

FINALIZED

BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION 2187
Litchfield, Connecticut 06759

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, September 7, 2023** at the First Congregational Church, Pilgrim House, 21 Torrington Road, Litchfield, Connecticut. The hearings were called to order by Chairman, Julia Metcalf, at 7:01pm.

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

Also present were Cassie Simoncelli, Robert and Kim D'Andrea, Greg Mele, Renee Betar, William Munn, Ted Murphy, and Paul Mitchell.

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 on the Town Website and at the Pilgrim House on September 5, 2023, Application #2423, Robert and Kim D'Andrea, 71 Tallmadge Lane, for installation of a storage shed, convened at 7:02pm. The Commission reviewed the application with the applicant Robert D'Andrea.

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, posted on the Town Website and at the Pilgrim House on September 5, 2023, Application #2424, Marion Rich, 94 North St., for repairing stone work, repairing/adding a stone path, installing a bluestone terrace and stone steps, and installing a fountain, convened at 7:03pm. The Commission reviewed the application. Additional information is requested about the fountain structure and any fence surrounding the fountain pool. The public hearing is held over until the next meeting on September 21, 2023.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:14pm.

3. The public hearing, posted on the Town Website and at the Pilgrim House on September 5, 2023, Application #2425, Madison 3 LLC, 109 Prospect St., to enclose the center section of the side porch, convened at 7:14pm. The Commission reviewed the application with Greg Mele of Eastside Electric.

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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 7:15pm.

4. The public hearing, posted on the Town Website and at the Pilgrim House on September 5, 2023, Application #2426, Madison 3 LLC, 109 Prospect St., to replace roof railing, convened at 7:15pm. The Commission reviewed the application with Greg Mele of Eastside Electric. Additional information is requested, including accurate elevations showing current balustrades with dimensions and an overlay comparison showing old and new railings.

Mr. Hillman read into the record survey information from the State of Connecticut Historic Commission regarding the historic nature and architecture of the house.

This public hearing is held over to the next meeting on September 21, 2023.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:24pm.

5. The public hearing, posted on the Town Website and at the Pilgrim House on September 5, 2023, Application #2427, Madison 3 LLC, 109 Prospect St., to enclose the open front door area, convened at 7:26pm. The Commission reviewed the application with Greg Mele of Eastside Electric. The Commission will conduct a site visit prior to the next meeting, time and date TBD. The public hearing for this application is held over until next meeting on September 21, 2023.

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 Norman Ambrose-Sauer recused himself from the next application.

6. The public hearing, posted on the Town Website and at the Pilgrim House on September 5, 2023, Application #2428, Norman Ambrose-Sauer and Stephan Andreas Krucker, 39 Beecher Lane, for the installation of field stone patio, convened at 7:33pm. The Commission reviewed the application with the applicant Norman Ambrose-Sauer.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:34pm.

7:34 Mr. Ambrose-Sauer reinstated into the meeting.

Respectfully submitted,
Glenn Hillman, Clerk

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The **Regular 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, September 7, 2023.**

I. Call To Order

Chairman Metcalf called the meeting to order at 7:35pm.

II. Recording of Attendance

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

Also present were Cassie Simoncelli and Robert and Kim D'Andrea, Greg Mele, Renee Betar, William Munn, Ted Murphy, and Paul Mitchell.

III. Business Pertaining To Certificates of Appropriateness

1. Application #2423, Robert and Kim D'Andrea, 71 Tallmadge Lane, for installation of a storage shed. Motion to approve the application as submitted made by Mr. Hillman and seconded by Mr. Ambrose-Sauer. Motion carried.

The roll call vote was: Metcalf – yea, Simoncelli – yea, Hillman - yea, Ambrose-Sauer – 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 #2424, Marion Rich, 94 North St., for repairing stone walk, repairing/adding a stone path, installing a bluestone terrace and stone steps, and installing a fountain. Held over until the next meeting on September 21, 2023, pending receipt of additional information.
3. Application #2425, Madison 3 LLC, 109 Prospect St., to enclose the center section of the side porch. Motion made by Ms. Simoncelli to approve the

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application as submitted with discussion. Seconded Mr. Hillman. Discussion about other similar applications and the previous approvals. Motion carried.

The roll call vote was: Metcalf - yea, Simoncelli – yea, Hillman - yea, Ambrose-Sauer – 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.

4. Application #2426, Madison 3 LLC, 109 Prospect St., to replace roof railing. Application held over until next meeting on September 21, 2023, pending receipt of additional information.
5. Application #2427, Madison 3 LLC, 109 Prospect St., to enclose the open front door area and add new doors and a window. Application held over until next meeting on September 21, 2023, pending the site visit by the Commission.

7:40pm Mr. Ambrose-Sauer recused himself from the next application.

6. Application #2428, Norman Ambrose-Sauer and Stephan Andreas Krucker, 39 Beecher Lane, for installation of field stone patio. 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. 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 #2429, Lisa Cowell, 73 North St., to replace back porch post bases, repair porch, repair shingle siding, repair cedar roof, and replace lattice. The Commission reviewed the application with contractor Paul Mitchell.
2. Application #2430, Renee Betar, 149 West St, to replace roof, rebuild primary chimney and remove secondary chimney. The Commission reviewed the application with the applicant.

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3. Andrew and Nan Trahair, 193 South, for the addition of pool. The Commission reviewed the application with the representative, Ted Murphy, and requested information about the fence to surround the pool. Determination to be made if this is a regular COA or a waiver due to not visible from the public way.
4. Waiver, Lea Kuck, 153-155 South St., for the installation of a generator, since it is not visible from the public way. The Commission reviewed the application with representative, William Munn.
5. Application #2431, Lea Kuck, 153-155 South St., for the installation of condensers and screening fence. The Commission reviewed the application with representative, William Munn.
6. Waiver, Kayvan Izadpanah, 150 South St., to rebuild two chimneys in kind. The Commission reviewed the application.
7. Application #2432A, David Sundlof, 430 South St., to install deck with 2 sets of stairs, columns, rails and balusters, replace concrete walkway. The Commission reviewed the application.
8. Application #2432B, David Sundlof, 430 South St., for the replacement of small garage entry door. The Commission reviewed the application.
9. Application #2433, Town of Litchfield, Town Hall at 74 West St., to remove 5 windows on lower floor west side and install two condensers. The Commission reviewed the application.
10. Application #2434, Town of Litchfield, Municipal parking lot on West St., to replace retaining wall and fence. The Commission reviewed the application.
11. Application #2435, Jane Smith-Vaniz, 7 Gallows Lane, to replace well house and add pitched roof to it. The Commission reviewed the application.
12. Waiver, Lyman and Patricia Whelan, 96 Sheldon Lane, to add screened porch at rear of house, install bluestone patio, install bulkhead door and replace paved walkway with bluestone, due to not visible from the public way. The Commission reviewed the application.

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8:33pm Mr. Cecchinato recused himself from the next application.

13. Waiver, Robert Piazza, 111 East St., to repair/replace window trim and repair/replace railing. Replacement in kind. The Commission reviewed the application, with contractor, Tony Cecchinato.

8:33pm Mr. Cecchinato reinstated to the meeting.

14. Application #2436, Andrew and Amanda Hubbard, 454 South St., for replacement of roof. The Commission reviewed the application.

15. Application #2437, Oliver Wolcott Library, 160 South St., for installation of a generator. The commission reviewed the application.

8:41pm 5 minute recess

8:46pm meeting resumed.

B. Other business

Motion to approve the letter from the HDC regarding HDC's position on the Town and Borough Consolidation, along with Attorney Steven Byrne's supporting companion letter, to be sent to the Town's Consolidation Committee with a copy sent to the Board of Selectmen, made by Ms. Simoncelli. Seconded by Mr. Hillman. Motion carried unanimously.

Continuation of Annual Meeting

Motion to approve the Annual Meeting List of Applications Processed, July 21, 2022 – July 20, 2023, made by Mr. Ambrose-Sauer and seconded by Mr. Cecchinato. Motion carried unanimously.

V. Correspondence

None

VI. Approval of Minutes

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Motion to approve the Minutes from August 3, 2023 with minor changes made by Ms. Simoncelli and seconded by Mr. Hillman. 1 abstention – Mr Cecchinato since he was not present at August 3 meeting. Motion carried.

VII. Adjournment

There being no further business, the meeting was adjourned at 9:05pm on a motion by Mr. Ambrose-Sauer, seconded by Mr. Cecchinato and unanimously carried.

Respectfully submitted,
Glenn Hillman, Clerk