PVC business sign on existing wood frame projecting from building.

*Vice Chairman, Cheatham read the legal notice and Member Fiftal reviewed and read the application. Patricia Fanti, applicant spoke on her replacing the existing sign on an existing projecting sign board keeping it within the size requirements already in place.*

**Public Comment**

- *None*

**Motion**

To close public hearing.

Made by **Member Fiftal**, Seconded by **Member Kelz**

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

Ayes Fiftal, Kelz, Cheatham, Kolesnik, Messier

Nays None

Abstain None

- **22-HD-2224 – 954 Main Street South / Map 32, Lot 10 / MSD District & HD#2**  
Susan Joy Minker (applicant), Marc Minker (owner)  
**Section 4: Stone Walls** – Install knee wall to retain soil.  
**Section 6: Demolition (alteration per §3.1)** – Demolition of existing concrete walkway.  
**Section 12: Other** – Installation of new blue stone & granite stepped walkway.

*Vice Chairman, Cheatham read the legal notice and Member Fiftal reviewed and read the application. Susan Joy Minker spoke on removing existing 1940’s sidewalk to house and remove the concrete steps. Marc Minker called the improvements beautification.*

**Public Comment**

- *Spoke in favor of: John Pittari*

**Motion**

To close public hearing

Made by **Member Kolesnik**, Seconded by **Member Kelz**

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

Ayes Fiftal, Kelz, Cheatham, Kolesnik, Messier

Nays None

Abstain None

**PENDING APPLICATIONS**

- None

## **NEW APPLICATIONS**

- **22-HD-2226 – 121 Main Street North / Map 90, Lot 7 / MSD District & HD#1**  
121 Main LLC (applicant/owner)  
**Section 2:** Light Fixtures – Install new wall sconces in front and back.  
**Section 3: Parking/Driveway/Paving** – Onsite parking spaces to remain and proposed cross easement for parking at New Morning Market (subject to Zoning Commission approval).  
**Section 7: Remodeling** – Repair and repaint cedar clapboard siding; Replace exterior trim w/Boral Composite; Install new overhang over front door with brackets.  
**Section 8: Windows** – Replace all 12 existing wood windows (wood casing and aluminum storm sash) on front and sides with new windows; Install 3 new windows on north side; Install 2 new windows on south side; Install 2 new skylights on rear roof. All new windows to be Marvin fiberglass exterior, wood interior, simulated divided glass and wood casing.  
**Section 9: Doors** – Replace existing front single wood door with new double clad aluminum (painted) door with wood interior, replace existing wood trim casing with new wood trim casing; Replace existing rear double door with new double door; Install new double bi-fold out swing doors on rear side. All new doors to be Marvin doors.  
**Section 10: Roof** – Replace existing light warm gray asphalt roof with new dark charcoal gray asphalt roof.

*Member Fiftal read application. Lucienda Pittari, John Pittari and Annie Musso were present. Member Kolesnik questioned the lumens that will be used for the light fixtures. Mr. Pittari has not picked them out because of inventory but has a clear understanding of the lumens/wattage he should use. Ms. Musso showed a replica of the front door going from single door to double door. Kolesnik asked to amend the application per lumens agreed on. Mr. Pittari amended on site. Board agreed to take individual site walk before next meeting.*

### **Motion**

To accept application and schedule for Public Hearing.

Made by **Member Fiftal**, Seconded by **Member Kolesnik**

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

Ayes Fiftal, Kelz, Cheatham, Kolesnik, Messier

Nays None

Abstain None

- **22-HD-2227 – 244 Main Street South / Map 104, Lot 16 / MSD & HD#1**  
Robert S. Kolesnik, Jr. (applicant/owner)  
**Section 2:** Light Fixtures – Install light at northeast corner of lot and at existing sign using existing concrete lamp post.  
**Section 8:** Windows – Replace 9 existing wood and aluminum storms windows with new Avex windows.  
**Section 12:** Other – Install new chimney cap (metal or masonry TBD) to replace lost cap due to storm; and Install 2 security cameras (right upper front corner and rear upper left corner).

*Member Kolesnik recused himself. Vice Chairman unseated Kolesnik, seated Marc Kroll. Member Fiftal read the application. The applicant explained the positioning of the fisheye camera and the material it is made of. Explained the placement of the 9 windows. Explained the lighting on the concrete post to be 2 feet tall like a lantern with a candlelight glow. Would like a copper or a bluestone finished chimney cap.*

**Motion**

To accept application and schedule for Public Hearing.  
Made by **Member Kelz**, Seconded by **Member Messier**  
Vote: 5-0-0 – **Approved** – Motion Passed  
Ayes Fiftal, Kelz, Cheatham, Kroll, Messier  
Nays None  
Abstain None

*Member Kolesnik was re-seated, Member Kroll was unseated.*

- **22-HD-2228 – 7 Mountain Road/ Map 104, Lot 58A/ MSD District & HD#1**  
**EXEMPTION SOUGHT PER Sections 7.2.1, 7.2.2 and 7.2.4**  
Town of Woodbury, First Selectman Perkinson (applicant/owner)  
**Section 12: Other** – Repair and Replace existing porches and decks substantially in-kind

*Member Fiftal read application. Will Agresta, Town Planner and Barbara Perkinson, First Selectman were present. Mr. Agresta summarized the work and request for exemption, and application in the alternative. Discussion about the porches and what can be repaired will be otherwise the rotten sections will need to be replaced. Picture shows the posts are slightly different but very close to the original. The railings with the post will be higher to comply with Building Code and provide public safety. There was considerable discussion about the lattice replacement of PVC type material. Perkinson and Agresta agreed to do wood lattice. Application was modified verbally. It was noted that the construction also needs to follow the state grant funding the work.*

**Motion**

To approve the application as an exemption, with the change whereas the lattice will now be wood material.  
Made by **Member Messier**, Seconded by **Member Kelz**  
Vote: 4-1-0 – **Approved** – Motion Passed  
Ayes Fiftal, Kelz, Cheatham, Messier  
Nays Kolesnik  
Abstain None

**LAND USE OFFICE EXEMPTIONS ISSUED**

- **22-HD-2225 – 423 Main Street South / Map 103, Lot 20A / MSD & HD#1**  
Old Woodbury Historical Society (applicant/owner)  
**Section 12: Other** – Replacement of wooden steps in kind; attach iron handrail.

*The exemption issued by the Land Use Office was noted.*

**DELIBERATIONS**

- **22-HD-2221 – 319 Main Street South / Map 104, Lot 91 / MSD District & HD#1**  
Patricia Fanti (applicant) Lance & Christine Liljequist (owner)  
**Section 1: Signage** – Install PVC business sign on existing wood frame projecting from building.

Discussion  
None

**Motion**

Moved to issue a Certificate of Appropriateness.

Made by **Member Kolesnik**, Seconded by **Member Messier**

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

- Ayes Fiftal, Kelz, Cheatham, Kolesnik, Messier
- Nays None
- Abstain None

- **22-HD-2224 – 954 Main Street South / Map 32, Lot 10 / MSD District & HD#2**  
 Susan Joy Minker (applicant), Marc Minker (owner)  
**Section 4: Stone Walls** – Install knee wall to retain soil.  
**Section 6: Demolition (alteration per §3.1)** – Demolition of existing concrete walkway.  
**Section 12: Other** – Installation of new blue stone & granite stepped walkway.

Discussion

None

**Motion**

Moved to issue a Certificate of Appropriateness.

Made by **Member Kelz**, Seconded by **Member Fiftal**

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

- Ayes Fiftal, Kelz, Cheatham, Kolesnik, Messier
- Nays None
- Abstain None

- Meeting Minutes – August 1, 2022  
**MOTION:**  
 To approve meeting minutes of August 1, 2022 as presented.  
 Made by **Member Kelz**, Seconded by **Member Hickey**  
 Vote: 3-0-0 – **Approved** – Motion Passed  
 Ayes Cheatham, Kroll, Hickey  
 Nays None  
 Abstain None

*Note: The other present Members did not attend the August 1, 2022 meeting.*

**OTHER BUSINESS**

- None

**PUBLIC COMMENT PERIOD**

Patrick Roy, owner of 125 Main Street South. *Mr. Roy is concerned with the inconsistency of window replacement in the district, as some properties which the commission will review, have made the changes that he wants to do and with this he feels discriminated against. Emails with no follow up from Chair Donnarumma has him lost in what direction he should be going in. Member discussed some solutions.*

**Motion**

To move to extend appeal per statutory time CGS § 7-147i of 15 days until October 1, 2022

**Made by** Member Kolesnik, **Seconded by** Member Messier

**Vote:** 3-1-1 – **Approved** – Motion Passed

Ayes Kelz, Kolesnik, Messier

Nays Cheatham

Abstain Fiftal

**ADJOURNMENT**

**Motion:**

To adjourn meeting at 9:30 pm.

Moved by **Member Kelz**, with no objections

RECEIVED & FILED  
IN WOODBURY, CT  
This 10<sup>th</sup> day of Sept 2022  
at 7:00 o'clock P M  
Maria M. Messier  
Town Clerk