



**Town of Woodbury  
Historic District Commission**

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

---

**MINUTES – September 9, 2024  
REGULAR MEETING**

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

---

**MEMBERS PRESENT**

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

---

**MEMBERS ABSENT**

---

**ALTERNATES PRESENT**

Marc Kroll  
Edward Winters  
David Newell

---

**ALTERNATES ABSENT**

---

**NOTED OTHERS PRESENT**

Arthur Pappas, Susan Pappas, Rich St. Marie, Jeff Zappone

---

**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**  
Regulations were reviewed in the workshop before the meeting.
- **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.

---

**PUBLIC HEARINGS**

- None

## **NEW APPLICATIONS**

- **24-HD-0033 – 92 Judson Avenue / Map 38, Lot 55-7 / R-40 & HD #1**

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

**Section 12: Other** – Accessory (existing) garden shed 160 sf (10 ft x 16 ft x 7.5 ft high) approximately 10 feet from property line and separate accessory (new) chicken coop (4.2 ft x 4.4 ft x 5.2 ft) at least 100-feet from all property lines.

*Art and Susan Pappas (92 Judson Ave) were present to speak on behalf of the application. Susan Pappas amended the application to state that the material used on both structures is all wood. This amendment is under other in Section 12.*

*Member Kelz asked for clarification, do these structures already exist? Art Pappas replied that the garden shed does exist, and it is in the place it will be, but the chicken coop will be new and in a different location from the shed.*

*Member Hickey asked if there would be footings or just placed on the ground. Art Pappas stated that they will be on the ground and is not a permanent structure.*

**MOTION:** To accept receipt of application 24-HD-0033 – 92 Judson Avenue / Map 38, Lot 55-7 / R-40 & HD #1 and schedule for public hearing on October 7, 2024.

Made by **MESSIER**, Seconded by **HICKEY**

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

Aye       Donnarumma, Fiftal, Messier, Kroll, Hickey

Nay       None

Abstain   None

- **24-HD-0034 – 108 Main Street South / Map 105, Lot 125 / MSD & HD #1**

Jeff Zappone (owner/applicant)

Richard St. Marie, Rich and John's Complete Chimney Service, LLC (agent)

**Section 12: Other** – Chimney Work

- Remove chimney bricks down to roof line (keep existing flue tiles) and rebuild with new lead flashing, new brick of similar style to existing and a new cement crown.
- Install 6" x 35' 316T stainless steel furnace flue liner kit by Best Flex with cap.

*Rich St. Marie (owner of Rich and John's Complete Chimney) and Jeff Zappone were present to speak on behalf of this application.*

*Chair Donnarumma questioned why a chimney cap is required. Mr. St. Marie stated that it is required per code for the liner. In addition, it keeps out rodents and weather.*

*Member Hickey asked if the chimney would be built the same as what was there? Mr. St. Marie replied with yes. It will be the exact same size chimney, but the brick size is a little different. Bricks made today are a little smaller than they once were so he would need to add spacers.*

*Member Messier questioned what manner the chimney be used? It is being used for oil and will continue to be used for oil. He also questioned why the cap is necessary. Mr. St. Marie stated that is a required piece per the manufacture of the liner.*

*Chair Donnarumma questioned the size of the cap. Mr. St. Marie stated that it has to be this design and size because he can't get another style with the chimney being so small.*

**MOTION:** To approve as an exemption 24-HD-0034 – 108 Main Street South / Map 105, Lot 125 / MSD & HD #1 granting a Certificate of Appropriateness per §7.2.4 (Minor Changes) for removing chimney bricks down to roof line (keep existing flue tiles), rebuild with new lead flashing, new brick of similar style to existing, add a new cement crown and Install a 6" x 35' 316T stainless steel furnace flue liner kit by Best Flex with cap.

Made by **HICKEY**, Seconded by **FIFTAL**

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

Aye Donnarumma, Fital, Kelz, Hickey, Messier

Nay None

Abstain None

- **24-HD-0035 – 248 Main Street South / Map 104, Lot 15 / MSD & HD #1**

William T. Drakeley, Jr (owner/applicant)

**Section 5: Fences** – Replace wooden fence with new wood picket fence (3'-4' high).

*No one was present to speak on behalf of this application. This is an after-the-fact permit. The fence is already installed. There was some discussion about the location but agreed that this is a minor change.*

**MOTION:** To approve as an exemption 24-HD-0035 – 248 Main Street South / Map 104, Lot 15 / MSD & HD #1 granting a Certificate of Appropriateness per §7.2.4 (Minor Changes) for replacing the wooden fence with a new wood picket fence (3'-4' high).

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

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

Aye Donnarumma, Fital, Kelz, Hickey, Messier

Nay None

Abstain None

### **DELIBERATIONS**

- **Meeting Minutes** – August 5, 2024

**MOTION:** To accept the regular meeting minutes of August 5, 2024, as presented.

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

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

Aye Donnarumma, Fital, Kelz, Hickey, Messier

Nay None

Abstain None

### **ENFORCEMENT MATTERS**

- Discussion regarding 4 Main Street South. The Land Use office is asking for clarification as to how they should proceed. There was no certificate of appropriateness issued for the window replacement.

- Along with the discussion about this property Member Kelz questioned the procedural steps towards obtaining a building permit and when will the town departments all be in sync with boards and commissions when approving permits?

**COMMISSION HOUSEKEEPING**

- Vice Chair Lois Fiftal talked to Stacey Vairo of Preservation CT regarding a blight ordinance. She stated that they would need approval from the Zoning Commission to approve this ordinance, but Planner Agresta stated that he thinks they need approval from the Board of Selectman.
- Vice Chair Fiftal also talked about the tax credits that property owners could receive if they preserve their properties. It could be as much as a 30% tax credit. The three items that they would consider a tax credit for are foundation repairs, structural repairs, and exterior repairs.
- There are some stipulations regarding eligibility for this tax credit.
  - 1) The property must already be in the state and national registry of historic places
  - 2) The owner needs to live on the property
  - 3) The owner needs to pay taxes in Connecticut
  - 4) The owner needs to spend \$15,000 - \$100,000.
  - 5) Work must be completed by a contractor
  - 6) The owner needs to apply for the credit before work is started.
- Historic Preservation Award 2024

*The commission discussed some possible properties to be awarded this year. The commission will make their nomination at next month's meeting.*

- *Old School House*
- *5 Pleasant Street*
- *North Church*
- *Thomson, Alex and Janet - 533 Weekepeemee Road*

**CORRESPONDENCE**

- None

**PUBLIC COMMENT PERIOD**

- None

**ADJOURNMENT**

- Hearing no objections, the meeting was adjourned at 8:24 pm

RECEIVED & FILED  
IN WOODBURY, CT  
This 13<sup>th</sup> day of Sept 2024  
at 8:22 o'clock A M  
Maria M. Mancini  
Town Clerk