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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, May 21, 2026** at the Pilgrim House, First Congregational Church, 21 Torrington Road, Litchfield, Connecticut. The hearings were called to order by Acting Chairman, Glenn Hillman at 7:00 pm.

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

Commissioner Absent: Wendy Simoncelli.

Also present were: Harold Colvocoresses, Patricia Peiffer, David Peiffer, Tim Pikiell, David Horne, Ty Rugman, Andrew Roraback, Kathy Jennett and Robyn Ryle.

At 7:01 pm Mr. Cecchinato made a motion to seat Mr. Whelan as a regular Commission member for this meeting. Ms. Metcalf seconded. All in favor. Motion carried.

Ms. Metcalf, Acting 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 May 15, 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 7:01 pm. The Commission reviewed the application. Due to a religious holiday the applicant was unable to attend and the Commission did not receive the requested updated application.

Ms. Peiffer, Litchfield Resident, spoke and said she has been in contact with FEMA, as well as the State Historic Preservation Organization (SHPO), Dept. of Emergency Management and Homeland Security for the State of CT. FEMA informed Ms. Peiffer that a National Historic Preservation Act Section 106 Review needs to be conducted if a grant involving Federal Funds is being applied for in a historic district and that SHPO and the Litchfield HDC may do a review of the application before it goes before FEMA. FEMA and SHPO recommend the HDC submit a request to be a consulting party to the Section 106 Review. To date, the Dept. of Homeland Security and SHPO have not received any correspondence from the applicant.

Application will be held over to June 4, 2026.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:05 pm.

2. The public hearing published May 15, 2026 in the Republican American, Application #2657, Harold Colvocoresses, 56 East St, to rebuild steps/porches at kitchen back and side doors convened at 7:06 pm. The Commission reviewed the

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application with Harold Colvocoresses who clarified the work to be completed is to repair/reset the foundation to landings using original slate and granite stone.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:11 pm.

3. The public hearing published May 15, 2026 in the Republican American, Application #2658, St Louis de Monfort Parish, 49 South St, to install ductless HVAC system convened at 7:12 pm. The Commission reviewed the application with Tim Pikiell, Contractor. Additional pictures were provided. 4 units on each side of the church visible from the public way. The Commission requested a detailed exterior elevation plan and expressed concerns that this application could be a precedent setting situation. The HDC asked for an enlarged photo of the façade and measurements of the Church with piping drawn on the picture to provide a better visual representation. This application will be held over until June 4, 2026 pending requested information.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:26 pm.

4. The public hearing published May 15, 2026, in the Republican American, Application #2659, William and Sandra Deacon, 19 Woodruff St, to install generator and propane tank convened at 7:26 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 7:28 pm.

5. The public hearing published May 15, 2026 in the Republican American, Application #2660, Patricia and David Peiffer, 8 Torrington Rd, to replace front porch facing Torrington Rd convened at 7:29 pm. The Commission reviewed the application with Patricia and David Peiffer.

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.

6. The public hearing published May 15, 2026 in the Republican American, Application #2661, 69 West St LLC, 69 West St, to install 8 exterior cameras and install fence around property convened at 7:30 pm. The Commission reviewed the application.

Patricia Peiffer, Litchfield Resident, repeated her concerns with this application as with Application #2650 and went on to explain that in her opinion the lighting design is extreme and through research found that this lighting is usually installed in Correctional Facilities.

David Peiffer, Litchfield Resident, spoke and said that the lighting and fencing will take away from the grace and charm of the Green in the Borough of Litchfield and asked that the HDC contact SHPO and request to be a interested consulting party to the 106 Review and to place Application #2661 and #2650 on hold until the 106 Review is completed.

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Application #2661 will be held over until June 4, 2026 pending more information and an updated application from the applicant, as requested in the previous meeting.

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.

7. The public hearing published May 15, 2026 in the Republican American, Application #2662, Elizabeth Daniels, 239 North St, to install A/C condenser convened at 7:35 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 7:35 pm.

Respectfully submitted,
Julia Metcalf, Acting 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, May 21, 2026.**

I. Call To Order

Acting Chairman Glenn Hillman called the meeting to order at 7:37 pm.

II. Recording of Attendance:

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

Commissioner Absent: Wendy Simoncelli.

Also present were: Harold Colvocoresses, Patricia Peiffer, David Peiffer, Tim Pikiell, David Horne, Ty Rugman, Andrew Roraback, Kathy Jennett and Robyn Ryle.

III. Business Pertaining To Certificates of Appropriateness.

1. 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 held over until June 4, 2026 pending receiving an updated application.
2. Application #2657, Harold Colvocoresses, 56 East St, to rebuild steps/porches at kitchen back and side doors. Ms. Metcalf made a motion to approve the application as submitted. Mr. Whelan seconded. All in favor. Motion carried.

The votes were: Ambrose Sauer-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.

3. Application #2658, St Louis de Monfort Parish, 49 South St, to install ductless HVAC system. Application will be held over until June 4, 2026 pending additional elevations and information.
4. Application #2659, William and Sandra Deacon, 19 Woodruff St, to install generator and propane tank. Mr. Cecchinato made a motion to approve the application with the stipulation that the homeowner add evergreen shrubs to screen generator and propane tank from public view. Mr. Ambrose Sauer seconded. All in favor. Motion carried.

The votes were: Ambrose Sauer-yea, Whelan-yea, Metcalf-yea, Cecchinato-yea.

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

5. Application #2660, Patricia and David Peiffer, 8 Torrington Rd, to replace front porch facing Torrington Rd. Mr. Ambrose Sauer made a motion to approve the application as submitted. Ms. Metcalf seconded. All in favor. Motion carried.

The votes were: Ambrose Sauer-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 #2661, 69 West St LLC, 69 West St., to install 8 exterior cameras and install fence around property. Application held over June 4, 206 pending receiving an updated application.
7. Application #2662, Elizabeth Daniels, 239 North St, to install A/C condenser. Ms. Metcalf moved to approve the application with the stipulation that the applicant plant evergreen shrubs to conceal the condenser from public view. Mr. Cecchinato seconded. All in favor. Motion carried.

The votes were: Ambrose Sauer-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
 - a. Review and/or acceptance of new applications.
 1. Application # 2663, David Horne and Ty Rugman, 124 North St., to install air conditioning condenser. The Commission reviewed the application with David Horne and Ty Rugman.
 2. Application #2664, Kathy and Francis Jennett, 156 West St., to construct 24'x32' garage, concrete foundation, 2 side windows. This Application was previously approved under Application #2481 which has since expired. The Commission reviewed the application with Kathy Jennett and asked her to choose garage doors and provide specifications.
 3. Waiver, Andrew Roraback and Kara Dowling, 18 Meadow St., to replace a north facing wooden door in kind. The Commission reviewed the application with Andrew Roraback.
 4. Waiver, John Marciano, 117 Torrington Rd., to replace outside AC condenser unit in same location. The Commission reviewed the application.

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5. Application # 2665, Elizabeth Devos, 228 Meadow St., to replace K style gutters with bronze colored round gutters. The Commission reviewed the application.
 6. Application #2666, Alan and Lynne Sherman, 154 Old South Rd., to install a generator and propane tank on south side of house. The Commission reviewed the application.
 7. Application #2667, Susanne Casadei, 90 Meadow St., to replace windows. The Commission reviewed the application and requested a Letter of Agency and specifications of windows.
 8. Application #2668, Town of Litchfield, Community Field, 58 North Lake St., to replace roof on the pavilion with GAF architectural shingles. The Commission reviewed the application.
 9. Application #2669, William Lienhard and Launa Schweizer, 44 South St., to place a granite bench on front lawn on south side of property, place a sign on side of house, and extend roof over existing slab on back of barn. The Commission reviewed the application.
 10. James and Deborah Lariccia, 19 Sheldon Ln., will apply in near future to replace leaking roof and move solar panels to rear roof.
- IV. Approval of Minutes:
Ms. Metcalf made a motion to approve the minutes from May 7, 2026 with minor changes. Mr. Cecchinato seconded. All in favor. Motion carried.
- V. Adjournment:
There being no further business, Ms. Metcalf made a motion to adjourn at 8:19 pm, seconded by Mr. Ambrose Sauer. All in favor and the motion carried.

Respectfully submitted,
Julia Metcalf, Acting Clerk