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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, September 17, 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, Tony Cecchinato and Bob Whelan (Alt).

Commissioners Absent: Jarett Monterio (Alt), Norman Ambrose Sauer and Julia Metcalf.

Also present were: Richard and Zack Miller-Murphy, Christine Mainella, Michelle and Grant Bado, Jock and Lee Lawrason, William Buckley, Robert Woolam and Robyn Ryle.

Mr. Cecchinato made a motion to seat Bob Whelan as a regular Commission member for this meeting. Mr. Hillman seconded. All in favor. Motion carried.

The Chair explained the procedure for conduct of the hearings. Mr. Hillman, Clerk, read the legal advertisement of each hearing as published

1. The public hearing published September 11, 2026 in the Republican American, Application #2702, Antheneum LLP, 98 Meadow St., on the barn replace siding, garage doors and windows convened at 7:00 pm. The Commission reviewed the application with Robert Woolam, Contractor.

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 September 11, 2026 in the Republican American, Application #2703, Edwin Reboyas Montalvo, 169 West St, to replace 14 windows convened at 7:04 pm. The Commission reviewed the application. The Commission received some pictures and window listing but still need clarification on which windows are to be replaced and also need a Letter of Agency. The application will be held over until the October 1, 2026 meeting.

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.

3. The public hearing published September 11, 2026 in the Republican American, Application #2704, Jock and Lee Lawrason, 44 South St, to place carriage mounting block stone and hitching post stone in front of house near driveway convened at 7:08 pm. The Commission reviewed the application with Jock and Lee Lawrason who explained that during the excavation of soil for the driveway they found a carriage mounting block stone with a date and initials etched into it as well as what they thought was a hitching post. The Applicants asked the Mason to place the hitching post near the mounting block, vertically, so they could see what it would look like. In doing so, the Mason cemented the post into the ground. The

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Commission noted that due to the size of the post it is not a hitching post, but possibly a stepping stone to the mounting block.

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: 16 pm Chairman Simoncelli recused herself from the next application as she is a relative of the Applicant. Mr. Hillman sat in as Acting Chair.

4. The public hearing published September 11, 2026 in the Republican American, Application #2705, Barbara Protzmann, 46 East St, to replace roof convened at 7:16 pm. The Commission reviewed the application with Wendy Simoncelli.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:17 pm.

At 7:17 pm Ms. Simoncelli was reseated as Chairman for the Commission and Mr. Hillman was reseated as Clerk for the Commission.

Respectfully submitted,
Glenn Hillman, 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, September 17, 2026.**

I. Call To Order

Chairman Wendy Simoncelli called the meeting to order at 7:18 pm.

II. Recording of Attendance:

Present were Commissioners: Wendy Simoncelli, Glenn Hillman, Tony Cecchinato and Bob Whelan (Alt).

Commissioners Absent: Norman Ambrose Sauer, Julia Metcalf and Jarett Monterio (Alt).

Also present were: Richard and Zack Miller-Murphy, Christine Mainella, Michelle and Grant Bado, Jock and Lee Lawrason, William Buckley, Robert Woolam and Robyn Ryle.

III. Business Pertaining to Certificates of Appropriateness.

1. Application #2702, Antheneum LLP, 98 Meadow St., on the barn replace siding, garage doors and windows. Mr. Hillman made a motion to approve the application as submitted. Mr. Cecchinato seconded. All in favor. Motion carried.

The votes were: Hillman-yea, Cecchinato-yea, Whelan-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 #2703, Edwin Reboyas Montalvo, 169 West St, to replace 14 windows. This Application will be held over to the October 1, 2026 meeting, pending additional information.
3. Application #2704, Jock and Lee Lawrason, 44 South St, to place carriage mounting block stone and hitching post stone in front of house near driveway. Mr. Hillman made a motion to open the application up for discussion. Mr. Whelan seconded. The Commission noted the proposed "hitching post" is not a hitching post, due to its large size. The stone likely had a different use. The stone is approximately 6 feet long by 8 to 10 inches wide. Mr. Hillman made a motion to approve the mounting block stone with the stipulation that the hitching post stone be removed. Mr. Cecchinato seconded. All in favor. Motion carried.

The votes were: Hillman-yea, Cecchinato-yea, Whelan-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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At 7:27 pm Chairman Simoncelli recused herself from the next application as she is a relative of the Applicant. Mr. Hillman was seated as Acting Chair.

4. Application #2705, Barbara Protzmann, 46 East St, to replace roof. Mr. Whelan made a motion to approve the application as submitted. Mr. Cecchinato seconded. All in favor. Motion carried.

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

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

At 7:29 Ms. Simoncelli was reseated as Chairman for the Commission. Mr. Hillman was reseated as Clerk.

IV. Other Business:

1. Public participation:

a) Review and/or acceptance of new applications.

1. Waiver, Richard and Zack Miller-Murphy, 79 East St., install a retractable awning in back of house not visible from public way. The Commission reviewed the application with Richard and Zack Miller-Murphy.
2. Waiver, William Buckley, 160 East St., to install a generator in the back of property not visible from the public way. The Commission reviewed the application with William Buckley.
3. Application #2706, Michelle and Grant Bado, 222 Old South Rd, to replace roof, replace gutters, and repair chimneys including installing larger blue stone cap. The Commission reviewed the application with Michelle and Grant Bado.
4. Waiver, Michelle and Grant Bado, 222 Old South Rd., to repair siding in kind in preparation for painting. The Commission reviewed the application with Michelle and Grant Bado.
5. Application #2707, Michelle and Grant Bado, 222 Old South Rd, to relocate electrical service and install new A/C condenser on south elevation. The Commission reviewed the application with Michelle and Grant Bado.
6. Application #2708, Jock and Lee Lawrason, 44 South St., to replace the fence around the generator and A/C condenser. The Commission reviewed the application with Jock and Lee Lawrason.
7. Christine Mainella, 58 Karl St., requested guidance from the Commission for building a carriage house on her property. Discussion took place on the process and the Commission provided suggestions.

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8. Application # 2709, Beth Fowler, 32 Meadow St., to replace existing sign and add sign on building for Colonial Floral Design. The Commission reviewed the application.
 9. Waiver, Roy Walzer, 10 South St., to replace the trim board in kind to support existing business sign and bracket. The Commission reviewed the application.
 10. Waiver, Christos Kreonidis, Revocable Trust, 19 West St. to repair and repoint bricks up to about 6 feet high and replace in kind, as needed. The Commission reviewed the application.
- b) Any other business that may properly come before the Commission.

Gayle Carr, Borough of Litchfield Warden, emailed Chairman Simoncelli and explained they are receiving complaints from residents regarding the bright interior lighting from the businesses located on West St. The Commission discussed that it is not in the HDC's purview.

Ms. Simoncelli gave an update on the HDC guidelines. Mr. Ambrose Sauer sent a copy to Dirk Patterson, Burgess for the Borough of Litchfield, and to the HDC Attorney, Steven Byrne for review.

Ms. Simoncelli reminded the Commission of the Statewide Historic District training in Cheshire. CT is on September 22, 2026.

It was noted the Application #2687, Craig Connolly, 41 West St., still needs to provide Letters of Agency from adjacent/shared property owners.

An update was provided on the used clothing bin behind St. Anthony's. Based upon a site visit, the used clothing bin can not be seen from the public way.

Ms. Simoncelli reported that Attorney Byrne has released the hold on 19 Sheldon Lane Ext.

V. Correspondence. None

VI. Approval of Minutes.

Mr. Hillman made a motion to approve the minutes of September 3, 2026 with minor changes. Mr. Cecchinato seconded. All in favor. Motion carried.

VII. Adjournment.

There being no further business, Mr. Hillman made a motion to adjourn at 8:49 pm, seconded by Mr. Cecchinato. All in favor. Motion carried.

Respectfully submitted,
Glenn Hillman