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BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION 2187
Litchfield, Connecticut 06759

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, June 22, 2023** at the First Congregational Church, Pilgrim House, 21 Torrington Road, Litchfield, Connecticut. The hearings were called to order by Vice-Chair, Wendy Simoncelli, at 7:03pm.

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

Also present were Cassie Simoncelli, Greg Smolley, Jim Strub, Jean Leahey, Roberta Witty, Ted Murphy, Matt Waltz, Jeff Membrino, David Langdon and Berta Andrulis Mette.

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, posted at the Town Hall, Pilgrim House, and HDC website on June 20, 2023, Application #2398, Forman School, 12 Norfolk Rd., for the construction of a new two story building, convened at 7:03pm. The Commission reviewed the application with Greg Smolley.

Wendy Simoncelli read into the record a letter from Doreen Tango Hampton stating her opposition to the new building on the Forman campus.

David Langdon spoke in favor of the new building.

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

2. The public hearing, posted at the Town Hall, Pilgrim House, and HDC website on June 20, 2023, Application #2407, Jean Leahey, 122 Woodruff St., for replacing the front door and storm door, convened at 7:16pm. The Commission reviewed the application with Jean Leahey.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:18pm.

3. The public hearing, posted at the Town Hall, Pilgrim House, and HDC website on June 20, 2023, Application #2408, Roberta Witty, 43 East St., for

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installation of outdoor heat pump, convened at 7:18pm. The Commission reviewed the application with Roberta Witty.

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

4. The public hearing, posted at the Town Hall, Pilgrim House, and HDC website on June 20, 2023, Application #2409, Lorraine Murphy, 387 South St., to demo old 2 bay garage and build new 3 bay garage, convened at 7:25pm. The Commission reviewed the application with Ted Murphy.

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

5. The public hearing, posted at the Town Hall, Pilgrim House, and HDC website on June 20, 2023, Application #2410, Matt Waltz and Kelsey Leach, 128 Woodruff St., to remove wooden steps and replace with granite steps, convened at 7:34pm. The Commission reviewed the application with Matt Waltz.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:36pm.

6. The public hearing, posted at the Town Hall, Pilgrim House, and HDC website on June 20, 2023, Application #2411, Tom and Ashley Officer, 127 Sheldon Lane., to install a pool, convened at 7:36pm. The Commission reviewed the application with Jeff Membrino of Dolphin Pools.

Jim Strub, neighbor, spoke in favor of the pool.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:43pm.

7:43pm Wendy Simoncelli recused herself from the next application and Glenn Hillman continued as Chair.

7. The public hearing, posted at the Town Hall, Pilgrim House, and HDC website on June 20, 2023, Application #2412, Wendy and Jim Simoncelli, 182 East St., for installation of ice guard pipe and landscape outlet for dry basement system, convened at 7:43pm. The Commission reviewed the application with Wendy Simoncelli.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:46pm.

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Wendy Simoncelli re-instated as Chair at 7:46pm.

Respectfully submitted,
Glenn Hillman, Clerk

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The **Special Meeting** of the Borough of Litchfield Historic District Commission was held at the First Congregational Church, Pilgrim House, 21 Torrington Rd, Litchfield, Connecticut on **Thursday, June 22, 2023.**

I. Call To Order

Vice-Chair Simoncelli called the meeting to order at 7:47pm.

II. Recording of Attendance

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

Also present were Cassie Simoncelli, Roberta Witty, Greg Smolley, Jim Strub, Roberta Witty, Ted Murphy, Matt Waltz, Jeff Membrino, David Langdon, and Berta Andrulis Mette.

III. Business Pertaining To Certificates of Appropriateness

1. Application #2398, Forman School, 12 Norfolk Rd., for the construction of a new two story building. Motion to approve the application with discussion made by Mr. Ambrose-Sauer and seconded by Mr. Hillman. After deliberation, the motion was revised by Mr. Ambrose Sauer to approve with the applicant's proposed options: Gable style dormers, 9 over 9 style windows, and the original roof line. Seconded by Mr. Hillman. Motion carried.

The roll call vote was: 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 #2407, Jean Leahey, 122 Woodruff St., for replacing the front door and storm door. Motion made by Mr. Hillman to approve the application as submitted and seconded by Mr. Cecchinato. Motion carried.

The roll call vote was: Simoncelli - yea, Hillman - yea, Cecchinato – yea, Ambrose-Sauer - yea. The Certificate of Appropriateness is hereby issued

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

3. Application #2408, Roberta Witty, 43 East St., for installation of outdoor heat pump. Motion made by Mr. Ambrose-Sauer to approve the application as submitted and revised with noted changes in file. Seconded Glenn Hillman. Motion carried.

The roll call vote was: 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 #2409, Lorraine Murphy, 387 South St., to demo old 2 bay garage and build a new 3 bay garage. Motion made by Mr. Cecchinato to approve the application as submitted with the provision that vinyl siding be of smooth look/finish and seconded by Mr. Hillman. Motion carried.

The roll call vote was: 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 #2410, Matt Waltz and Kelsey Leach, 128 Woodruff St., for removal of wooden steps and replace with granite steps. Motion made by Mr. Hillman to approve the application as submitted and seconded by Mr. Ambrose-Sauer. Motion carried.

The roll call vote was: 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.

6. Application #2411, Tom and Ashley Officer, 127 Sheldon Lane, for installation of a pool. Motion made by Mr. Cecchinato to approve the application as amended with black matte finish aluminum fencing and seconded by Mr. Hillman. Motion carried.

The roll call vote was: 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.

8:11pm Ms. Simoncelli recused herself from the next application.

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7. Application #2412, Wendy and Jim Simoncelli, 182 East St., for installation of an ice guard pipe and landscape outlet for dry basement system. Motion made by Mr. Cecchinato to approve the application as submitted and seconded by Mr. Ambrose-Sauer. Motion carried.

The roll call vote was: 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.

8:12pm Ms. Simoncelli re-instated to the meeting.

IV. Other Business Public Participation

A. Applications

1. Application #2413, Litchfield Land Trust, 28 Russell St., for the installation of a caboose on rails and a gravel bed to the south of the building. The Commission reviewed the application with Berta Andrulis Mette.
2. Application #2414, Vanessa Brennan, 93 East St., for installation of solar panels. The Commission reviewed the application.
3. Application #2415, Zach Rosen and Thomas Smith-Reynolds, 180 South St., for replacement of exterior light fixtures. The Commission reviewed the application.
4. Application #2416, Nick Priola, 118 West St., for the installation of new roof. The Commission reviewed the application.
5. Waiver, St. Michael's Church, 25 South St, to replace/renovate a rotted deck on back of rear building. The deck is not visible from the public way. The Commission reviewed the application.
6. Extension granted for Application #2328, Laura Mashburn, 144 South St, for the placement of AC condenser units to north side of house and construction of lattice fencing to cover unit. The Commission reviewed the application.

B. Other business

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V. Correspondence

Letter from attorney Steven Byrne notifying the HDC of an increase in the hourly rate.

Letter from Berta Andrulis Mette setting the record straight regarding the Litchfield Land Trust's renovation of 28 Russell Street and the relocation of the Litchfield Borough Office and HDC Office. See attached.

VI. Approval of Minutes

Motion to approve the Minutes from June 1, 2023 with minor changes made by Ms. Simoncelli and seconded by Mr. Cecchinato. Motion carried with yeas votes from Ms. Simoncelli, Mr. Hillman, and Mr. Cecchinato. Mr. Ambrose-Sauer abstained since he was not in attendance for the June 1 meeting.

VII. Adjournment

There being no further business, the meeting was adjourned at 9:01pm on a motion by Mr. Ambrose-Sauer, seconded by Mr. Hillman and unanimously carried.

Respectfully submitted,
Glenn Hillman, Clerk

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From: Doreen Tango Hampton
<tangohampton@gmail.com>

Date: May 25, 2023 at
12:31:15 PM EDT

To: boroughoflitchfield@gmail.com

Subject: New Forman School Building

Members of the Historic District Commission:

I have lived at 257 North Street for 27 years this month. The Forman School campus has undergone a myriad of alterations over the course of that time. Beautifully kept green spaces along with a well thought out expansion plan is an asset to the neighborhood. Overbuilding, however, is a cause for concern.

The once bucolic, country-like campus setting has been transformed. Tightly packed, oversized buildings have become the norm; thus creating a more urban sensibility.

We moved to this exact location because of the historic character of the area. The latest Forman renderings depict the construction of yet another large, modern building. This is not what we signed up for and is completely unacceptable.

Members of the HDC are charged with protecting the beauty and character of the Borough. I urge you to please stop the "sprawl" on the Forman campus.

Sincerely,

Doreen Tango Hampton

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Berta Andrusis Mette

174 South Lake Street Litchfield, CT 06759 860-459-0598

June 15, 2023

Dear Historic District Commission Members:

Last week I opened an envelope delivered to the Community Center, which was addressed to me (I have shared it with you here) and as I read the few sentences written on the appeal form, my heart sunk and it saddened me to the core. The individual who sent the message did not have the integrity to include their name so I do not know who sent this message.

To have the sender be so uninformed or misinformed, and accuse me of evicting the Borough office (including the Historic District Commission) from the 28 Russell Street property was very difficult to comprehend. It is unfortunate that such negative feelings have been nurtured and personally conveyed to me, but also to the detriment of the Community Center. As I believe you all will agree, my volunteer work for the Litchfield Land Trust is a completely different role and responsibility from my professional position as the Executive Director of The Litchfield Community Center and the service our organization provides to our town and surrounding area.

Never, in any interaction through conversation or email exchanges, was there a disposition of pursuing eviction of the Borough from the 28 Russell Street property. When plans were presented with a new configuration of the space, with over six months' notice, we were informed that the floor plan would not work for the Borough. Shortly thereafter, and with over 4 months notice, we provided the demolition schedule of this space beginning May 1 and received no response. It is important to note that the Borough representative chose not to sign the lease when the Litchfield Land Trust became the property owner and the word eviction came from one person representing the borough in an email to myself and Peter Litwin when we conveyed that for the long term viability of the space, we were going forward with the floor plan.

Please know that I am not accusing any member of the HDC of being the one who mailed this to me, but I sincerely ask that you carry with you a better understanding of the basic process that took place and the subsequent decisions made which resulted in the HDC and Borough offices being moved to their present location.

I must say, years before The Station project at 28 Russell Street was ever conceived or launched, I came to that building to attend and or present at the HDC and Borough meetings/hearings. Back then I often found myself thinking how unfortunate that these two entities, which have such a significant charge and responsibility for protecting and preserving the character and integrity of the Historic District (this was instilled in me growing up in the Borough), were housed in one of the most dilapidated buildings in town and located on one of the most unsightly of properties.

It is my hope, that as the Borough operations have settled into a good routine here, everyone values how amazing it actually is to now be located right in the center of town and on the property of one of the most iconic historic structures in our community and State. This seems to be the essence of all the intentions and good you do in your service to the people who live here, and the benefit it brings to those who come to visit and marvel at our historic structures.

I have been so very grateful for the support the HDC has provided to the Litchfield Land Trust to date and the restoration project at 28 Russell Street. Your guidance, enthusiasm and interest in this endeavor has been inspiring. This is not Berta's project, this is a community project, with broad minded intentions and heartfelt purposes. We all can be confident it will result in a structure and property that we will be proud of making possible and one that will be enjoyed by many, for years to come.

Thank you for your consideration and for all you do.



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The Litchfield Community Center Annual Giving



Name: BERRA: Evicting the Borough from its
Address: office on Russell Street was not nice
City: _____ State: _____ Zip: _____

Are you interested in being on our email contact list? Email: _____

Please print your name as you want it to appear in the Donor newsletter Zero donation to you!

* Please check if you wish your gift to be anonymous.
Donate online at www.thecommunitycenter.org

Please consider joining one of the following
Giving Levels:

- Legacy Circle - Over \$10,000.00
- Community Center Visionary - \$5,000-\$9,999
- Community Center Benefactor - \$1,000-\$4,999
- Community Center Partner - \$500-\$999
- Community Center Supporter - \$250-\$499
- Community Center Patron - \$100-\$249
- Community Center Contributor - \$1-\$99
- In honor/memory of _____

Your Donation to "The Litchfield Community Center, Inc." is fully tax-deductible. Thank You for your generous support.

METHOD OF PAYMENT

- Check enclosed
- Please charge my gift of \$ _____ to my:
 MasterCard Visa AMEX
- Name on Card: _____
- Billing Address if different: _____
- Account No. _____
- Exp. Date _____ CVC 3-digit Code _____
- Signature _____
- I would like to make a monthly donation in the amount of \$ _____ on this card for the next 12 months.