

# FINALIZED

## **BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION 2187** **Litchfield, Connecticut 06759**

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, November 18, 2021** at the Borough Office, 28 Russell Street, Litchfield, Connecticut. The hearings were called to order by Commissioner Julia Metcalf at 7:02pm.

Present were Commissioners Julia Metcalf, Wendy Simoncelli, Glenn Hillman, David Bernard and Alternate Commissioner Tony Cecchinato.

Also present were Cassie Simoncelli, Martha Fish, Megan Hope, Patrick Kenny, Marty Kenny, Tod Bryant, Ernest Nepomuceno, Steven Byrne.

Mr. Hillman 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 November 12, 2021 in the Republican American. Application #2255, Jared Look, 59 East Street, for propane generator convened at 7:03pm. 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 7:05pm.

2. The public hearing, published November 12, 2021 in the Republican American. Application #2262, McDonald Family LLC, 59 East Street, for new sign convened at 7:06pm. The Commission reviewed the application. Application held over until next meeting pending receiving additional information from the applicant.

3. The public hearing, published November 12, 2021 in the Republican American. Application #2263, Rob Piazza, 111 East Street, for roof replacement, convened at 7:07pm. The Commission reviewed the application.

7:08pm Commissioner David Bernard joined meeting

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

# FINALIZED

4. The public hearing, published November 12, 2021 in the Republican American. Application #2264, Martha Fish & Tina Kim-Dowden, 8 Cobble Court, for new signs, convened at 7:10pm. The Commission reviewed the application with the applicant.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:25pm.

Respectfully submitted,  
Glenn Hillman, Clerk

# FINALIZED

## **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 Borough Office, 28 Russell Street, Litchfield, Connecticut on **November 18, 2021**.

### I. Call To Order

Chair Metcalf called the meeting to order at 7:25pm.

### II. Recording of Attendance

Present were Commissioners Julia Metcalf, Wendy Simoncelli, David Bernard, Tony Cecchinato and Glenn Hillman. Also present were Cassie Simoncelli, Martha Fish, Megan Hope, Patrick Kenny, Marty Kenny, Tod Bryant, Ernest Nepomuceno, Steven Burn.

Motion to move Tony Cecchinato to regular commissioner made by Wendy Simoncelli, Glen Hillman- seconded the motion. The roll call vote was: Simoncelli – yea, Metcalf– yea, Hillman– yea. The motion carried.

### III. Business Pertaining To Certificates of Appropriateness

1. Application #2255, Jared Look, 59 East Street for propane generator. Ms Simoncelli moved to approve the application with the stipulation to shield the generator from view from the public way with evergreen shrubbery. Mr. Hillman seconded the motion. The roll call vote was: Simoncelli – yea, Metcalf – yea, Hillman – yea, Bernard – yea, Cecchinato – yea. The Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.
2. Application #2262, McDonald Family LLC, 59 East Street, for new sign. Application is held over until next meeting.
3. Application #2263, Rob Piazza, 111 East Street, for roof replacement, after further review the decision was made to approve as a waiver.
4. Application #2264, Martha Fish & Tina Kim-Dowden, 8 Cobble Court, for new signs. Ms. Simoncelli moved to approve West Street wall mounted sign. Mr. Hillman seconded the motion as stipulated. The Commission welcomes the applicant to return with an application with permission from the other building owner for additional sign. The roll call vote was: Simoncelli – yea, Metcalf – yea, Hillman – yea, Bernard– yea, Cecchinato – yea. The Certificate of

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

## IV. Other Business

### A. Public Participation.

I. Pre- Application Review meeting, Old Courthouse, 15 West Street, Megan Hope Alter & Pearson-Attorney, Marty Kenny- Lexington Partners LLC, Patrick Kenny- Lexington Partners LLC, Tod Bryant- Heritage Resources, Ernest Nepomuceno- Tecton Architects. Presentation began regarding converting the old courthouse into a 20 room boutique hotel with a restaurant on the second floor and roof top lounge while preserving and maintaining the historical value. Elevators and stair will need to be added which will include a small addition to the existing building. Connect the parking lot to the municipal parking lot in the back. Entrance will be located in the back of the hotel. Original 1889 building will be unchanged minus minor updates/repairs. The existing windows will use interior storms; existing millwork will be retained, cleaned up or repaired if necessary. Elevator and stair tower structure will need to be added due to lack of accessible access. New work must be differentiated from the old, and will not impede on the existing structure should it need to be removed in the future. Driveway will be a stamped concrete to compliment pavers on West Street with new entry located on South side. Driveway will have a covered drop off in the form of an ADA portco-share. Reconfigure the parking lot to connect to the parking already back there. Additional lighting will be added to the exterior for visibility to guests. Elevator will lead to roof terrace as well as the second floor restaurant. Roof top terrace will have a glass guardrail. Kitchen will be at the lowest level with the condensing units tucked down there as well and hidden by shrubbery. Tie in all the trim-work by staining the 1930s building white as well. Second floor all suites with Courtroom restaurant with waiting room. Judges bench as banquet seat. Art-FX Bloomfield, CT studying the signage for the building and will present at next meeting on December 2. Chimneys will remain in the 1880s portion and will be stained in the white. Parking lot will be discussed at the planning and zoning level of the project. Match the brick to the existing building for the windows that will be closed off. This is a preliminary plan and subject to change prior to submission of the application.

## V. Correspondence

Deferred correspondence to the December 2 meeting regarding a letter.

## V. Approval of Minutes

Mr. Bernard moved to approve the May 20, 2020 minutes as submitted. Mr. Hillman seconded the motion. The roll call was Simoncelli- yea, Metcalf- yea, Hillman- yea, Cechinato- yea, Bernard- yea.

# FINALIZED

Ms. Simoncelli moved to approve the November 4 minutes with a few corrections. Mr. Hillman seconded the motion. The roll call vote was: Metcalf – yea, Hillman – yea, Bernard– yea, Cecchinato – yea, Simoncelli- yea. The motion was unanimously approved.

## VII. Other Business

Ms. Simoncelli addressed the recording of minutes, and proposed that once changes are made to the minutes, they should be re-posted as final minutes. Decision made that the draft will be posted within 7 days of the meeting. Once the final minutes are approved, the draft will be taken down and the final minutes will be posted. This new practice will begin with the minutes for the November 4 meeting.

## VIII. Adjournment

There being no further business, the meeting was adjourned at 8:54pm on a motion by Mr. Hillman seconded by Ms. Simoncelli and unanimously carried.

Respectfully submitted,  
Glenn Hillman, Clerk