

DRAFT

BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION 2187 Litchfield, Connecticut 06759

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, October 1, 2026** at the Pilgrim House, First Congregational Church, 21 Torrington Road, Litchfield, Connecticut. The hearings were called to order by Chairman, Wendy Simoncelli, at 7:01 pm.

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

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

Also present were: Mike LoRusso, Peter Aziz, Beth Fowler, Michelle and Grant Bado, Jock and Lee Lawrason and Robyn Ryle.

Mr. Hillman made a motion to seat Bob Whelan as a regular Commission member. Ms. Simoncelli 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 25, 2026 in the Republican American, Application #2703, Edwin Reboyas Montalvo, 169 West St, to replace 14 windows, convened at 7:02 pm. The Commission reviewed the application. The Commission received a Letter of Agency and clarification that all 1st floor windows will be replaced and will be simulated divided light.

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 September 25, 2026 in the Republican American, Application #2706, Michelle and Grant Bado, 222 Old South Rd, to replace roof, replace gutters, and repair chimneys including installing larger blue stone cap convened at 7:06 pm. The Commission reviewed the application with Grant and Michelle Bado who confirmed gutters will be K style 6inch in white, to be painted the same color as trim and the roof will be architectural shingles in charcoal.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:09 pm.

3. The public hearing published September 25, 2026 in the Republican American, Application #2707, Michelle and Grant Bado, 222 Old South Rd, to relocate electrical service and install new A/C condenser on south elevation convened at 7:09 pm. The Commission reviewed the application with Michelle and Grant Bado who provided pictures for the proposed location for the electrical box and A/C Condenser and conduits.

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.

DRAFT

4. The public hearing published September 25, 2026 in the Republican American, Application #2708, Jock and Lee Lawrason, 44 South St, to replace fence around generator and A/C condenser convened at 7:16 pm. The Commission reviewed the application with Jock and Lee Lawrason.

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.

5. The public hearing published September 25, 2026 in the Republican American, Application #2709, Beth Fowler, 32 Meadow St, to replace existing sign and add sign on building convened at 7:19 pm. The Commission reviewed the application with Beth Fowler who confirmed the signs will be PVC material with matte finish.

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,
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, October 1, 2026.**

I. Call To Order

Chairman Wendy Simoncelli called the meeting to order at 7:23 pm.

II. Recording of Attendance:

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

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

Also present were: Mike LoRusso, Peter Aziz, Beth Fowler, Michelle and Grant Bado, Jock and Lee Lawrason and Robyn Ryle.

III. Business Pertaining to Certificates of Appropriateness.

1. Application #2703, Edwin Reboyas Montalvo, 169 West St, to replace 14 windows. Mr. Hillman made a motion to approve the application as submitted. Mr. Whelan seconded. All in favor. Motion carried.

The votes were: Hillman-yea, Simoncelli -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 #2706, Michelle and Grant Bado, 222 Old South Rd, to replace roof, replace gutters, and repair chimneys including installing larger blue stone cap. Mr. Whelan made a motion to approve the application as submitted. Mr. Hillman seconded. All in favor. Motion carried.

The votes were: Hillman-yea, Simoncelli-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.

3. Application #2707, Michelle and Grant Bado, 222 Old South Rd, to relocate electrical service and install new A/C condenser on south elevation. Mr. Hillman made a motion to approve the application with the stipulation that evergreen shrubs be planted to shield A/C condensers from public view. Mr. Whelan seconded. All in favor. Motion carried.

The votes were: Hillman-yea, Simoncelli -yea, Whelan-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 #2708, Jock and Lee Lawrason, 44 South St, to replace fence around generator and A/C condenser. Mr. Hillman made a motion to approve the application as submitted. Mr. Whelan seconded. All in favor. Motion carried.

The votes were: Simoncelli -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.

5. Application #2709, Beth Fowler, 32 Meadow St, to replace existing sign and add sign on building. Mr. Whelan made a motion to approve the application as submitted. Mr. Hillman seconded. All in favor. Motion carried.

The votes were: Simoncelli -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.

IV. Other Business:

1. Public participation: None

a) Review and/or acceptance of new applications.

1. Application #2710, Michael and Janet LoRusso, 215 Old South Rd, to repair front stone stoop and replace stone veneer with fieldstone, also replace front storm door. The Commission reviewed the application with Mike LoRusso.
2. Application #2711, St. Michael's Church, 25 South St, to install (2) 1000 gallon propane tanks underground with visible hatchway caps. The Commission reviewed the application with Peter Aziz who explained the Church is converting from oil to propane. Discussion took place regarding the placement of the underground tanks.
3. Application #2712, Michelle and Grant Bado, 222 Old South Rd, to install 10'x16' shed on south side of property. The Commission reviewed the application with Michelle and Grant Bado.
4. Waiver, Michelle and Grant Bado, 222 Old South Rd, to repair front door. The Commission reviewed the application with Michelle and Grant Bado.

At 8:18 pm Chairman Simoncelli recused herself as a relative to the next Applicant. Mr. Hillman continued as Chair.

5. Waiver, Estate of Russell Simoncelli, 35 Russell St., to replace and relocate with a larger 100 gallon propane tank not visible from public way. This is an emergency situation as house is without heat. The Commission reviewed the application.

DRAFT

At 8:25 pm Ms. Simoncelli was reseated as Chairman. Mr. Hillman was reseated as Clerk.

6. Application #2713, Roy Walzer, 10 South St, to install sign for Westerlind business at entrance to Cobble Court. The Commission reviewed the application.
7. Application #2714, MacDonald Family LLC, 3 West St, to install sign for Westerlind business at entrance to Cobble Court. The Commission reviewed the application.
 - b) Any other business that may properly come before the Commission.

Ms. Simoncelli reported Denise Raap, 1st Selectman for the Town of Litchfield, requested a meeting to discuss the Connecticut Department of Transportation (CTDOT) plan for the Route 202 corridor through the Borough of Litchfield. Ms. Simoncelli read from the 9/29/2026 Board of Selectmen special meeting minutes that correspondence was submitted regarding advancing plans from the conceptual to active design phase. Mr. Hillman offered to attend the meeting with Ms. Simoncelli.

Ms. Simoncelli reported that Attorney Byrne has started his review of the revised HDC guidelines.

V. Correspondence. None

VI. Approval of Minutes.
Approval of minutes held over until the next meeting on October 15, 2026.

VII. Adjournment.
There being no further business, Mr. Hillman made a motion to adjourn at 9:05 pm, seconded by Mr. Whelan. All in favor. Motion carried.

Respectfully submitted,
Glenn Hillman