

DRAFT

BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION 2187 Litchfield, Connecticut 06759

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, July 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, Norman Ambrose Sauer, Tony Cecchinato, Glenn Hillman, Bob Whelan (Alt) and Jarett Monterio (Alt).
Commissioners Absent: Julia Metcalf.

Also present were: David Horne, Ty Rugman, John Martin, Jaime Richichi, Brian McNamara, Mason Lord, Rabbi Eisenbach and Robyn Ryle.

Mr. Ambrose Sauer made a motion to seat Mr. Whelan as a regular member for this meeting. 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 June 26, 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 7:02 pm. The Commission reviewed the application. Mr. Ambrose Sauer called Diti Glazer, CEO Horizon Security Systems/10X Construction, who explained to her knowledge the applicant was not ready to participate in tonight's meeting. At this point, the Chairman closed the hearing.

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 June 26, 2026 in the Republican American, Application #2667, Susanne Casadei, 90 Meadow St., to replace windows, convened at 7:03 pm. The Commission reviewed the application. The Commission received a Letter of Agency and schedule of windows with confirmation muntins will be external.

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.

3. The public hearing published June 26, 2026 in the Republican American, Application #2673, Julie Shackett, 32 Sedgewick Lane, to replace propane tank, convened at 7:05 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 7:07 pm.

At 7:05, Rabbi Eisenbach, Application #2661, entered the meeting.

DRAFT

At 7:08pm, Mr. Ambrose Sauer made a motion to reopen the public hearing for Application #2661, 169 West St LLC, 69 West St, to allow Rabbi Eisenbach an opportunity to participate in the hearing. Mr. Hillman seconded. All in favor. Motion carried. Rabbi Eisenbach provided a plot plan of the property showing the footprint for the fence. The fence is now proposed to surround the entire building for security purposes. The fence will be 6ft tall. Rabbi Eisenbach provided three options of wood clad metal fences for review with the HDC. In the previous meeting, the HDC wanted to see wood options for consideration, as more historically appropriate. It was confirmed that there will be 3 fence gates across the walkways and a vehicle gate which will open to the parking lot in the rear.

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 June 26, 2026 in the Republican American, Application #2674, Christopher Verrilli, 132 Meadow St, to replace asphalt walkway with bluestone and to replace decking on 2nd floor balcony and 1st floor deck, 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 June 26, 2026 in the Republican American, Application #2675, Mike Deleppo, 30 Tannery Brook Rd, to replace roof, convened at 7:29 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 7:30 pm.

6. The public hearing published June 26, 2026 in the Republican American, Application #2676, Margaret Sullivan, 173 Old South Rd, to replace 29 windows, convened at 7:30 pm. The Commission reviewed the application Margaret Sullivan who clarified the muntins will be external and the pane configuration will be 8 over 8 on the second floor and 8 over 12 on the first floor.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:33 pm.

7. The public hearing published June 26, 2026 in the Republican American, Application #2677, St Louis De Montfort Parish, 49 South St, to replace generator and slightly relocate it, convened at 7:34 pm. The Commission reviewed the application. The relocation will be to move it a little further from the building. Pictures provided of the current generator show a shed cover. The Commission will need clarification if a shed cover over the generator will remain, therefore the application will be held over until July 16, 2026.

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. The public hearing published June 26, 2026 in the Republican American, Application #2678, Jaime Richichi, 102 North St, to extend existing fence to cross driveway with

DRAFT

gate, convened at 7:38 pm. The Commission reviewed the application with Jaime Richichi 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 7:40 pm.

9. The public hearing published June 26, 2026 in the Republican American, Application #2679, John Martin, 82 Meadow St, to repair stairs off of patio on Woodruff St side, convened at 7:41 pm. The Commission reviewed the application with John Martin who provided more pictures and clarified the work.

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.

10. The public hearing published June 26, 2026 in the Republican American, Application #2680, Dan Paradise, 187 Old South Rd, to install propane tank, convened at 7:44 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 7:47 pm.

Respectfully submitted,
Glenn Hillman, Clerk

DRAFT

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, July 2, 2026**.

I. Call To Order

Chairman Wendy Simoncelli called the meeting to order at 7:48 pm.

II. Recording of Attendance:

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

Commissioners Absent: Julie Metcalf.

Also present were: David Horne, Ty Rugman, Brian McNamara, Mason Lord and Robyn Ryle.

At 7:48 pm, Mr. Hillman made a motion to reorder the meeting agenda to accommodate people with new applications due to the extreme heat. Mr. Ambrose Sauer seconded. All in favor. Motion carried.

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

1. Application #2681, David Horne and Ty Rugman, 124 North St, to install small security camera. The Commission reviewed the application with David Horne and Ty Rugman.
2. Application #2682, Brian and Rita McNamara, 173 South St, to relocate 5 A/C condensers and replace 3 of them. The Commission reviewed the application with Brian McNamara and Mason Lord from Hudson Valley Preservation who provided pictures, map of property and specifications of units. The homeowner is willing to shield the units from view from the public way with evergreens or fencing. The homeowner said that this is an emergency situation, given the heat wave and the temperature in the upstairs of the house is close to 100 degrees without the A/C working. Ms. Simoncelli will call the Building Dept regarding this emergency situation.
3. Application #2683, Matthew Waltz and Kelsey Leach, 128 Woodruff St, to demolish garage damaged by fallen tree. The Commission reviewed the application.
4. Application #2684, Jock and Lee Lawrason, 44 South St, to replace stockade fence with black chain link fence down side of property. The Commission reviewed the application.
5. Application #2685, Jock and Lee Lawrason, 44 South St, to re-do circular driveway with pea stone or cobble stone. The Commission reviewed the application and will contact the applicant to confirm the choice of materials to be used.

DRAFT

At 8:30 pm Mr. Ambrose Sauer made a motion to return to business pertaining to Certificates of Appropriateness. Mr. Whelan seconded. All in favor. Motion carried.

III. Business Pertaining To Certificates of Appropriateness.

1. Application #2661, 69 West St LLC, 69 West St, to install 8 exterior cameras and install fence around property. Mr. Ambrose Sauer made a motion to open the application for discussion. Mr. Hillman seconded. All in favor. Motion carried. Much discussion ensued regarding the fence options provided. The Commissioners considered each option as to its historic appropriateness, while addressing the security requirements of the applicant and the congregation. Given the 6 ft height for security, the style of the options considered as to their bulk and ability to see through them to view the building. After discussion, Mr. Ambrose Sauer made a motion to approve the application with the following stipulations, camera locations as submitted (Exhibit 4), Iron fence and style as submitted (Exhibit 1) without wood features. Exhibit 1 iron fence with its finials and Victorian detailing is deemed more historically appropriate to the Victorian structure. The three (3) person gates and one (1) car gate that match in style are located as indicated within the application. Commission has also determined that iron fencing is more historically appropriate for the street scape than the applicant's other fence options. The Commission has taken into consideration the applicant's security concerns and the religious use of the structure, thereby making the approval of the iron fence and its footprint a special exception. Mr. Hillman seconded. All in favor. Motion carried.

Exhibits 1 and 4 can be found in the applicant's file located at Historic District Office.

The votes were: Hillman-yea, Whelan-yea, Ambrose Sauer-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 #2667, Susanne Casadei, 90 Meadow St., to replace windows. Mr. Cecchinato made a motion to approve the application with the stipulation that the windows have exterior muntins. Mr. Hillman seconded. All in favor. Motion carried.

The votes were: Hillman-yea, Whelan-yea, Ambrose Sauer-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 #2673, Julie Shackett, 32 Sedgewick Lane, to replace propane tank. Mr. Cecchinato made a motion to approve the application with the stipulation that the applicant plant evergreen shrubs to shield the tank from view from the public way. Mr. Hillman seconded. All in favor. Motion carried.

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

DRAFT

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

4. Application #2674, Christopher Verrilli, 132 Meadow St, to replace asphalt walkway with bluestone and to replace decking on 2nd floor balcony and 1st floor deck. 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, Ambrose Sauer-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 #2675, Mike Deleppo, 30 Tannery Brook Rd, to replace roof. 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, Ambrose Sauer-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 #2676, Margaret Sullivan, 173 Old South Rd, to replace 29 windows. Mr. Hillman made a motion to approve the application as submitted. Mr. Ambrose Sauer seconded. All in favor. Motion carried.

The votes were: Hillman-yea, Whelan-yea, Ambrose Sauer-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 #2677, St Louis De Montfort Parish, 49 South St, to replace generator and slightly relocate it. Application held over to July 16, 2026 pending more information regarding the small shed.

- 8 Application #2678, Jaime Richichi, 102 North St, to extend existing fence to cross driveway with gate. Mr. Ambrose Sauer made a motion to approve the application as submitted. Mr. Cecchinato seconded. All in favor. Motion carried.

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

9. Application #2679, John Martin, 82 Meadow St, to repair stairs off of patio on Woodruff St side. 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, Ambrose Sauer-yea, Cecchinato-yea.

DRAFT

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

10. Application #2680, Dan Paradise, 187 Old South Rd, to install propane tank. Mr. Hillman made a motion to approve the application as submitted. Mr. Ambrose Sauer seconded. All in favor. Motion carried.

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

VI. Other Business:

- a. The Commission scheduled the Annual meeting for the August 6, 2026 meeting and will review the Annual Report, nominate and vote for Officers, and review of attendance.

Mr. Hillman made a motion to approve the minutes from June 18, 2026 with minor changes. Mr. Whelan seconded. All in favor. Motion carried.

V. Adjournment:

There being no further business, Mr. Cecchinato made a motion to adjourn at 9:41 pm, seconded by Mr. Hillman and the motion carried.

Respectfully submitted,
Glenn Hillman, Clerk