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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, April 16, 2026** at the Pilgrim House, First Congregational Church, 21 Torrington Road, Litchfield, Connecticut. The hearings were called to order by Acting Chairman, Norman Ambrose Sauer at 7:00 pm.

Present were Commissioners: Acting Chair Norman Ambrose Sauer, Glenn Hillman, Julia Metcalf, Tony Cecchinato and Bob Whelan (Alt).

Commissioners Absent: Wendy Simoncelli and Jarett Monterio (Alt).

Also present were: Jeff Russak, Steven Byrne, Nicole Byrne, Jock and Lee Lawrason, Michael Rybak, Ken Merz, Paul Frank, Michael and Lisa Archibald, Pat and Michael Brady and Chris Verrilli.

At 7:01 pm, Ms. Metcalf made a motion to seat Mr. Whelan as a regular Commissioner for this meeting. Mr. Hillman seconded. Motion carried.

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.

The public hearing published April 10, 2026 in the Republican American, Application #2649, William Lienhard and Launa Schweizer, 44 South St, to install a 4 foot high bronze aluminum fence around the property convened at 7:02 pm. The Commission reviewed the application with Jock and Lee Lawrason, who are the new property owners, having just purchased the home from William Lienhard and Launa Schweizer. The application was amended to install natural wood fencing instead of bronze aluminum.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:04 pm.

1. The public hearing published April 10, 2026 in the Republican American, Application #2650, Chabad Lubavitch of Litchfield County LLC, 85 West St, to replace 7 windows with impact windows, install fence with gates, install security lights and cameras, and replace 2 doors convened at 7:04 pm. The Commission reviewed the application. The Commission requested the security cameras and lights to be positioned high, closer to the roofline and back from the front to minimize visual impact on the front facade. Additional clarifications are needed regarding windows and doors. The application will be held over to the next meeting on May 7, 2026, pending applicant's representative attending or participating.

Michael Rybak, Sr. who owns the building next to the Applicant expressed his concerns about the condition of the property and the visibility of the proposed location of the fence.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:14 pm.

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2. The public hearing published April 10, 2026, in the Republican American, Application #2651, Oliver Wolcott Library, 160 South St, to install a small granite stone plaque to mark the Liberty Tree to be planted convened at 7:14 pm. The Commission reviewed the application with Ken Merz who explained the purpose of the plaque and placement.

Paul Frank resident of Litchfield said he looks forward to seeing the plaque.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:20 pm.

At 7:20 pm, Ms. Metcalf recused herself from the next 2 applications.

3. The public hearing published April 10, 2026 in the Republican American, Application #2652, Jeffrey Wacker, 73 East St, for demolition of existing deck and replace it with a blue stone patio with retaining wall that is clad in brick with blue stone top and picket fence. Add a field stone planter convened at 7:21 pm. The Commission reviewed the application with Julia Metcalf, spouse who made minor modifications to dimensions in the original application.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:24 pm.

4. The public hearing published April 10, 2026 in the Republican American Application #2653A & B, Jennifer and Frederick Cipoletti, 221 North St, to install a privacy fence with arbor and gate along the property line, install cupola on garage, install trellis on east face of garage, and add gravel and blue stone paving on east side of garage convened at 7:25 pm. The Commission reviewed the application with Julia Metcalf, Architect. Details about the weathervane were provided.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:31 pm.

At 7:31pm Ms. Metcalf was reseated as a regular Commission member.

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, April 16, 2026**.

I. Call To Order

Acting Chairman Norman Ambrose Sauer called the meeting to order at 7:33 pm.

II. Recording of Attendance:

Present were Commissioners: Norman Ambrose Sauer, Glenn Hillman, Julia Metcalf, Tony Cecchinato and Bob Whelan (Alt).

Commissioners Absent: Wendy Simoncelli and Jarett Monterio (Alt).

Also present were: Jeff Russak, Steven Byrne, Nicole Byrne, Jock and Lee Lawrason, Michael Rybak, Ken Merz, Paul Frank, Michael and Lisa Archibald, Pat and Michael Brady, and Chris Verrilli.

III. Business Pertaining To Certificates of Appropriateness.

1. Application #2649, Jock and Lee Lawrason, 44 South St, to install a 4 foot high in front and 5' high natural wood fence around the property. Ms. Metcalf made a motion to approve the application as amended. Mr. Hillman seconded. All in favor. Motion carried.

The votes were: Hillman-yea, Metcalf-yea, Cecchinato-yea, Whelan-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 #2650, Chabad Lubavitch of Litchfield County LLC, 85 West St, to replace 7 windows with impact windows, install fence with gates, install security lights and cameras, and replace 2 doors. This Application will be held over until May 7, 2026 with request for applicant's representative to attend or participate to enable clarifications.
3. Application #2651, Oliver Wolcott Library, 160 South St, to install a small granite stone plaque to mark the Liberty Tree to be planted. Mr. Hillman made a motion to approve the application as submitted. Mr. Whelan seconded. All in favor. Motion carried.

The votes were: Hillman-yea, Whelan-yea, Metcalf-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 7:34 Pm Julia Metcalf recused herself from the next 2 applications.

4. Application #2652, Jeffrey Wacker, 73 East St, for demolition of existing deck and replace it with a blue stone patio with retaining wall that is clad in brick with blue stone top and picket fence. Add a field stone wall around flower bed. Mr. Hillman made a motion to approve the application as amended. Mr. Whelan 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.

5. The public hearing published April 10, 2026 in the Republican American Application #2653A & B, Jennifer and Frederick Cipoletti, 221 North St, to install a privacy fence with arbor and gate along the property line, install cupola on garage, install trellis on east face of garage, and add gravel and blue stone paving on east side of garage. 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 7:37 pm Ms. Metcalf was reseated as a regular Commission member.

Other Business:

1. Public participation
 - a. Review and/or acceptance of new applications.
 1. Waiver, 7 West Street LLC, 7 West St., to replace stairs, Bilco door and trash enclosure, in kind. The Commission reviewed application with Jeff Russak, owner.
 2. Application #2654, Michael and Lisa Archibald, 180 South St., to replace existing gravel driveway and semi-circular driveway with gravel pressed into asphalt. The Commission reviewed the application.
 3. Waiver, Paul and Donna Frank, 130 South St., to install A/C and heat pump system behind the house, which is not visible from the public way. The Commission reviewed the application with Paul Frank.
 4. Application #2655, Michael Brady, 148 West St., to replace existing 3-4' high picket fence, with new 6' high solid lattice top fence, cedar material. The Commission reviewed the application with Michael Brady.

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5. Waiver, Chris Verrilli, 132 Meadow St., to replace roof with slate grey architectural shingles, in kind. The Commission reviewed the application with Chris Verrilli.
6. Application #2656, Chris Verrilli, 132 Meadow St., to add 10" skirt board (PVC) and 8" frieze board (PVC) and add gable returns. Extend front entry landing by about 1' deep for added column support. The Commission reviewed the application with Chris Verrilli.
7. Application #2657, Harold Colvocoresses, 56 East St., to rebuild steps/porch at side and back kitchen doors, using existing granite stones. The Commission reviewed the application.

b. Other Business that may properly come before the Commission.

1. Patricia Peiffer resident came before the Commission to discuss her views on the DOT proposals for the highways in and around the Historic Green.
2. Need an application for sign attached to east side of the Espresso 59, which is new artwork for an old existing sign.
3. Commission noted that 39, 41 and 43 West St., are using non-conforming materials that are not typically approved by the Commission and are in violation.

V. Correspondence: None.

VI. Approval of Minutes:

Mr. Hillman made a motion to approve the minutes from March 19, 2026 with minor changes. Mr. Cecchinato seconded. All in favor. Motion carried. Holdover the approval of the minutes from April 2, 2026 to the next meeting.

At 8:10 pm Ms. Metcalf made a motion to go into Executive Session. Mr. Hillman seconded. All favor. Motion carried. Discussion took place regarding pending litigation at 22 East St., Doc# LLI-CV-25-6042911. At 8:20 pm Ms. Metcalf made a motion to exit Executive Session. Mr. Hillman seconded. All in favor. Motion carried. No action taken at this time.

VII. Adjournment:

There being no further business, Ms. Metcalf made a motion to adjourn at 8:25 pm, seconded by Mr. Hillman all in favor and the motion carried.

Respectfully submitted,
Glenn Hillman, Clerk