

FINAL

BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION 2187 Litchfield, Connecticut 06759

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, February 5, 2026** 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, Glenn Hillman, Tony Cecchinato, Bob Whelan (Alt) and Jarett Monterio (Alt).

Commissioners Absent: Norman Ambrose Sauer and Julia Metcalf.

Also present were: John Kinnear, Kevin Main, Ann Tyrrell, Alice Ridgway and Robyn Ryle.

Mr. Cecchinato made a motion to appoint Mr. Whelan and Mr. Monterio as regular Commission members for this meeting. Mr. Hillman seconded. All in favor. Motion carried.

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

1. The public hearing published January 30, 2026 in the Republican American, Application #2634, Alexandra Champalimaud and Bruce Schnitzer, 89 South St, to rebuild and modify existing garage and build addition convened at 7:01 pm. The Commission reviewed the application with John Kinnear, Architect, who presented calculations for the additional square footage and overlay plans showing the new addition relative to the existing structure.

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.

2. The public hearing published January 30, 2025 in the Republican American, Application #2635, Adrian Utrilla, 103 Meadow St, to install a stockade fence convened at 7:20 pm. The Commission reviewed the application and pictures they received of the house and fence.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:21 pm.

3. The public hearing published January 30, 2025 in the Republican American, Application #2636, Oren Boynton, 211 North St, to install 500 gallon propane tank, replacing two existing tanks convened at 7:22 pm. The Commission reviewed the application and pictures of the property with the proposed location of the tank.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:23 pm.

At 7:24 pm Mr. Monterio recused himself as the Homeowner from the next application.

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4. Application #2637, Jarett and Jasmine Monterio, 60 Meadow St, to demolish existing garage and build new garage on the same footprint convened at 7:25. The Commission reviewed the application with John Kinnear, Architect, and Jarett Monterio who confirmed they will be using the same foot print and provided plans and specifications of the windows, garage door and roof shingles.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:29 pm.

At 7:29 pm Mr. Monterio was reseated as a regular Commission member.

5. Application #2638, Christopher Verrilli, 132 Meadow St, to replace all windows convened at 7:30 pm. The Commission reviewed the application and the window schedule they received via email. Application will be held over to February 19, 2026 pending receipt of window schedule for rear of house and letter of agency.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:34 pm.

6. Application #2639, Peter and Macauley Sullivan, 42 Old South Rd, to replace existing Palladian windows on east dormers with single double-hung windows with shutters convened at 7:34pm. The Commission reviewed the application with Kevin Main, Contractor, Prospect Mountain Builders.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:36 pm.

7. Application #2640, Anthony Champalimaud, 115 North St, to install (2) 120 gallon propane tanks convened at 7:36 pm. The Commission reviewed the application.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:38 pm.

8. Application #2641, Borough of Litchfield, Center Green, to install a stone monument in honor of Litchfield Revolutionary War veterans and patriots convened at 7:38 pm. The Commission reviewed the application with Alice Ridgway, member of the Litchfield Patriots. The Commission reiterated that they are only considering approving the location of the new monument for the 250th Anniversary, not the Heritage plan.

Ann Tyrrell, a resident of Litchfield, asked what the plaque will say. Ms. Simoncelli read the following "1776 – 2026 To commemorate the men and women of Litchfield who valiantly pursued American independence and helped to bring forth a new nation."

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:41 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, February 5, 2026.**

I. Call To Order

Chairman Wendy Simoncelli called the meeting to order at 7:42 pm.

II. Recording of Attendance:

Present were Commissioners: Wendy Simoncelli, Glenn Hillman, Tony Cecchinato, Bob Whelan and Jarett Monterio.

Commissioners Absent: Norman Ambrose Sauer and Julia Metcalf.

Also present were: John Kinnear, Kevin Main, Ann Tyrrell, Alice Ridgway, and Robyn Ryle.

III. Business Pertaining To Certificates of Appropriateness.

1. Application #2634, Alexandra Champalimaud and Bruce Schnitzer, 89 South St, to rebuild and modify existing garage and build addition. Mr. Hillman made a motion to approve the application as submitted. Mr. Cecchinato seconded. All in favor. Motion carried.

The votes were: Hillman-yea, Whelan-yea, Monterio-yea, Cecchinato-yea.

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

2. Application #2635, Adrian Utrilla, 103 Meadow St, to install a stockade fence. Mr. Whelan made a motion to approve the application as submitted. Mr. Hillman seconded. All in favor. Motion carried.

The votes were: Hillman-yea, Whelan-yea, Monterio-yea, Cecchinato-yea.

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

3. Application #2636, Oren Boynton, 211 North St, to install 500 gallon propane tank, replacing two existing tanks. Mr. Cecchinato made a motion to approve the application as submitted. Mr. Whelan seconded. All in favor. Motion carried.

The votes were: Hillman-yea, Whelan-yea, Monterio-yea, Cecchinato-yea.

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

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At 7:51 pm Mr. Monterio recused himself as the Homeowner for the next application.

4. Application #2637, Jarett and Jasmine Monterio, 60 Meadow St, to demolish existing garage and build new garage on the same footprint. Mr. Whelan made a motion to approve the application as submitted. Mr. Hillman seconded. All in favor. Motion carried.

The votes were: Hillman-yea, Whelan-yea, Cecchinato-yea.

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

At 7:53 pm Mr. Monterio was reseated as a regular Commission member.

5. Application #2638, Christopher Verrilli, 132 Meadow St, to replace all windows. Application held over to February 19, 2025 for letter of agency and rear window schedule.
6. Application #2639, Peter and Macauley Sullivan, 42 Old South Rd, to replace existing Palladian windows on east dormers with single double-hung windows with shutters. Mr. Cecchinato made a motion to approve the application as submitted. Mr. Whelan seconded. All in favor. Motion carried.

The votes were: Hillman-yea, Whelan-yea, Monterio-yea, Cecchinato-yea.

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

7. Application #2640, Anthony Champalimaud, 115 North St, to install (2) 120 gallon propane tanks. Mr. Hillman made a motion to approve the application with the stipulation that evergreen shrubs be placed on the east side of propane tanks to shield view from public way. Mr. Cecchinato seconded. All in favor. Motion carried.

The votes were: Hillman-yea, Whelan-yea, Monterio-yea, Cecchinato-yea.

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

8. Application #2641, Borough of Litchfield, Center Green, to install a stone monument in honor of Litchfield Revolutionary War veterans and patriots. Mr. Hillman made a motion to approve the application as submitted. Mr. Cecchinato seconded. All in favor. Motion carried.

The votes were: Hillman-yea, Whelan-yea, Monterio-yea, Cecchinato-yea.

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

IV. Other Business:

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1. Public participation

- a. Review and/or acceptance of new applications. No new applications
- b. Other Business that may properly come before the Commission.

Ms. Simoncelli encouraged the Commission to attend the Freedom of Information Act (FOIA) Training on 2/17/2016.

Ms. Simoncelli informed the Commission that the Rotary club is creating a Litchfield Monopoly game as a fund raiser. The game is expected to be available in late June.

V. Correspondence: None.

VI. Approval of Minutes: None

VII. Executive Session: Pending Litigation

At 8:12pm, Mr. Hillman made a motion to go into Executive Session to discuss pending litigation of 22 East St. Mr. Cecchinato seconded. Motion carried. At 8:16 pm, Mr. Hillman made a motion to exit Executive Session. Mr. Whelan seconded. Motion carried. There was no action taken.

VIII. Adjournment

There being no further business, Mr. Hillman made a motion to adjourn at 8:17 pm, seconded by Mr. Cecchinato and the motion carried.

Respectfully submitted,
Glenn Hillman, Clerk