

# FINALIZED

BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION 2187  
Litchfield, Connecticut 06759

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, October 19, 2023** at the First Congregational Church, Pilgrim House, 21 Torrington Road, Litchfield, Connecticut. The hearings were called to order by Vice Chairman, Wendy Simoncelli, at 7:00pm.

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

Also present were Cassie Simoncelli. No members of the public attended.

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 October 13, 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 7:02pm. The Commission reviewed the application. It was clarified that the application is for the removal of 5 window A/C units, not windows.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:08pm.

2. The public hearing, published October 13, 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 7:08pm. Karen Cowperthwaite, of Cowperthwaite & Co. Landscape Architecture, LLC had notified the Commission that the homeowners are still considering how/if to redesign the driveway to narrow it and requested that this application be held over to the next meeting. The Application has been held over until the next meeting on November 2, 2023, pending homeowners redesign plan.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:10pm.

3. The public hearing, published October 13, 2023 in the Republican American, Application #2440, Barry Marcus, 74 North St., for installing a new cedar roof and adding copper gutters, convened at 7:10pm. The Commission reviewed the application.

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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 7:12pm.

4. The public hearing, published October 13, 2023 in the Republican American, Application #2441, Giancarlo and Jane Keltner, 153 North St., to remove a stockade fence and install a split rail fence, convened at 7:12pm. 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 7:13pm.

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 First Congregational Church, Pilgrim House, 21 Torrington Rd, Litchfield, Connecticut on **Thursday, October 19, 2023.**

### I. Call To Order

Vice Chairman Simoncelli called the meeting to order at 7:13pm.

### II. Recording of Attendance

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

Also present were Cassie Simoncelli and Paul Mitchell.

### III. Business Pertaining To Certificates of Appropriateness

1. Application #2433, Town of Litchfield, 74 West St, to remove five (5) A/C window units on lower floor west side and install two (2) condensers. Mr. Hillman made a motion to approve the application with discussion. Mr. Ambrose-Sauer seconded. Discussion ensued about the location of the condensers which are visible from the public way and can't be shielded from view, since they are high on the walls and can't be installed on the roof. There is one other similar situation and prior precedent in the borough - on the east wall of Ollie's pizza the condensers were approved for installation in the alleyway. Stipulations for 74 West St. were discussed. Mr. Ambrose-Sauer amended the motion to approve the application with the following stipulations (a) move the western condenser one window bay to the north (towards the back of the building), (b) paint the wall mounting brackets to match the color of the building, and (c) paint the PVC conduit to match the color of the building. Mr. Hillman seconded. Motion carried.

The roll call vote was: 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.

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2. 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. The Application has been held over until the next meeting on November 2, 2023, pending redesign.
3. Application #2440, Barry Marcus, 74 North St., for installing a new cedar roof and adding copper gutters. Mr. Cecchinato made a motion to approve as submitted and seconded by Mr. Ambrose-Sauer. Motion carried.

The roll call vote was: 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 #2441, Giancarlo and Jane Keltner, 153 North St., to remove a stockade fence and install a split rail fence. Mr. Hillman moved to approve the application as submitted and Mr. Ambrose Sauer seconded. Motion carried.

The roll call vote was: 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. Waiver, Hal Davis/Art Luxe Enterprises, LLC., 7 East St, for replacement of fence in front of the house with exact replica. The Commission reviewed the application.
2. Waiver, Erina and Stuart Sheinbrot, 21 Prospect St., to repave/repair end of driveway, as it is replacement in kind. The Commission reviewed the application.
3. Waiver, Lea Kuck, 155 South St., to install A/C condensing unit next to the generator, as it is not visible from the public way. The Commission reviewed the application.
4. Application #2442, Leslie Cowell, 73 North St., to add a set of stairs to back porch. The Commission review the application with Paul Mitchell, contractor.

### B. Other business

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None

## V. Correspondence

None

## VI. Approval of Minutes

Motion to approve the Minutes from October 5, 2023 as drafted made by Mr. Hillman and seconded by Mr. Cecchinato. Motion carried unanimously.

## VII. Adjournment

There being no further business, the meeting was adjourned at 7:56 pm on a motion by Mr. Ambrose-Sauer, seconded by Mr. Cecchinato, and unanimously carried.

Respectfully submitted,  
Glenn Hillman, Clerk