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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 2, 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, Julia Metcalf, Tony Cecchinato, Bob Whelan (Alt) and Jarett Monterio (Alt).

Commissioners Absent: Norman Ambrose Sauer.

Also present were: David Horne, Ty Rugman, Trevor Keller, Chris Verrilli, Jock and Lee Lawrason and Robyn Ryle.

Ms. Metcalf made a motion to seat Mr. Whelan as a regular Commission member. Mr. Hillman seconded. All in favor. 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.

1. The public hearing published March 27, 2026 in the Republican American, Application #2642, David Horne and Ty Rugman, 124 North St, to install an electrical box and meter on the outside of the house convened at 7:01 pm. The Commission reviewed the application with David Horne and Ty Rugman.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:03 pm.

2. The public hearing published March 27, 2026 in the Republican American, Application #2643, Christopher Verrilli, 132 Meadow St, to (a) remove double window in plans on rear wall and install as 2 windows on either side of door on west side (b) add 8'x5' balcony on back of house, second floor (c) replace all aluminum siding (d) change gables in front of house to contrasting board and batten (e) install Azak window trim, corner boards, skirt boards, rake boards, and soffits (f) relocate side double door to center of wall, reusing existing solid glass French door (g) install gable shed roof above front door with 2 round columns and reuse existing front door convened at 7:04 pm. The Commission reviewed the application with Chris Verrilli who provided new plans and samples of Versatex PVC composite siding and corner board. Much discussion took place in regards to a siding product. The Commission explained that in the past they have not approved this product and suggested Mr. Verrilli research LP composite wood products. At 7:38 pm, a decision was made to hold the application open and move it to the end of the public hearings to allow Mr. Verrilli time to research the LP composite wood products and to allow the remaining public hearings to move forward. At 7:56 pm, Mr. Verrilli returned to the public hearing and after further discussion requested his application be amended to allow LP composite wood siding. The application was amended. Applicant will provide new plans with the changes that were agreed to.

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There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 8:06 pm.

3. The public hearing published March 27, 2026 in the Republican American, Application #2644, Trevor and Jennifer Keller, 166 Meadow St, to replace 11 windows on the north and east sides of the house, replace doors on north and east sides, remove vinyl siding and shutters, patch underlying clapboard siding as needed, and rebuild front portico to match existing convened at 7:39 pm. The Commission reviewed the application with Trevor Keller who provided additional pictures.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:43 pm.

4. The public hearing published March 27, 2026 in the Republican American, Application #2645 Gregory McGuire, 22 East St, to rebuild 3 chimneys from the roofline up that were previously removed, convened at 7:45 pm. The Commission reviewed the application and confirmed the dimensions of the chimneys to be approximately 23x30 inches.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:47 pm.

5. The public hearing published March 27, 2026 in the Republican American, Application #2646, MacDonald Family LLC, 3 West St, to install new sign for the business, The Homestead Collective convened at 7:47 pm. The Commission reviewed the application and confirmed applicant will use the existing bracket, sign will have a matte finish and will be $\frac{3}{4}$ in double sided PVC.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:48 pm.

6. The public hearing published March 27, 2026 in the Republican American, Application #2647, Jan Nelson, 10 Cobble Court, to replace front door and side panels convened at 7:49 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 7:53 pm.

At 7:53 pm Mr. Monterio recused himself as the homeowner for the next application.

7. The public hearing published March 27, 2026 in the Republican American, Application #2648, Jarett and Jasmine Monterio, 60 Meadow St, to re-gravel driveway and expand footprint convened at 7:53 pm. The Commission reviewed the application with Jarett Monterio who confirmed the dimension of the area to be expanded.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:55 pm.

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At 8:02 pm Mr. Monterio was reseated as an Alternate Member.

Respectfully submitted,
Glenn Hillman, Clerk

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BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION 2187 Litchfield, Connecticut 06759

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 2, 2026.**

I. Call To Order

Chairman Wendy Simoncelli called the meeting to order at 8:07 pm.

II. Recording of Attendance:

Present were Commissioners: Wendy Simoncelli, Glenn Hillman, Julia Metcalf, Tony Cecchinato, Bob Whelan and Jarett Monterio (Alt)

Commissioners Absent: Norman Ambrose Sauer.

Also present were: Christopher Verrilli, Trevor Keller, David Horne, Ty Rugman, Jock and Lee Lawrason and Robyn Ryle.

III. Business Pertaining To Certificates of Appropriateness.

1. Application #2642, David Horne and Ty Rugman, 124 North St, to install an electrical box and meter on the outside of the house. 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, 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.

2. Application #2643, Christopher Verrilli, 132 Meadow St, to (a) remove double window in plans on rear wall and install as 2 windows on either side of door on west side (b) add 8'x5' balcony on back of house, second floor (c) replace all aluminum siding (d) change gables in front of house to contrasting board and batten (e) install Azak window trim, corner boards, skirt boards, rake boards, and soffits (f) relocate side double door to center of wall, reusing existing solid glass French door (g) install gable shed roof above front door with 2 round columns and reuse existing front door. Mr. Hillman made a motion to approve the application as amended. Mr. Whelan seconded. Motion carried with one abstention.

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

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

3. Application #2644, Trevor and Jennifer Keller, 166 Meadow St, to replace 11 windows on the north and east sides of the house, replace doors on north and east sides,

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remove vinyl siding and shutters, patch underlying clapboard siding as needed, and rebuild front portico to match existing. Ms. Metcalf made a motion to approve the application as submitted. Mr. Cecchinato 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.

4. Application #2645, Gregory McGuire, 22 East St, to rebuild 3 chimneys from the roofline up that were previously removed. Mr. Hillman made a motion to approve the application as submitted. Ms. Metcalf 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.

5. Application #2646, MacDonald Family LLC, 3 West St, to install new sign for the business, The Homestead Collective. Mr. Cecchinato made a motion to approve the application as submitted. Mr. Hillman 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.

6. Application #2647, Jan Nelson, 10 Cobble Court, to replace front door and side panels. Ms. Metcalf 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.

7. Application #2648, Jarett and Jasmine Monterio, 60 Meadow St, to re-gravel driveway and expand footprint. Mr. Whelan made a motion to approve the application as submitted. Mr. Cecchinato 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.

Other Business:

1. Public participation

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- a. Review and/or acceptance of new applications.
1. Application #2649, William Lienhard & Launa Schweizer, 44 South St., to install a bronze aluminum fence. The Commission reviewed the application with future homeowners Jock & Lee Lawrason (closing to take place end of April). The Commission requested confirmation of the fence height and suggested a picket fence instead of metal fence for the footprint of fence facing the public way. The Commission requested sample pictures of picket fence and also a letter of agency.
2. Application #2650, Chabad Lubavitch of Litchfield County LLC, 85 West St., to replace 7 windows with impact windows, install 500 feet of fencing with a pedestrian and vehicle gates, exterior security cameras and outdoor security lighting. The Commission reviewed the application.
3. Application #2651, Oliver Wolcott Library Inc., 160 South St., to place a granite stone 18"x16" plaque in front of the Library marking the Liberty Tree to be planted. The Commission reviewed the application.

At 8:38 pm, Ms. Metcalf recused herself from the next 2 applications.

4. Application #2652, Jeffrey Wacker, 73 East St., install a blue stone patio with a brick-faced retaining wall with a 2 foot picket fence on retaining wall with blue stone cap. Add field stone planter. The Commission reviewed the application with Julia Metcalf, wife and Architect who submitted plans.
5. Application #2653A, Jennifer and Frederick Cipoletti, 221 North St., to install a wood picket fence at side of house with an arbor with a gate. The Commission reviewed the application with Julia Metcalf, Architect, who provided a letter of agency. Application #2653B to install a gravel and blue stone patio between the house and garage and add a trellis to east side garage. Add a cupola to the garage. The Commission reviewed the application with Julia Metcalf, Architect.

At 8:51 pm Ms. Metcalf was reseated as a regular Commission member.

At 8:51 Ms. Simoncelli recused herself from the next application as she is a relative to the applicant. Mr. Hillman was seated as Chair.

6. Waiver, Barbara Protzmann, 46 East St., to repoint broken bricks in kind. The Commission reviewed the application with Ms. Simoncelli.

At 8:53 pm Ms. Simoncelli was reinstated as Chair and Mr. Hillman was reseated as a regular Commissioner member.

At 8:55 pm Mr. Monterio recused himself from the next application as the homeowner.

7. Jarett and Jasmine Monterio, 60 Meadow St., requested an amendment to the previously approved Application #2637 to change the gutters to K style gutters and change from cedar siding to vertical shiplap pine siding. The application was amended.

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At 9:04 pm Mr. Monterio was reseated as an Alternate Member.

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

1. Ms. Metcalf gave a brief overview of the CT DOT presentation for the proposed Litchfield Green Traffic pattern. Ms. Simoncelli explained they are in the conception phase, as they move into the design phase the HDC Commission may be granted consultants status. Ms. Metcalf explained that the project outline is on the Town of Litchfield's website and emphasized that the Project Development Unit will receive phone and email responses until 4/17/2026 to allow members of the public to comment and share their thoughts.
2. Mr. Whelan presented the updated Borough of Litchfield, Historic District Commission pamphlets. The Commission was pleased with the pamphlets and discussion took place as to how important the information is to new residents and how to distribution them.

V. Correspondence: None.

VI. Approval of Minutes:
No action taken

VII. Adjournment:
There being no further business, Ms. Metcalf made a motion to adjourn at 9:38 pm, seconded by Mr. Whelan and the motion carried.

Respectfully submitted,
Glenn Hillman, Clerk