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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, August 6, 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: Norman Ambrose Sauer, Tony Cecchinato, Jarett Monterio (Alt) and Bob Whelan (Alt).

Commissioners Absent: Wendy Simoncelli, Glenn Hillman and Julia Metcalf.

Also present were: John Kinnear, Michael Lyn Cappello, Patricia & David Peiffer, Karen Cowperthwaite, Christine Mainella, Matthew Waltz, Jennifer Chase, Ted Murphy, Craig Connolly, Renee Betar, Dirk Patterson and Robyn Ryle.

Mr. Cecchinato made a motion to seat Mr. Whelan and Mr. Monterio as regular members for this meeting. Mr. Ambrose Sauer seconded. All in favor. Motion carried.

Mr. Whelan, 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 July 31, 2026 in the Republican American, Application #2686, Bruce Schnitzer, 89 South St, to replace generator with new one and install new transformer and motor panel, convened at 7:01 pm. The Commission reviewed the application with John Kinnear, Architect, who provided more pictures of the proposed location.

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 July 31, 2026 in the Republican American, Application #2687, Craig Connolly, 41 West St, to install a 14 ft x 16 ft outbuilding, convened at 7:06 pm. The Commission reviewed the application with Craig Connolly. Mr. Connolly stated he will get lease agreements from Mr. Barton and Mr. Murphy who own portions of the land that the building sits on and will install exterior muntins on the window. Mr. Murphy was in attendance and confirmed support of the application. The Commission noted during their site visit that the siding is nonconforming embossed siding.

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.

3. The public hearing published July 31, 2026 in the Republican American, Application #2688, Renee Betar, 149 West St, to remove asphalt walkway in front and replace with wider bluestone walkway, convened at 7:14 pm. The Commission reviewed the application with Renee Betar.

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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 7:16 pm.

4. The public hearing published July 31, 2026 in the Republican American, Application #2689, Town of Litchfield, Community Field, 58 North Lake St, to install drinking fountains, trash cans, and four new dugouts, convened at 7:16 pm. The Commission reviewed the application with Michael Lyn Cappello, Park & Recreation Director, Town of Litchfield, who confirmed they will be installing 2 drinking fountains, 10 trash cans, 4 new dugouts of prefabricated cages in black.

Patricia Peiffer, Litchfield Borough Resident, asked if the trash cans will be secured to the ground. Ms. Cappello was unable to answer and offered to call Brett Seamans, Supervisor/Senior Project Manager, Litchfield, Public Works Department, to confirm. At 7:20 pm, Acting Chairman Mr. Ambrose Sauer held Application #2689 open and will continue the discussion when Ms. Cappello returns.

5. The public hearing published July 31, 2026 in the Republican American, Application #2690, Dirk and Marla Patterson, 49 Wolcott St, to replace the roof on the main house, convened at 7:21 pm. The Commission reviewed the application with Dirk Patterson who confirmed that this will be a roof replacement in kind.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:22 pm.

Respectfully submitted,
Bob Whelan, 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, August 6, 2026.**

I. Call To Order

Acting Chairman Norman Ambrose Sauer called the meeting to order at 7:22 pm.

II. Recording of Attendance:

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

Commissioners Absent: Wendy Simoncelli, Glenn Hillman and Julia Metcalf.

Also present were: John Kinnear, Michael Lyn Cappello, Patricia & David Peiffer, Karen Cowperthwaite, Christine Mainella, Matthew Waltz, Jennifer Chase, Ted Murphy, Craig Connolly, Renee Betar, Dirk Patterson and Robyn Ryle.

III. Business Pertaining to Certificates of Appropriateness.

1. Application #2686, Bruce Schnitzer, 89 South St, to replace generator with new one and install new transformer and motor panel. Mr. Whelan made a motion to approve the application with the stipulation to install evergreen shrubbery to shield the transformer. Mr. Cecchinato seconded. All in favor. Motion carried.

The votes were: Cecchinato-yea, Whelan-yea, Monterio-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 #2687, Craig Connolly, 41 West St, to install a 14 ft x 16 ft outbuilding. Mr. Cecchinato made a motion to open the application for discussion. Mr. Whelan seconded. Mr. Cecchinato explained the siding is not historically appropriate and the Commission should consider approving the application with the stipulation to change the siding to a smooth finish and to apply exterior muntins to the window. Mr. Whelan made a motion to approve the application with the stipulation that the siding and trim be changed to a smooth surface and apply exterior muntins to the window. Mr. Cecchinato seconded. All in favor. Motion carried.

The votes were: Cecchinato-yea, Whelan-yea, Monterio-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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3. Application #2688, Renee Betar, 149 West St, to remove asphalt walkway in front and replace with wider bluestone walkway. Mr. Cecchinato made a motion to approve the application as submitted. Mr. Whelan seconded. All in favor. Motion carried.

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

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

At 7:30 pm, Ms. Cappello returned to the meeting. At this time Mr. Whelan made a motion to reopen Application #2689. Mr. Cecchinato seconded. All in favor.

Ms. Cappello stated the trash receptacles will be secured to concrete pads with the trash can locked within the receptacles requiring them to be unlocked to remove the trash can.

There being no further members of the public present to speak in regard to the application the public hearing was adjourned at 7:32 pm.

4. Application #2689, Town of Litchfield, Community Field, 58 North Lake St, to install drinking fountains, trash cans, and four new dugouts. Mr. Cecchinato made a motion to approve the application as submitted. Mr. Whelan seconded. All in favor. Motion carried.

The votes were: Cecchinato-yea, Whelan-yea, Monterio-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 #2690, Dirk and Marla Patterson, 49 Wolcott St, to replace the roof on the main house. Mr. Cecchinato made a motion to approve the application as submitted. Mr. Monterio seconded. All in favor. Motion carried.

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

a. Review and/or acceptance of new applications.

1. Application #2691, Matthew Waltz and Kelsey Leach, 128 Woodruff St., to rebuild demolished garage on existing footprint and add a second story. The Commission reviewed the application with Matthew Waltz. Applicant was asked to provide sample materials for siding and trim, full materials list and confirmation of how many windows.
2. Application #2692, Christine Mainella, 58 Karl St., to pave driveway. The Commission reviewed the application with Christine Mainella who will email pictures of the house and driveway.

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3. Application #2693, Brian and Irina McNamara, 173 South St., to install lattice fence to screen A/C compressors. The Commission reviewed the application with Karen Cowperthwaite, Landscape Architect.
4. Application #2694, St. Louis De Montfort Parish 49 South St., to install a 3ft x 3ft wood permanent sign, painted white on South Street to indicate a used clothing bin. The Commission reviewed the application with Jennifer Chase, New England Representative. The Commission explained that the application as presented is nonconforming due to the size and proposed location and would be precedent setting with regards to its solicitation nature. The Commission asked if the Applicant would be open to relocating the sign behind the Church near the clothing receptacle or a blade sign under the St. Anthony's sign. This application is held over until August 20, 2026 to allow the Applicant time to review other options and locations for the sign.

At this time Mr. Cecchinato made a motion to change the order of business to accommodate those present, pausing the review of new applications to allow members of the public in attendance to speak. Mr. Whelan seconded. Motion carried.

David Peiffer, Litchfield Borough resident, spoke about the CT DOT plan to change traffic patterns within the Borough. He explained that he went to the State of Connecticut's Project Simulator portal to review the traffic model and proposed changes to the roads in the Borough of Litchfield. The simulator program was not working properly and he contacted them directly for more information and then requested the CT DOT schedule a new presentation. The CT DOT will be presenting to the Board of Selectmen on 9/1/2026 regarding the proposed changes and the impact of the changes. Mr. Peiffer suggested that the HDC attend and become involved in the early phases and to exercise their ability to have an opinion in a National Historic Preservation Act (NHPA) Section 106 review.

Patricia Peiffer, Litchfield Borough resident, noted that a Representative from the State Historic Preservation Office will be attending the 9/1/2026 Board of Selectmen meeting and it would be important that the HDC attend. Ms. Peiffer then asked that the Commission to please follow through with Application #2687 to confirm stipulated changes were made.

Dirk Patterson, Litchfield Borough Burgess, explained that the Borough will be updating their Code Book and would like to include current HDC regulations and guidelines in the book. Acting Chairman Ambrose Sauer explained that the HDC is currently updating the HDC guidelines and regulations and will forward the regulations and guidelines to the Borough Board when ready. Mr. Patterson also asked that the Commissioners' terms be updated on the Borough website page. Conversation took place about a possible Blight Ordinance and the consensus was that this would be a Town of Litchfield concern.

5. Waiver, Jock and Lee Lawrason, 44 South St., to restore windows in cupola of house with the stipulation that if the windows need replacement they will re-apply. The Commission reviewed the application.

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6. Application #2695, Christos Kreonidis, 19 West St., to repoint and replace bricks on east, south and west facades and to remove a hatchway at base of building and fill with brick. The Commission reviewed the application.
7. Application #2696, Jacqueline Goewey and Ralph Merola, 24 South St., to replace roof on house and garage with architectural shingles. The Commission reviewed the application.

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

V. Correspondence: Acting Chairman Ambrose Sauer read the following email into the minutes that was sent to the Borough of Litchfield.

Good afternoon Gayle,

I wanted to let you and the Borough know that CTDOT's Project Development Unit (PDU) will be providing a supplemental presentation for PP073-0018 with some software examples at an upcoming Litchfield Board of Selectmen Meeting on 9/1/26. While responding to comments to the recommended concepts for intersection improvements around the Litchfield Green that we presented during our larger Public Informational Meeting, some questions came up on the actual software we use to analyze different designs and conditions. We had planned to show examples to a small group, but since we began coordinating, it seems there is a larger interest in this type of presentation. It was determined during discussions with the First Selectman that a presentation during the Board Meeting would give us an opportunity to reach a broader audience among the public, as well as the different groups within the Town. I hope you or others from the Borough can attend for a little more detailed look at how we analyze traffic conditions, but no new recommendations or concepts for improvements will be shown.

Thanks,

Andrew J. Correia, P.E.

Project Manager

Project Development Unit

Division of Highway Design

Connecticut Department of Transportation

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VI. Approval of Minutes:

Mr. Cecchinato made a motion to approve the minutes from July 16, 2026 with minor changes. Mr. Whelan seconded. All in favor. Motion carried.

VII. Adjournment:

There being no further business, Mr. Whelan made a motion to adjourn at 9:09 pm, seconded by Mr. Cecchinato and the motion carried.

Respectfully submitted,
Bob Whelan, Acting Clerk