

**DRAFT**

**Community Preservation Panel December 3, 2025, Meeting Minutes**

The meeting was held at the Aurora Firehouse meeting room at 7:00 pm

**Present:** Chairperson Jim Burkett; Jeff Blum, Claire Morehouse, and Julia Rossmann

**Absent:** John Wendler

**Others Present:** Village Clerk Ann Balloni

**Call to Order:** Mr. Burkett called the meeting to order at 7:00 p.m.

**Changes to the Agenda:** Application #25-36 is removed from review upon determination that the CPP has no purview over the project (Village Zoning Law section 4.06.A.1.e)

**Approval of Minutes:** On motion by Blum, seconded by Morehouse, the CPP voted to approve the September 3, 2025, minutes.

AYES: Blum, Burkett, Morehouse, and Rossmann

NAYS: None

ABSENT: Wendler

Motion carried unanimously.

**Announcements:** As of 2026, all staff and board members are mandated to take annual cyber-security training.

The Inns of Aurora (IOA) communicated that they are satisfied with the removal of the Walter Wood building at 348 Main St by the Aurora-Ledyard Historical Society. Additionally, the IOA have applied for a permit to repair the Chimney Corner building roof at 348 Main St.

**Old Business:** No Old Business was discussed.

**New Business**

**Application #25-34 from Mark Ferrari to replace windows at 316 Main Street (Tax Map #182.13-1-33)**

Mr. Ferrari submitted plans to replace three windows on the east side of his apartment building and add a fourth window. As the building is an historic landmark, the project requires a public hearing and Certificate of Appropriateness.

On motion by Morehouse, second by Blum, the CPP voted to schedule the public hearing for Application #25-34 for January 7, 2026, at 7:00 p.m.

AYES: Blum, Burkett, Morehouse, and Rossmann

NAYS: None

ABSENT: Wendler

Motion carried.

**Adjournment:** On motion by Morehouse, seconded by Rossmann, the CPP voted to adjourn the meeting at 7:15 p.m.

AYES: Blum, Burkett, Morehouse, and Rossmann

NAYS: None

ABSENT: Wendler

Motion carried.

Respectfully submitted,

Ann Balloni  
Village Clerk