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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 20, 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 and Jarett Monterio (Alt).

Commissioners Absent: Norman Ambrose Sauer and Bob Whelan (Alt).

Also present were: Zach Miller-Murphy, Karen Cowperthwaite, Jan Nelson, Tom Curran, Christine Mainella, Dave Jones, Michelle and Grant Bado, Alex Kreonidis, Jock Lawrason, Matthew Waltz and Robyn Ryle.

Ms. Metcalf made a motion to seat Mr. Monterio as a regular member for this meeting. Mr. Hillman seconded. All in favor. Motion carried.

At 7:03 pm Tony Cecchinato entered the meeting.

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 August 14, 2026 in the Republican American, Application #2691, Matthew Waltz & Kelsey Leach, 128 Woodruff St. to build new garage and add a second story, convened at 7:03 pm. The Commission reviewed the application with Matthew Waltz who confirmed the garage would be 25 feet in height and be rebuilt on the same foundation. Discussion ensued regarding using vinyl or LP products for siding. Mr. Waltz referenced that another house in the area was recently approved for LP siding. The Commission explained that a fire destroyed the house to which Mr. Waltz referred and that house originally had aluminum siding. Aluminum siding was grandfathered in, but since aluminum siding was not available, the Commission allowed him to use an LP product, which was considered an upgrade to aluminum siding. Mr. Waltz confirmed that the garage he tore down was originally wood and that his house is also wood. The door is not visible from the public way and will not require muntins in the door window. The windows will be one over one and K-style gutters are proposed.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:15 pm.

At 7:15 pm, Ms. Metcalf recused herself from the next application as she is a close neighbor of the applicant.

2. The public hearing published August 14, 2026 in the Republican American, Application #2692, Christine Mainella, 58 Kart St, to repave driveway, convened at 7:15 pm. The Commission reviewed the application with Christine Mainella who

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confirmed the driveway has millings and wants to pave with asphalt on the same footprint.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:18 pm.

At 7:18 pm Ms. Metcalf was reseated as a regular member.

3. The public hearing published August 14, 2026 in the Republican American, Application #2693, Brian McNamara, 173 South St, to install lattice fencing around A/C compressors, convened at 7:19 pm. The Commission reviewed the application with Karen Cowperthwaite, Landscape Architect, who confirmed the fencing will be cedar, painted white with an 8 ft x 10 ft footprint.

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.

4. The public hearing published August 14, 2026 in the Republican American, Application #2693, St. Louis De Montfort Parish, 49 South St, to install a sign for used clothing convened at 7:20 pm. The Commission reviewed the application and noted the large size of the sign and that the sign is other than the Church name or service information. Mr. Ambrose Sauer prepared and sent in a list of applications and pictures of signs of the neighboring church as examples of previously approved applications and precedents. Mr. Ambrose Sauer had also reviewed the Town of Litchfield Zoning regulations regarding signs and found that they did not apply to this application. There was discussion about setting new precedents with this application given the size and location. The Commission would like the applicant or a representative to attend the next meeting to discuss options for a smaller sign and placement with the existing St Anthony's sign. This public hearing was held over until the next HDC meeting on September 3, 2026.

Jock Lawrason, a South St neighbor, spoke and said that he considers the sign too large and would prefer a much smaller sign like the examples from St Michael's.

Jan Nelson, a South St neighbor, spoke and said that the sign is too large and would be an eyesore.

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.

5. The public hearing published August 14, 2026 in the Republican American, Application #2695, Christos Kreonidis, 19 West St., to repoint and replace bricks on east, south and west facades, remove hatchway at base of building and fill with brick, convened at 7:33 pm. The Commission reviewed the application with Alex Kreonidis, Trustee of the Trust that owns the building. Mr. Kreonidis provided historic/antique brick samples for the replacement of bricks that are deteriorating and explained the mortar at the base of the building is cracking, causing leaks into the basement. The Applicant intends to retain the red brick tinted mortar. The Coal shoot (hatchway) will be removed and brick will be inserted into the old opening. Mr. Kreonidis may also need to remove the brick and cobblestone driveway edging temporarily to fix drainage. He is working with the owners of the Abner Hotel to correct the problem.

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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 7:41 pm.

6. Application #2696, Jacqueline Goewey & Ralph Merola, 24 South St, to replace the roof on house and garage convened at 7:41 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 7:43 pm.

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, August 20, 2026.**

I. Call To Order

Chairman Wendy Simoncelli called the meeting to order at 7:44 pm.

II. Recording of Attendance:

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

Commissioners Absent: Norman Ambrose Sauer and Bob Whelan (Alt).

Also present were: Zach Miller-Murphy, Karen Cowperthwaite, Jan Nelson, Tom Curran, Christine Mainella, Dave Jones, Michelle and Grant Bado, Alex Kreonidis, Jock Lawrason, Matthew Waltz and Robyn Ryle.

III. Business Pertaining to Certificates of Appropriateness.

1. Application #2691, Matthew Waltz & Kelsey Leach, 128 Woodruff St. to build new garage and add a second story. Mr. Metcalf made a motion to open the application up for discussion. Hillman seconded. Motion passed. Ms. Metcalf stated that wood clapboard siding is historically appropriate for the property and the surrounding streetscape. It was discussed that the house is a historic period home with wood clapboards and it is appropriate that the garage be the same material and fit in with the streetscape. Ms. Metcalf made a motion to approve the application with the stipulations that the siding be wood clapboards and the soffit be PVC. Mr. Hillman seconded. All in favor. Motion carried.

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

Ms. Metcalf recused herself for the next application as she is a close neighbor of the Applicant.

2. Application #2692, Christine Mainella, 58 Kart St, to repave driveway. Mr. Hillman made a motion to approve the application as submitted. Mr. Cecchinato seconded. All in favor. Motion carried.

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

At 8:03 pm Ms. Metcalf was reseated as a regular member.

3. Application #2693, Brian McNamara, 173 South St, to install lattice fencing around A/C compressors. Mr. Hillman made a motion to approve the application as submitted. Ms. Metcalf seconded. All in favor. Motion carried.

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

4. Application #2693, St. Louis De Montfort Parish, 49 South St, to install a sign for used clothing. Meeting held over until September 3, 2026 to allow the Applicant or a representative to attend.
5. Application #2695, Christos Kreonidis, 19 West St., repoint and replace bricks on east, south and west facades, remove hatchway at base of building and fill with brick. Ms. Metcalf made a motion to approve the application as submitted. Mr. Hillman seconded. All in favor. Motion carried.

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

6. Application #2696, Jacqueline Goewey & Ralph Merola, 24 South St, to replace the roof on house and garage. Mr. Cecchinato made a motion to approve the application as submitted. Mr. Hillman seconded. All in favor. Motion carried.

The votes were: Hillman-yea, Cecchinato-yea, Monterio -yea, Metcalf -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. Waiver, Zach and Richard Miller-Murphy, 79 East St., to replace the roof with gray architectural shingles in kind. The Commission reviewed the application with Zach Miller-Murphy.
2. Waiver, Sarah Dalton Morris, 43 Woodruff St., replace and enlarge 3 windows in rear that are not visible from public way and to replace aluminum siding in kind. The Commission reviewed the application with Sarah Dalton Morris.

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3. Michelle and Grant Bado, currently considering the purchase of 222 Old South Rd, which was built in 1889. They wanted to get some guidance regarding making changes to the house, including acceptable siding. Ms. Simoncelli, Chairman then explained the application process.
4. Application #2697, Nelson & Nelson LLC, 10 Cobble Court, to replace existing gutters with 4 inch copper gutters. The Commission reviewed the application with Jan Nelson.
5. Application #2698, Thomas Curran and Laura Lasker, 167 Meadow St., replace 2 windows with Anderson double hung true divided light. The Commission reviewed the application with Thomas Curran and requested pictures and a window specification sheet.
6. Waiver, Jock Lawrason, 44 South St., to install a mini split in the back wall of the barn which is not visible from the public way. The Commission reviewed the application with Jock Lawrason.
7. Application #2699, 7 North Street LLC, 7 North St., to replace signs with new signs for Dave Jones Realty. The signs will be the same size as current signs and match the sizes of the signs of the other businesses in building. The Commission reviewed the application with Dave Jones.
8. Waiver, Kevin Tieman, 169 Torrington Rd., to install a new chimney cap in kind. The Commission reviewed the application.
9. Application #2700, Susan and William Perssonatti, 85 Old South Rd., to remove two existing garage doors and replace with one carriage door, one person door, and one window. The Commission reviewed the application and will request window and door specifications and details of siding.
10. Application #2701, Old Village Inn LLC, 25 West St., to replace 6 windows on the 3rd floor. Windows will be 2 over 2, simulated divided light. The Commission reviewed the application.

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

Chairman Ms. Simoncelli reminded the Commission that the CT State DOT will present a review of the planned road changes at the Board of Selectman meeting on 9/1/2026 at 5:30 pm and encouraged the Commissioners to attend.

Ms. Simoncelli stated that the Borough Board will be revising the Borough of Litchfield Code Book and would like a representative from the HDC to participate. Mr. Ambrose Sauer has offered to be the HDC Representative.

The Commission asked the Recording Clerk to post the newly printed Litchfield HDC brochure on the website.

V. Correspondence: None

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VI. HDC Annual meeting, review the Annual Report, nominate and vote for Officers, review of attendance record.

1. The Commission reviewed the Annual Report and attendance record and asked the Recording Clerk to make formatting changes to the Annual Report. The revised Annual Report will be reviewed at the September 3, 2026 meeting.

2. Ms. Metcalf made a motion to nominate Ms. Simoncelli as Chairman for the 2026-2027 year. Mr. Hillman seconded. All in favor. Motion carried.

The votes were: Hillman-yea, Cecchinato-yea, Metcalf-yea, Monterio-yea.

3. Ms. Simoncelli made a motion to nominate Mr. Ambrose Sauer as Vice- Chair for the 2026-2027 year. Ms. Metcalf seconded. All in favor. Motion carried.

The votes were: Hillman-yea, Cecchinato-yea, Metcalf-yea, Monterio-yea.

4. Ms. Metcalf made a motion to nominate Mr. Hillman as Clerk. Mr. Cecchinato seconded. All in favor. Motion carried.

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

VII. Approval of Minutes:

Mr. Cecchinato made a motion to approve the minutes from August 6, 2026 with minor changes. Ms. Metcalf seconded. All in favor. Motion carried.

VIII. Adjournment:

There being no further business, Ms. Metcalf made a motion to adjourn at 9:10 pm, seconded by Mr. Cecchinato and the motion carried.

Respectfully submitted,
Glenn Hillman, Clerk