

# FINALIZED

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

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, January 6, 2022** at the Borough Office, 28 Russell Street, Litchfield, Connecticut. The hearings were called to order by Commissioner Glenn Hillman at 7:02pm.

Present were Commissioners Glenn Hillman, David Bernard, and Alternate Commissioner Norman Ambrose-Sauer, Tony Cecchinato.

Glenn appointed Norman Ambrose-Sauer, Tony Cecchinato as regular members.

Also present were Cassie Simoncelli, Megan Hope, Ernest Nepomuceno, Todd Bryant, Jeff Russak, Alex Creaneedie.

Mr. Cecchinato 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 December 31, 2021 in the Republican American. Application #2266, Russell Barton, 7 North Street, for new sign for business Discerning Palette convened at 7:03pm. The Commission reviewed the application. Letter of agency needed. Carried over to next meeting. See re-opening of this public hearing later in Minutes.

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 December 31, 2021 in the Republican American. Application #2267, Litchfield Courthouse LLC, 15 West Street, conversion of courthouse to boutique hotel convened at 7:05pm. Presentation made to the public by Ernest Nepomuceno, and Todd Bryant regarding the work that will be done and the process that will be followed to preserve the historic nature of the building while modernizing it as well. Todd provided the guidelines that must be followed and any stipulations regarding the historic aspect of the building. Ernest provided the public an overview of the work that will be done to the facade and the interior along with the types of materials that will be used throughout the project and all specifications. Meeting with the town engineer to discuss where the trash will be located. The Commission reviewed the application with the applicant.

2a. Jeff Russak of 7 and 14 Cobblecourt in favor of the hotel. However, he is concerned about the precedent that is being set by the HDC and what is being allowed regarding the design of the building and the aesthetics of the building. Question regarding the compressor: The size, how noisy it will be, visibility from public way.

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2b. Alex Creaneedie of 19 West Street. Question regarding how the driveway will work and the usage of the driveway. Concern about sharing the space between vehicles and pedestrians. Question about how late will the roof deck bar/restaurant area be open for, and the noise that could be generated from the roof deck in conjunction with disrupting the residents that live in the area.

7:07- David Bernard joined the meeting.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 8:18pm.

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 Borough Office, 28 Russell Street, Litchfield, Connecticut on **January 6, 2022**.

### I. Call To Order

Alternate Chair Hillman called the meeting to order at 8:20pm.

### II. Recording of Attendance

Present were Commissioners Glenn Hillman, David Bernard, Tony Cecchinato, and Norman Ambrose-Sauer. Also present were Cassie Simoncelli, Todd Bryant, Megan Hope, Ernest Nepomuceno, Jeff Russak, Tina Kim-Dowdin, Jim Lamond, Kevin Lacilla.

### III. Business Pertaining To Certificates of Appropriateness

1. Application #2266, Russell Barton, 7 North Street, for new sign, carried over to next meeting.
2. Application #2267- Litchfield Courthouse LLC, 15 West St., for conversion of the courthouse to a boutique hotel. Motion made to discuss application by Mr. Ambrose-Sauer, seconded by Mr. Bernard. Motion carried. Voting was Hillman-yea, Bernard- yea, Cecchinato- yea, Ambrose-Sauer- yea. Commission discussed concerns about trash removal and lack of a plan regarding where it will go. Also an issue regarding the lack of signage and lighting options along the driveway being contemporary and visible. Proposed that another option be presented to reach a happy medium. Concern regarding potential precedent being set with the iconic and unique nature of the building and marrying the contemporary nature of the times with the historic preservation of the building. Requested another example be brought in front of the commission as an example of three types of styles (historic, contemporary and modern) being married together such as this. Question asked if the elevator override needs to be up-top or if could it go underground. Always a concern about precedent, attempting to adapt the changing times. Since the **contractors** have chosen to follow the Secretary of the Interior's Standards for Rehabilitation in regard to the 1930s section of the courthouse, and given the fact that the 1930 portion of the building is located in the back of the building it does not hinder the aesthetics from the public way. Issue regarding the driveway however it is not within the purview of the HDC. The Commission decided to hold off on voting until further discussion can be made and additional members of the commission are present to voice their input as well. Commission will continue to deliberate at the next meeting.

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## IV. Other Business

### A. Public Participation.

Application #2268, Jeff Russak (building owner), Tina Kim-Dowdin (business owner), 7 West St./8 Cobblecourt, Little-ish shop. Letter provided granting approval to extend the signage affixed to the building. Requesting additional signage for business. The Commission reviewed the application with the applicant. Application accepted.

Application #2269, Cobblestone LLC/James Lamond, 33 West St., for sign for tenant business- Petraroia Deli. The Commission reviewed the application with the applicant. Application accepted.

Application # 2270, Kevin and Kerri Lacilla, 114 North St., to replace asphalt shingle roof with standing seam metal roof. Looking at either a copper or metal roof. The Commission reviewed the application with the applicant. Application accepted.

Motion to modify the agenda to accommodate those present: Mr. Bernard moved to reopening of Public Meeting. Mr. Cecchinato seconded.

9:18pm Application #2266, Susan Guletsky, 7 North Street, for new signage. Letter of agency needed.

Public hearing closed at 9:21 pm.

Application #2266, Susan Guletsky, 7 North St., for new sign. Motion to approve contingent on receiving a letter of agency from Russ Barton. Mr. Ambrose-Sauer moved to approve the application, Mr. Cecchinato seconded. Motion carries. Voting was: Hillman- yea, Bernard- yea, Cecchinato- yea, Ambrose-Sauer- yea.

Maximillian Mikunda, 424 South Street, replacement of roof and siding and gutters. Request pictures of the house from the applicant before accepting the application.

Application #2271, Melisky Properties, 23 West St, to replace windows on the second floor in front and back of the building. Commission accepted the application. Photographs are needed.

Application #2272, BCSI/Peter Aziz, 28 Russell St, for installation of generator and propane tank. Work is already done. Commission accepted the application. Letter of agency is needed.

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## V. Correspondence

Handwritten letter received regarding application #2267 in favor of courthouse read for the record by Mr. Cecchinato and added to the file.

## V. Approval of Minutes

Mr. Cecchinato moved to approve the December 16, 2021 minutes as submitted. Mr. Bernard seconded the motion. Mr. Hillman moved to approve the December 16 minutes with a few corrections that were provided in writing by Ms. Simoncelli. The roll call vote was: Hillman – yea, Bernard– yea, Cecchinato – yea, Ambrose-Sauer-yea. The motion was unanimously approved.

## VII. Other Business

## VIII. Adjournment

There being no further business, the meeting was adjourned at 9:37pm on a motion by Mr. Cecchinato seconded by Bernard and unanimously carried.

Respectfully submitted,  
Glenn Hillman, Clerk