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BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION 2187 Litchfield, Connecticut 06759

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, December 18, 2025** at the Pilgrim House, First Congregational Church, 21 Torrington Road, Litchfield, Connecticut. The hearings were called to order by Chairman, Wendy Simoncelli, at 7:00 pm.

Present were Commissioners: Wendy Simoncelli, Norman Ambrose Sauer, Glenn Hillman, Tony Cecchinato and Jarett Monterio (Alt).

Commissioners Absent: Julia Metcalf and Bob Whelan (Alt)

Also present were: John Kinnear, Christopher Verrilli, Thomas Curran, Jocelyn Utrilla, Patricia Peiffer and Robyn Ryle.

At 7:01 pm Mr. Hillman made a motion to seat Jarett Monterio (Alt) as a regular Commission member for this meeting. Mr. Cecchinato seconded. Motion carried.

The votes were: Ambrose Sauer-yea, Hillman-yea, Cecchinato-yea.

Mr. Hillman, Clerk, read the legal advertisement of each hearing as published. The Chair explained the procedure for conduct of the hearings and described each application.

1. The public hearing published December 12, 2025 in the Republican American, Application #2626, Belden House Holdings LP, 31 North St, to install new signs (stop, no turn, enter and exit signs) and replace building sign convened at 7:01 pm. The Commission reviewed the application John Kinnear, Architect, who confirmed sign locations. Discussion took place as to the amount of signs and if they could be reduced from what the DOT suggested.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:13 pm.

2. The public hearing published December 12, 2025 in the Republican American, Application #2631, Timothy and Maria Hill, 40 Karl St, to replace existing asphalt walkway with pavers and edge with Belgian blocks and replace concrete stoop with granite convened at 7:14 pm. The Commission reviewed the application.

Patricia Peiffer, 8 Torrington Road, stated that pavers are always better than an asphalt walkway.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:18 pm.

3. The public hearing published December 12, 2025 in the Republican American, Application #2632, Tom Curran and Laura Lasker, 167 Meadow St, to replace roof on garage convened at 7:18 pm. The Commission reviewed the application with

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Tom Curran who confirmed the roof will go from three tab shingles to architectural shingles in like color.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:19 pm

4. The public hearing published December 12, 2025 in the Republican American, Application #2633, Christopher Verrilli, 132 Meadow St, to add 2nd floor above sun porch, remove sliding door and replace with windows, add 2 dormers to the front, and add a gable roof above the existing front door convened at 7:20 pm. The Commission reviewed the application with Christopher Verrilli whose home was damaged by a catastrophic fire. Mr. Verrilli provided full size plans and explained the improvements he'd like to make and there will also have to be code updates. After discussion, it was determined that the application should be amended to only include some of the framing so that the Applicant can move forward with construction. The Applicant has not yet decided on windows, siding, trim, etc., and he will come back with another application for those changes when ready. The application was amended to include the framing for adding a 2nd floor over sun porch, remove sliding glass door, and add 2 dormers on front. The commission requested revised plans to reflect the changes discussed.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:46 pm

Respectfully submitted,
Glenn Hillman, Clerk

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The **Regular Meeting** of the Borough of Litchfield Historic District Commission was held at the Pilgrim House, First Congregational Church, 21 Torrington Rd, Litchfield, Connecticut on **Thursday, December 18, 2025**.

I. Call To Order

Chairman Wendy Simoncelli called the meeting to order at 7:46 pm.

II. Recording of Attendance:

Present were Commissioners: Wendy Simoncelli, Glenn Hillman, Norman Ambrose Sauer, Tony Cecchinato and Jarett Monterio.

Commissioners Absent: Julia Metcalf, Bob Whelan (Alt).

Also present were: Christopher Verrilli, Thomas Curran, John Kinnear, Jocelyn Utrilla, Patricia Peiffer and Robyn Ryle.

III. Business Pertaining To Certificates of Appropriateness.

1. Application #2626, Belden House Holdings LP, 31 North St, to install new signs (stop, no turn, enter and exit signs) and replace building sign. Mr. Ambrose Sauer made a motion to approve the application with modifications and open for discussion. Mr. Hillman seconded. Much discussion ensued regarding the number of signs, whereas other businesses do not have this many directional signs. Mr. Ambrose Sauer proposed using the reverse side of one of the stop signs to add exit on the back, remove 2nd stop sign at the road and keep one closest to the public walkway. Mr. Cecchinato commented that the area has controlled speed so there should be no need for multiple stop signs. Mr. Hillman stated that the amount of signs are historically inappropriate. Mr. Monterio agreed that additional signage is not necessary. Mr. Monterio raised the question as to why there is a "no left turn sign" when none of the adjacent businesses and homes are required to have that sign. The first motion was withdrawn in favor of a second motion - Mr. Hillman made a motion to approve the application with the following stipulations (1) only one stop sign at sidewalk (2) one entrance and one exit sign and (3) the signs must align with the top of the posts. Mr. Ambrose Sauer seconded. All in favor. Motion carried.

The votes were: Hillman – yea, Ambrose Sauer – yea, Cecchinato – yea, Monterio-yea

A Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

2. Application #2631, Timothy and Maria Hill, 40 Karl St, to replace existing asphalt walkway with pavers and edge with Belgian blocks and replace concrete stoop with granite. Mr. Hillman made a motion to approve the application as submitted. Mr. Cecchinato seconded. All in favor. Motion carried.

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The votes were: Hillman – yea, Ambrose Sauer – yea, Cecchinato – yea, Monterio-yea.

A Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

3. Application #2632, Tom Curran and Laura Lasker, 167 Meadow St, to replace roof on garage. Mr. Hillman made a motion to approve the application as submitted. Mr. Cecchinato seconded. All in favor. Motion carried.

The votes were: Hillman–yea, Ambrose Sauer–yea, Cecchinato–yea, Monterio-yea.

A Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

4. Application #2633, Christopher Verrilli, 132 Meadow St, to add 2nd floor above sun porch, remove sliding door and replace with windows, add 2 dormers to the front, and add a gable roof above the existing front door. Mr. Hillman made a motion to approve the application as amended for basic framing only for the 2nd floor above sun porch, remove sliding door, add 2 dormers on front. Mr. Ambrose Sauer seconded. All in favor. Motion carried.

The votes were: Hillman–yea, Ambrose Sauer-yea, Cecchinato–yea, Monterio-yea.

A Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

IV. Other Business:

1. Public participation

- a. Review and/or acceptance of new applications.

1. Application # 2634, Alexandra Champalimaud and Bruce Schnitzer, 89 South St, to rebuild existing garage and add addition in the back. The prior application, #2053, expired and the work was never started. This new application proposes a different and smaller addition. The Commission reviewed the application with John Kinnear, Architect. The Commission requested a letter of agency, 3 sets of full size plans and a complete materials list and specs.

At 8:25 pm Mr. Hillman made a motion to change the order of business to accommodate a resident who would like to speak. Mr. Ambrose Sauer seconded and the motion carried unanimously.

Ms. Peiffer presented an update of her findings from the State of Connecticut, Historic Preservation Advisory Council in regards to the proposed changes to the Borough of Litchfield's road and traffic controls. Her review and conversations with the Historic Preservation Director of Operations for the State of CT found that Section 106 is relevant, since the project will use some Federal Funds. She suggests that HDC could provide important advice based on the HDC's knowledge of Historic District's properties

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and structures. She further suggested that the HDC may want to request a Section 106 review which would provide expert opinion under the guidelines of the 1966 Historic Preservation Act.

The Commission will review the Section 106 Guide and if appropriate convene a Special Meeting in early to the middle of January.

2. Application #2635, Adrian Utrilla, 103 Meadow St. to install stockade fence. The Commission reviewed the application.
3. Application #2636 Oren Boynton, 211 North St., install 500 gallon above ground propane tank to replace 2 existing propane tanks. The Commission reviewed the application.

The Commission reviewed the violation list and noted any updates.

B. Other Business

A correction should be noted that the November 20, 2025 minutes will be updated to state that Section 106 is part of the National Historic Preservation Act of 1966 and not part of the Secretary of the Interior Standards. This was an error.

IV. Correspondence: None.

V. Approval of Minutes:

Mr. Hillman made a motion to approve the minutes from December 4, 2025. Mr. Monterio seconded. All in favor. Motion carried.

VI. Adjournment:

There being no further business, Mr. Hillman made a motion to adjourn at 9:22 pm, seconded by Mr. Cecchinato and the motion carried.

Respectfully submitted,
Glenn Hillman, Clerk