

# FINALIZED

BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION 2187  
Litchfield, Connecticut 06759

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, April 20, 2023** 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 Julia Metcalf, Wendy Simoncelli, Glenn Hillman, Tony Cecchinato and Alternate Commissioner Norman Ambrose-Sauer.

Also present were Cassie Simoncelli, Thomas and Renate McKnight, Dave Fisher, Tom Pikiell, Lauren Fisher, John Morosani, Karen Pascoe, Rosie Furniss, Ben Buck, Thomasina Levy, Priscilla Jeffrey, Courtney Murray, Jim Strub, Peter Maltby, and Greg Smolley.

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 April 7, 2023 in the Republican American, Application #2387, Thomas and Renate McKnight, 101 North St., to replace the south/west porch roof railings, convened at 7:00pm. The Commission reviewed the application with the applicants Thomas and Renate McKnight and Dave Fisher.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:03pm.

2. The public hearing, published April 7, 2023 in the Republican American, Application #2388, St. Louis de Montfort Parish/St. Anthony's Church, 40 South St., for the mini-split A/C systems and condensing units, convened at 7:04pm. The Commission reviewed the application with Tim Pikiell, contractor.

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

Motion made by Mr. Hillman to seat Mr. Ambrose-Sauer as a regular commissioner and seconded by Ms. Simoncelli. Motion carried.

3. The public hearing, published April 7, 2023 in the Republican American, Application #2389, Milifer Adili, 51 West St., to replace trim, install a new front

## FINALIZED

door, and pave the rear drive/way parking area, convened at 7:16pm. 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.

4. The public hearing, published April 7, 2023 in the Republican American, Application #2390, Lauren Fisher, 104 Meadow St., for installation of a pool, fence and patio, convened at 7:17pm. The Commission reviewed the application with the applicant, Lauren Fisher.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:20pm.

5. The public hearing, published April 7, 2023 in the Republican American, Application #2391, Litchfield Housing Trust, 42 Tannery Brook Rd., for replacement of the roof and all new windows, convened at 7:20pm. Application has been held over until the next meeting on May 4, 2023, 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 7:20pm.

6. The public hearing, published April 7, 2023 in the Republican American, Application #2392, Edwin Reboyras Montalvo, 169 West St., for installation of a shed, convened at 7:21pm. 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 7:22pm.

7. The public hearing, published April 7, 2023 in the Republican American, Application #2393, Oliver Wolcott Library, 160 South St., for installation of a generator and propane tank, convened at 7:23pm. The Commission reviewed the application with John Morosani, OWL Treasurer.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:29pm.

7:30 Julia Metcalf recused herself from the next public hearing and Ms. Simoncelli assumed Acting Chair duties.

8. The public hearing, published April 7, 2023 in the Republican American, Application #2394, Karen Pascoe, 61 Tallmadge Lane, to modify the roofline and install a new roof, new windows, new trim, new patio, stone wall, split rail fence and generator and compressors, convened at 7:30pm. Slight changes were

# **FINALIZED**

reviewed with the Commission. The Commission reviewed the application with applicant, Karen Pascoe, and Julia Metcalf, Architect.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:33pm.

7:33pm Julie reinstated as Chair.

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 **Thursday, April 20, 2023.**

### I. Call To Order

Chair Metcalf called the meeting to order at 7:33pm.

### II. Recording of Attendance

Present were Commissioners Julia Metcalf, Wendy Simoncelli, Glenn Hillman, Tony Cecchinato, and Norman Ambrose-Sauer.

Also present were Cassie Simoncelli, Renate McKnight, Thomas McKnight, Dave Fisher, Tom Pikiell, Lauren Fisher, John Morosani, Karen Pascoe, Rosie Furniss, Ben Buck, Thomasina Levy, Priscilla Jeffrey, Courtney Murray, Jim Strub, Peter Maltby, and Greg Smolley.

### III. Business Pertaining To Certificates of Appropriateness

1. Application #2387, Thomas and Renate McKnight, 101 North St., to replace the south/west porch roof railings. Motion made by Mr. Hillman to approve the application as submitted, seconded by Ms. Simoncelli. Motion carried.

The roll call vote was: Metcalf - yea Simoncelli - yea, Hillman - yea, Cecchinato - yea, Ambrose-Sauer - 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 #2388, St. Louis de Montfort Parish/St. Anthony's Church, 49 South St., for the mini-split A/C systems and condensing units. Motion made by Ms. Simoncelli to approve the application as submitted with something to shield the units from the public way. Seconded by Mr. Hillman pending further discussion. Discussion ensued regarding the location of the conduit and height of evergreens to shield units. Modification to motion made by Mr. Cecchinato to stipulate that

## FINALIZED

the conduit should run along the bottom skirt of the building as much as possible with evergreens planted to shield the compressors. Seconded by Ms. Simoncelli. Motion carried.

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

3. Application #2389, Milifer Adili, 51 West St., to replace trim, install a new front door, and pave the rear drive/way parking area. Motion made by Mr. Cecchinato to approve the application as submitted. Seconded by Ms. Simoncelli. Motion carried.

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

4. Application #2390, Lauren Fisher, 104 Meadow St., for installation of a pool. Motion made by Mr. Ambrose–Sauer to approve the application as submitted. Seconded Mr. Hillman. Motion carried.

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

5. Application #2391, Litchfield Housing Trust, 42 Tannery Brook Rd., for replacement of the roof and all new windows. Application has been held over until the next meeting on May 4, 2023.

6. Application #2392, Edwin Reboyras Montalvo, 169 West St., for installation of a shed. Motion made by Ms. Simoncelli to approve the application as submitted. Seconded by Mr. Hillman. Discussion ensued pertaining to the number of sheds on the property and the location of the new shed. Modification to motion made by Ms. Simoncelli to stipulate approval of application with stipulation that it meets the zoning property setbacks. Seconded by Mr. Hillman. Motion carried.

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

# FINALIZED

7. Application #2393, Oliver Wolcott Library, 160 South St., for installation of a generator and propane tank. Motion made by Mr. Ambrose-Sauer to approve the application as submitted with stipulation that the proposed hitching-post-like bollards are at least 30 inches in height. Seconded by Mr. Hillman. Motion carried.

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

7:49pm Ms. Metcalf recused herself from the deliberations of the next application. Ms. Simoncelli continued as Chair.

8. Application #2394, Karen Pascoe, 61 Tallmadge Lane, to modify the roofline and install a new roof, new windows, new trim, new patio, stone wall, split rail fence and generator and compressors. Motion made by Mr. Cecchinato to approve the application as submitted. Seconded by Mr. Hillman. Motion carried.

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

## IV. Other Business Public Participation

### A. Applications

1. Application #2395, Denise Raap and David Vigeant, 25 West St., for installation of a large mural on the west/alley façade. The Commission reviewed the application with Thomasina Levy, Courtney Murray, and Priscilla Jeffrey, representatives of the Litchfield Arts Council.

2. Application #2396, Richard and Rosie Furniss, 39 Wolcott St., for installation of privacy fences. The Commission reviewed the application with the applicant, Rosie Furniss.

3. Application #2397, Nick Priola, 118 West St., for installation of new windows. The Commission reviewed the application with Ben Buck, contractor.

4. Application #2398, Forman School, 12 Norfolk Rd, for the addition of new 2-story building. The Commission reviewed the application with Jim Strub, Attorney, Gregory Smolley, Architect, and Pete Maltby, CFO, Forman School. Request by applicant to hold the Public Hearing at the May 18, 2023 meeting.

# FINALIZED

5. Waiver, Scott and Nancy Doty, 137 Torrington Road, for repaving of driveway in kind. The Commission reviewed the application.
6. Application #2399, Schuyler Samperton, 63 Old South Rd., for reconfiguring the driveway and adding a fence. The Commission reviewed the application.
7. Waiver, Tim Breslin, 137 Old South Rd, for installation of a new roof in kind. The Commission reviewed the application.
8. Application #2400, Borough of Litchfield, West Street, for replacing 13 light fixtures and poles along the sidewalks of West and South Streets. The Commission reviewed the application.
9. Waiver, Harold Colvocoresses, 56 East St., for replacement/rebuild of chimneys in kind. The Commission reviewed the application.
10. Application #2401, Elizabeth Warner, 98 Meadow St., for replacing windows, garage doors, and siding on the barn. The Commission reviewed the application.
11. Application #2402, Elizabeth Warner, 98 Meadow St., for replacing house windows and replacing a door with a window. The Commission reviewed the application.
12. Application #2403, Elizabeth Warner, 98 Meadow St., for moving the driveway and adding gravel. The Commission reviewed the application.

## B. Other business

## V. Correspondence

Moving of Borough Office notification to be added to the website updating everyone that as of May 1, the Borough and Historic District Commission meetings will be taking place at the Pilgrim House at Congregational Church, 21 Torrington Rd. Notice will also be sent to town hall of venue change for all remaining meetings. A note will also be placed on door at 28 Russell St as a reminder for next HDC Meeting.

## VI. Approval of Minutes

Motion to approve the Minutes from April 6, 2023 with minor changes made by Ms. Simoncelli and seconded by Mr. Hillman. Motion carried.

# **FINALIZED**

## VII. Adjournment

There being no further business, the meeting was adjourned at 8:27pm on a motion by Mr. Cecchinato, seconded by Mr. Ambrose-Sauer, and unanimously carried.

Respectfully submitted,  
Glenn Hillman, Clerk