

Finalized

BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION 2187
Litchfield, Connecticut 06759

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, October 5, 2023** at the First Congregational Church, Pilgrim House, 21 Torrington Road, Litchfield, Connecticut. The hearings were called to order by Chairman, Julia Metcalf, at 7:00pm.

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

Also present were Cassie Simoncelli, Greg Mele, Renee Betar, Brett Seamans, Karen Cowperthwaite, and Sean Fogarty.

Mr. Hillman, Clerk, 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 September 28, 2023 in the Republican American, Application #2426, Madison 3 LLC, 109 Prospect St., to replace a section of roof railing and remove rest, convened at 7:00pm. The Commission reviewed the application with Greg Mele, contractor.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:13pm.

2. The public hearing, published September 28, 2023 in the Republican American, Application #2430, Renee Betar, 149 West St, to replace roof, rebuild primary chimney, and remove secondary chimney, convened at 7:15pm. The Commission reviewed the application with Renee Betar.

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, published September 28, 2023 in the Republican American, Application #2433, Town of Litchfield, 74 West St., for the removal of five (5) windows on lower floor west side and install two (2) condensers, convened at 7:18pm. The Commission reviewed the application with Brett Seamans, Assistant Director of Public Works. Application has been held over until the next meeting on October, 19, 2023, pending further information.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:31pm.

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4. The public hearing, published September 28, 2023 in the Republican American, Application #2438 Brian and Rina McNamara, 173 South St., for circular driveway with oil and stone and cobble edging, expand bluestone walkway, and install granite post with house number convened at 7:31pm. The Commission reviewed the application with Karen Cowperthwaite, of Cowperthwaite & Co. Landscape Architecture, LLC. Ms. Cowperthwaite reviewed the widths of 27 circular drives she found and measured on North and South Streets. Most are approximately 10 feet wide with several 12-13 feet wide. The narrowest is 8.5 feet wide and the widest is 15.5 feet wide. The Application has been held over until the next meeting on October 19, 2023, pending a redesign to narrow the proposed circular driveway.

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

5. The public hearing, published September 28, 2023 in the Republican American, Application #2439, Litchfield Agricultural Center, 29 West St., for installing metal caps on chimneys, replacing gutters and leaders, and replace gable shingles, convened at 7:37pm. The Commission reviewed the application with Sean Fogarty, property representative and Volunteer Director of the Preservation Trust.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:41pm.

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, October 5, 2023**.

I. Call To Order

Chairman Metcalf called the meeting to order at 7:43pm.

II. Recording of Attendance

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

Also present were Cassie Simoncelli, Greg Mele, Renee Betar, and Sean Fogarty.

III. Business Pertaining To Certificates of Appropriateness

1. Application #2426, Madison 3 LLC, 109 Prospect St., to replace section of roof railing and remove rest. Mr. Ambrose-Sauer made a motion to approve the application as submitted with discussion, seconded by Mr. Hillman. Discussion ensued regarding the roof railings as a significant feature of the house. Motion to amend previous motion made by Ms. Simoncelli to approve the application with the stipulation that the new proposed railing replace the current railing's full footprint and not just a subset of the footprint. Seconded by Mr. Hillman. 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 #2430, Renee Betar, 149 West St, to replace roof, rebuild primary chimney, and remove secondary chimney. Ms. Simoncelli made a motion to approve as submitted with discussion, seconded by Mr. Ambrose-Sauer. Discussion ensued about the architectural and historic importance of multiple chimneys for the mass and size of the house. Motion to amend previous motion made by Ms. Simoncelli to approve the

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application with the stipulation that the secondary chimney be preserved and be rebuilt at a minimum from the roof line up. 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.

3. Application #2433, Town of Litchfield, 74 West St, to remove five (5) windows on lower floor west side and install two (2) condensers. Application has been held over until the next meeting on October 19, 2023, pending further information.
4. Application #2438, Brian and Rina McNamara, 173 West St., for circular driveway with oil and stone and cobble edging, expand bluestone walkway, and install granite post with house number. The Application has been held over until the next meeting on October, 19, 2023, pending redesign.
5. Application # 2439, Litchfield Agricultural Center, 29 West St., for installing metal caps on chimneys, replacing gutters and leaders, and replace gable shingles. Mr. Cecchinato made a motion to approve as submitted and seconded by Mr. Hillman. 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.

IV. Other Business Public Participation

A. Applications

1. Application #2440, Barry Marcus, 74 North St, for replacement of roof and addition of gutters. The Commission reviewed the application.
2. Waiver, 90 East St., Mark Graf and Kenise Barnes, for repaving of driveway, as it is replacement in kind. The Commission reviewed the application.
3. Application #2441, 153 North St., for replacement of fence. The Commission reviewed the application.

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B. Other business

The parking lot at Espresso 59 was repaved without application. HDC will prepare a letter to owner requesting an application.

V. Correspondence

None

VI. Approval of Minutes

Motion to approve the Minutes from September 21, 2023 as drafted made by Ms. Simoncelli and seconded by Mr. Hillman. Motion carried unanimously.

Motion to redact the annual meeting line item from today's agenda made by Mr. Hillman and seconded by Mr. Cecchinato, as this line item was inadvertently left on the agenda from a previous meeting.

VII. Adjournment

There being no further business, the meeting was adjourned at 8:24pm on a motion by Mr. Cecchinato, seconded by Ms. Simoncelli, and unanimously carried.

Respectfully submitted,
Glenn Hillman, Clerk