

FINALIZED

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

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, August 18, 2022** at the Borough Office, 28 Russell Street, Litchfield, Connecticut. The hearings were called to order by Commissioner Julia Metcalf at 7:00pm.

Present were Commissioners, Julie Metcalf, Wendy Simoncelli, and Glenn Hillman.

Also present were Cassie Simoncelli, Mike Russell, Harold Colvocoresses, John Kinnear, and Renee Betar.

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 August 11, 2022 in the Republican American, Application #2318, Robert and Marisa Schmidt, 34 South St., for installation of landscape lighting, convened at 7:01pm. The Commission reviewed the modified application with Mike Russell, contractor. The modified application included smaller, recessed, and less noticeable light fixtures.

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

2. The public hearing, published August 11, 2022 in the Republican American, Application #2327, James Stedronsky, 62 West St., for installation of solar panels on barn extension, convened at 7:15pm. The Commission reviewed the application. Application held over until next meeting. The Commission would like to discuss options 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 7:15pm.

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3. The public hearing, published August 11, 2022 in the Republican American, Application #2330A, Hal Davis, 7 East St., for work on rear elevation of house, including replacing gutter, repair flashing around chimney, repair roof, and repair siding, convened at 7:15pm. Application held over until next meeting due to the need for additional information.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:16pm.

4. The public hearing, published August 11, 2022 in the Republican American, Application #2330B, Hal Davis, 7 East St., for replacement of to replace front porch columns, replace front fence, replace roof, repair/replace siding and trim, convened at 7:16pm. Application held over until next meeting due to the need for additional information.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:16pm.

5. The public hearing, published August 11, 2022 in the Republican American, Application #2332, David Horne, 15 South St., to repair front porch, convened at 7:17pm. 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 7:17pm.

6. The public hearing, August 11, 2022 in the Republican American, Application #2333, Patrick and Danielle Muecke, 118 South St., to install chimney cap, convened at 7:18pm. 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 7:18pm.

7. The public hearing, published August 11, 2022 in the Republican American, Application #2334, Richard and Cynthia Blazek, 237 Old South Rd., for installation of solar panels on rear roof, convened at 7:19pm. The Commission reviewed the application.

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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 7:20pm.

8. The public hearing, published August 11, 2022 in the Republican American, Application #2335, Harold Colvocoresses, 56 East St., to replace front porch and reset flag stones, convened at 7:21pm. The Commission reviewed the application with the applicant. Application held over and the applicant will consider other materials that are more appropriate for the porch decking.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:27pm.

Respectfully submitted,
Glenn Hillman, Clerk

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 **Thursday, August 18, 2022**.

I. Call To Order

Commissioner Metcalf called the meeting to order at 7:27pm.

II. Recording of Attendance

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Present were Commissioners Julie Metcalf, Wendy Simoncelli, Glenn Hillman. Also present were Cassie Simoncelli, Mike Russell, John Kinnear, and Renee Betar.

III. Business Pertaining To Certificates of Appropriateness

1. Application #2318, Robert and Marisa Schmidt, 34 South St., to install landscape lighting. Mr. Hillman moved to approve the application as amended with discussion. Ms. Simoncelli seconded. The Commission discussed the size and number of fixtures. After deliberation Mr. Hillman moved to approve as amended. Mrs. Simoncelli seconded. Motion carried.

The roll call vote was: Metcalf- yea Simoncelli- yea, Hillman – 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 #2327, James Stedronsky, 62 West St., for installation of solar panels on barn extension. Application held over until next meeting.
3. Application #2330A, Hal Davis, 7 East St., for work on rear elevation of house, including replacing gutter, repair flashing around chimney, repair roof and repair siding. Application held over until next meeting.
4. Application #2330B, Hal Davis, 7 East St, to replace front porch columns, replace front fence, replace roof, repair/replace siding and trim. Application held over until next meeting.
5. Application #2332, David Horne, 15 South St, to repair front porch. Mr. Hillman moved to approve the application as submitted. Ms. Simoncelli seconded. Motion carried.

The roll call vote was: Metcalf- yea, Simoncelli- yea, Hillman – yea. The Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

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6. Application #2333, Patrick and Danielle Muecke, 118 South St., to install chimney cap. Mr. Hillman moved to approve the application with the stipulation that the brick used for the pillars under the cap match the existing chimney brick, including the inherent color. Ms. Simoncelli seconded. Motion carried.

The roll call vote was: Metcalf- yea Simoncelli- yea, Hillman – yea. The Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

7. Application #2334, Richard and Cynthia Blazek, 237 Old South Rd., for installation of solar panels on rear roof. Ms. Simoncelli moved to approve the application as submitted with discussion. Mr. Hillman seconded. The Commission discussed the visibility of the solar panels from South Street. After deliberation, Mr. Hillman moved to approve the application as submitted. Ms. Simoncelli seconded. Motion carried.

The roll call vote was: Metcalf- yea Simoncelli- yea, Hillman – yea. The Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

8. Application #2335, Harold Colvocoresses, 56 East St., to replace front porch and flag stones. Application held over until the next meeting.

IV. Other Business

Public Participation.

A. Applications

1. Application #2336, Renee Betar, 149 West St., installation of a mailbox on a wooden post. The Commission reviewed the application with the applicant.
2. Application #2337, Renee Betar, 149 West St., to replace roof on garage, The Commission reviewed the application with the applicant.

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3. Application #2338, Belden House Holdings L.P., 31 North St., for restoration and renovation of the main house and the annex buildings. The Commission reviewed the applicant with the architect, John Kinnear.
4. Application #2239, Debra Deziel, 95 East St., to replace the roof and install solar panels. The Commission reviewed the application.
5. Application #2240, Janus Nelson, 10 Cobble Court, for signs. The Commission reviewed the application.

B. Other business

C. Annual Meeting

Motion to approve the 2021-2022 Annual Report by Ms. Simoncelli with minor changes. (see attached) Mr. Hillman seconded. Motion carried.

Mr. Hillman moved to nominate Julie Metcalf as Chair for one year term. Ms. Simoncelli seconded. Motion carried

Ms. Metcalf moved to nominate Glenn Hillman as Clerk for one year term and seconded by Ms. Simoncelli. Motion carried.

Ms. Metcalf moved to nominate Wendy Simoncelli as Vice Chair for one year term and seconded by Mr. Hillman. Motion carried.

V. Correspondence

Letter to Center School regarding Little Free Library to be sent.

Letter sent to Mrs. Kroll about a previous application that was not completed for an outbuilding.

VI. Approval of Minutes

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Motion by Ms. Simoncelli to approve the Minutes from August 4, 2022 with minor changes. Mr. Hillman seconded. Motion unanimously carried.

VII. Adjournment

There being no further business, the meeting was adjourned at 8:35pm on a motion by Ms. Simoncelli, seconded by Mr. Hillman and unanimously carried.

Respectfully submitted,
Glenn Hillman, Clerk

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Borough of Litchfield Historic District Commission 2021-2022 Annual Report Applications processed July 21, 2020 - July 20, 2022

App. #	Owner	Street Address	Description of Work	Status
2234	Lynne and Allan Sherman	154 Old South Rd.	Replacement of driveway from asphalt to cobblestone	approved
2235	Richard and Zack Miller-Murphy	79 East St.	installation of propane tank	Approved
2236	Craig Connelly	41 West St.	New sign, ramp, door replacement, heat pump, railing, replacement of window box and trim	Approved
2237	Holly and Mark Robertson	179 Old South Rd	Playhouse	Approved
2238	Town of Litchfield		Trash cans	Approved
2239	Town of Litchfield		Roll bag pet waste stations	Approved
2240	David and Patricia Peiffer	8 Torrington Rd	Straightening Porch roofline and floor, replace porch flooring, under porch screening and porch roof	Approved
2241	William Sullivan	173 Old South Rd	A/C condensers	Approved
2242	James Lamond	33 West St.	remove existing awnings and patch and repair, patch and repair flower boxes, replace hand rails, remove bars from window, replace lighting fixture, and new signage	Approved
2243	Roderick and Dianne McAlpin	47 Wolcott St.	New Roof	Approved
2244	Wolf Boheme and Paige Davison	110 Prospect St.	driveway and fence	Approved
2245	Tom Curran and Laura Lasket	167 & 169 Meadow St.	Window replacement	Approved
2246	Ted Murphy	82 West St.	for sign	Approved
Waiver	Litchfield Garden Club	Norfolk Rd.	rebuild of urn on Norfolk Rd.	Waiver
Waiver	Wolf Boheme and Paige Davison	110 Prospect St.	replacement in kind for patio in rear of house	Waiver
2247	Wolf Boheme and Paige Davison	110 Prospect St.	driveway and fence	Approved
2248	On the Green Associates	46 West St.	replacement of 14 windows on east and west sides of building	Approved
2249	Hillary and Dutch Barhydt	57 Spencer St.	demolition of old garage	Approved
2250	Litchfield Historical Society: Tapping Reeve Site	82 South St.	for sign on Meadow St.	Approved
2251	Litchfield Historical Society: Tapping Reeve Site	82 South St.	building new storage shed	Approved

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2252	David Bernard and Barbara Ellis	221 North St.	replacement of 3rd floor windows	Approved
2253	Chad Melisky	23 West St.	fire sprinkler system/hydrant	Approved
2254	Paul and Donnatella Casali	112 Old South Road	addition	Approved
Waiver	Elisa Bauer	41 Meadow St.	Repair front and side porches and replace cellar bulkhead door	Waiver
Waiver	Litchfield Preservation Trust	16 South St.	Granite Urn Replacement	Waiver
2255	Jared Look	59 East St.	propane generator	Approved
2256	Paige Briglia	124 East St.	pouring millings in driveway	Approved
2257	Copper Tritscheller	223 South St.	New siding, new windows, replace front door, and garage door, new gutters, and remove shutters and garage light fixture	Approved
2258	BSCI Inc	28 Russell St.	demo and removal of oil storage tank, containment wall and concrete pad	Approved
2259	Sandra Baulieu	48 Meadow St.	new garden shed	Approved
Waiver	William and Sandra Deacon	19 Woodruff St	replacement in kind of front portion of roof	Waiver
2260	Barry Ginsburg 2012 Gift Trust/Merle Z Gross-Ginsburg Trustee	173 South St	adding a circular driveway in front	Approved
2261	Wendy and Jim Simoncelli	192 East St	replacement of concrete coping cap on step on back stairs with blue stone and repairing pressure treated wood step	Approved
Waiver	Julia Metcalf and Jeffrey Wacker	73 East St	re-laying of cobblestone apron in driveway	Waiver
2262	David MacDonald	3 West St	New sign	Approved
2263	Rob Piazza	111 East St	Roof replacement	Waiver
2264	Martha Fish & Tina Kim-Dowden	8 Cobble Court	new business signage	Approved
2265	Kira and Robert Hartnett	108 Gallows Lane	Exterior Restoration	Approved
2266	Russell Barton	7 North St. Suite 1	New sign for the business the Discerning Palate	Approved
2267	Litchfield Courthouse LLC	15 West St.	addition and other changes to convert property to a boutique hotel	Approved
Waiver	Peter Cresswell	44 Spencer St	replacement in kind for roof repair	Waiver
2268	Jeff Russak, Tina Kim-Dowdin	7 West St./8 Cobble court	Requesting additional signage for business	Approved
2269	Cobblestone LLC/James Lamond	33 West St.	sign for tenant business-Petraroia Deli	Approved
2270	Kevin and Kerri Lacilla	114 North St.	Replace asphalt shingle roof with standing seam metal roof	Approved
2271	Melisky Properties	23 West St.	replace windows on second floor in front and back of building	Approved
2272	BCSI/Peter Aziz	28 Russell St.	Installation of generator and propane tank	Approved
2273	Merle Z Gross-Ginsbury	173 South St.	installation of new windows	Approved

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2274	Maxillian Mikunda	424 South St.	new roof, siding, gutters, front and basement door, garage door, and exterior lights	Approved
2275	Sue Scibilia	195 East St.	new windows	Approved
2276	Tony and Beth Cecchinato	159 West St.	1 Story room addition add chimney for wood stove and new exterior lights	Approved
2277	James Lamond	33 West St.	Replacement of fabric on awnings and new light	Approved
2278	Giancarlo Valle and Jane Keltner De Valle	153 North St.	replace windows, shutters, and siding, doors, gravel driveway	Approved
2279	Richard Miller-Murphy	79 East St.	installation of mini-split and cooling compressor and ducting and a lattice fence	Approved
2280	Russell Barton	7 North St. Units 4 & 5	Move location of flat wall mounted sign to reflect business expansion and add an additional bracket sign	Approved
2281	David Peiffer	8 Torrington Rd	replace 31 Windows	Approved
2282	Mitchell and Katherine Alibozak	475 South St.	rebuild the stone-wall, resurface the existing driveway, and move the AC units to south side of the house	Approved
2283	Jared Look	59 East St.	addition of cedar fence along western property line	Approved
2284	Jared Look	58 East St.	replacement of attic windows	Approved
2285	Litchfield Housing Authority	Well Run	new sign at entrance and add lighting	Approved
2286	Kenneth Merz	62 North St.	addition of custom made windows to second floor porch on west and south side to partially enclose porch area	Approved
Waiver	Mustafa Elsamadisy	339 South St.	deck on back of the house	Waiver
2287	Thomas Bertolone	212 Old South Rd.	install a split rail fence	Approved
2289	MacDonald Family LLC	3 West St.	replacement of three entrance windows and 2 picture windows	Approved
2290	BSCI/Peter Aziz	28 Russell St.	change to picket fence in back of building	Approved
Waiver	Steven Babejeck	150 South St.	central air unit	Waiver
2291	John Locicero	104 Meadow St.	replacing asphalt driveway installing a front walkway and installing a stone patio	Approved
2292	Darius Montvila		installation of solar panels	Approved
2293	John and Judy Acerbi	132 West St.	installation of new windows	Approved
2294	Kyra and Robertson Hartnett	108 Gallows Lane	replacement of windows, new driveway, addition new landscape lighting	Approved
2295	Thomas and Judith Bertolone	212 Old South Rd.	addition of solar panels	Approved
Waiver	Ken Merz	62 North St.	addition of generator	Waiver
2296	Sandra Baulieu	48 Meadows St.	installation of a cedar privacy fence	Approved
2297	Amos Bigler and Elizabeth Spinatto	53 East St.	installation of fence and shed	Approved

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2298	Julia Metcalf and Jeffrey Wacker	73 East St.	installation of stone wall and deck	Approved
2299	Amos Bigler and Elizabeth Spinatto	53 East St.	replacing windows in the sun room	Approved
2300	Dennis Pough and Steven Babjak	150 South St.	replacing one window on north side of house to move the range vent	Approved
Waiver	Thomas and Judith Bertolone	212 Old South Rd.	replacing a window with a door at the back of the house	Waiver
2301	Thomas and Judith Bertolone	212 Old South Rd.	installation of privacy fence and straighting the front walkway	Approved
2302	Oliver Wolcott Library	160 South St.	restoration and/or replacement of shutters	Approved
2303	Percy Steinhart	158 North St.	replacing exterior door with existing original window	Approved
2304	Vincent and Christine Mainella	58 Karl St.	addition to back of house	Approved
2305	Beth Videtto	69 Westwood Ln	installation of solar panels	Approved
2306	David Sundlof	430 South St	installation of new roof	Approved
2307	Angela DeFiore	50 Woodruff Ln	installation of a/c unit	Approved
Waiver	Kenise Barnes and Mark Graf	90 East St.	porch repair	Waiver
Waiver	Hillary and Dutch Barhydt	57 Spencer St.	installation of wood stockade fence	Waiver
2290	BSCI/Peter Aziz	28 Russell St.	Changing location/footprint of previously approved fence	Modification
2308	Jeff Russak	7 West St.	installation of new business sign	Approved
2309	Noreen Grogan	34 Wolcott St.	rebuilding front steps with existing brick and new blue stone landing and replacing front columns	Approved
2310	Noreen Grogan	34 Wolcott St.	installing granite steps at the side door of house	Approved
2311	Rudolf Morgan and Zara Metchalchi	77 South Rd.	extend the deck at the rear of the house and change the deck stairs	Approved
2312	Giancarlo Valle and Jane Keltner De Valle	153 North St.	remove the fence and two post lights in the front yard and replace with two stone pillar posts and reset the pavers in the front of the house	Approved
2313	Robert and Marisa Schmidt	34 South St.	new roof, replacing cedar shakes with architectural shingles	Approved
2314	Belden House Holdings LLC	31 North St.	demolition of small central section of the buildings	Approved
Waiver	Keilty Partners LLC	172-174 West St.	roof replacement of gray 3-tab asphalt shingles with the same spec shingles	Waiver
2315	Susan Reed	215 South St.	new windows and doors	Approved
2316	Tina and Gabriel Labrecque	43 Sedgewick Lane	install new mailbox, new railing on front steps, and wood fence to shield the generator and a/c units	Approved
2317	Brian and Irina McNamara	173 South St.	installation of new chimney caps	Approved
Waiver	Borough of Litchfield	Borough of Litchfield	repairs to many of the sidewalks within the borough	Waiver

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2318	Robert and Marisa Schmidt	34 South St.	installation of landscape lighting	Pending
2319	Sandra Baulieu	48 Meadow St.	installation of new roof	Approved
2320	White Memorial Foundation	Wells Run	demolition of old shed	Approved
2321	Kimberly Christopher	63 Meadow St.	installation of new roof on house and garage	Approved
2322	Peter Boye	45 Spencer St.	Installation of new roof and gutters	Approved
2323	Nick Priola	67 Meadow St.	installation of privacy fence and to repair front steps	Pending
Waiver	Anthony Champalimaud	115 North St.	replacement of two doors at rear of house	Waiver
2324	Patrick and Danielle Mueke	118 South St.	replace existing stone patio and install stone wall	Approved
2325	Zach Rosen and Smith Reynolds	180 South St.	replace existing black aluminum fence around pool with split rail fence	Approved
2326	Litchfield Land Trust	28 Russell St.	Phase 1 of building restoration to include restoring north end and middle section of building.	Approved
Waiver	St. Michaels Church	25 South St.	replacement in kind	Waiver
2327	James Stedronsky	62 West St.	installation of solar panels on barn extention	Pending
2328	Laura and Burt Mashburn	144 South St.	installation of a/c condenser unit	Approved
2329	Robert VanWike	98 West St.	replacement of roof	Pending
2330A	Hal Davis	7 East St.	Waiver	Pending
2330B	Hal Davis	7 East St.	extension work to outside of building	Pending
2331	Norman Ambrose-Sauer and Stephan Krucker	39 Beecher Lane	repair and extend front stone step area	Pending

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Totals:

Approved	91
Denied	0
Waiver	18
Modifications	1
Pending	8
Applications	118