

# FINALIZED

BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION 2187  
Litchfield, Connecticut 06759

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, June 20, 2024** at the Pilgrim House, First Congregational Church, 21 Torrington Road, Litchfield, Connecticut. The hearings were called to order by Vice-Chairman, Wendy Simoncelli, at 7:00 pm.

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

Also present were: Kathy and Francis Jennett, Kathleen Donohue, Matt Waltz, Trevor Keller, Tim Perusse, Greg Mele, Meghan Hope, and Patrick Kenny.

Mr. Hillman, Clerk, read the legal advertisement of each hearing as published. The Vice Chair explained the procedure for conduct of the hearings and described each application.

1. The public hearing published June 14, 2024 in the Republican American, Application #2481, Kathy and Francis Jennett, 156 West St., for adding a 24' x 36' garage in back of house, convened at 7:01 pm. The Commission reviewed the application with Kathy and Francis Jennett. Garage doors will be removed from this application and will be submitted as a future application, since the details/specs are not available now.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:12 pm.

2. The public hearing published June 14, 2024 in the Republican American, Application #2493, Kathleen Donohue, 83 East Street, to demolish and remove single car garage. The Commission reviewed the application with Kathleen Donohue.

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

3. The public hearing published June 14, 2024 in the Republican American, Application #2494, Lex-Litchfield LLC, 15 West St., for relocation of A/C condensing units, replace chain link fence on top of retaining wall with decorative metal fence and rebuild retaining wall, convened at 7:14 pm. The Commission reviewed the application with Patrick Kenny, owner, and Meghan Hope, Attorney.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:15 pm.

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4. The public hearing published June 14, 2024 in the Republican American, Application #2495, Matthew Waltz and Kelsey Leach, 128 Woodruff St., to replace front porch support posts and railings and install support piers, convened at 7:15 pm. 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 7:17 pm.

5. The public hearing published June 14, 2024 in the Republican American, Application #2496, Jarrett and Jasmine Monterio, 60 Meadow St., to replace roof convened at 7:17 pm. 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 7:18 pm.

6. The public hearing published June 14, 2024 in the Republican American, Application #2497, Harold Colvocoresses, 56 East St., to replace rear roof of house and repair roof on front porch, convened at 7:18 pm. The Commission reviewed the application. This application will be held over to the next meeting, pending receiving additional information.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:19 pm.

7. The public hearing published June 14, 2024 in the Republican American, Application #2498, Taymil MC Portfolio LLC, 23-24 Holly House Rd., to repave parking lot, convened at 7:20 pm. 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 7:20 pm.

8. The public hearing published June 14, 2024 in the Republican American, Application #2499, Taymil MC Portfolio LLC, 23-24 Holly House Rd., to replace sign for Holly House, convened at 7:21 pm. The Commission reviewed the application. This application will be held over until the next meeting, pending receiving additional information re the height of the sign.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:23 pm.

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9. The public hearing published June 14, 2024 in the Republican American, Application #2500, Taymil MC Portfolio LLC, 33 Woodruff Lane, to replace sign for Woodruff Court, convened at 7:24 pm. The Commission reviewed the application. This application will be held over to the next meeting, pending receiving additional information re the height, mounting, and location of the sign.

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

10. The public hearing published June 14, 2024 in the Republican American, Application #2501, Moustafa Elsamadisy, 339 South St., to install solar panels on roof, convened at 7:26 pm. 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 7:28 pm.

11. The public hearing published June 14, 2024 in the Republican American, Application #2502, Richard and Wendy Story, 184 Meadow St., to remove fence in front of house and replace mailbox, convened at 7:28 pm. The Commission reviewed the application. This application will be held over until the next meeting, pending receipt of additional information.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:28 pm.

12. The public hearing published June 14, 2024 in the Republican American, Application # 2503, Madison Ave 3 LLC, 109 Prospect St., to construct a room over the garage, convened at 7:29 pm. The Commission reviewed the application, with Greg Mele of Eastside Electric. There was discussion about the roof height and style. Greg Mele to provide other options for consideration: one option for a taller raised roof line with current style and another option with a Mansard style roof, matching the existing house. An option for the gable window to be half round and more period appropriate will also be presented. This application will be held over to the next meeting, pending review of these options.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:45 pm.

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 Pilgrim House, First Congregational Church, 21 Torrington Rd, Litchfield, Connecticut on **Thursday, June 20, 2024.**

### I. Call To Order

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

### II. Recording of Attendance

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

Also present were: Kathy and Francis Jennett, Kathleen Donohue, Matt Waltz, Trevor Keller, Timothy Perusse, Greg Mele, Meghan Hope, and Patrick Kenny.

### III. Business Pertaining To Certificates of Appropriateness

1. Application #2481, Kathy and Francis Jennett, 156 West St., for adding a 24' x 36' garage in back of house. Motion made by Mr. Hillman to approve the application as amended (with no garage doors) and seconded by Mr. Ambrose-Sauer. All in favor. Motion carried.

The votes were: Simoncelli – yea, Ambrose-Sauer – yea, Cecchinato – yea, Hillman - yea.

A Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

2. Application #2493, Kathleen Donohue, 83 East St., to demolish and remove single car garage. Motion made by Mr. Ambrose-Sauer to approve the application as submitted and seconded by Mr. Hillman. All in favor. Motion carried.

The votes were: Simoncelli – yea, Ambrose-Sauer – yea, Cecchinato – yea, Hillman - yea.

A 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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3. Application #2494, Lex-Litchfield LLC, 15 West St., for relocation of A/C condensing units, replace chain link fence on top of retaining wall with decorative metal fence, and rebuild retaining wall. Motion made by Mr. Ambrose-Sauer to approve the application as submitted and seconded Mr. Cecchinato. All in favor. Motion carried.

The votes were: Simoncelli – yea, Ambrose-Sauer – yea, Cecchinato – yea, Hillman - yea.

A Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

4. Application #2495, Matthew Waltz and Kelsey Leach, 128 Woodruff St., to replace front porch support posts and railings and install support piers. Motion made by Mr. Hillman to approve the application as submitted and seconded by Mr. Ambrose-Sauer. All in favor. Motion carried.

The votes were: Simoncelli – yea, Ambrose-Sauer – yea, Cecchinato – yea, Hillman - yea.

A Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

5. Application #2496, Jarett and Jasmine Monterio, 60 Meadow St., to replace roof. Motion made by Mr. Cecchinato to approve the application as submitted and Mr. Hillman seconded. All in favor. Motion carried.

The votes were: Simoncelli – yea, Ambrose-Sauer – yea, Cecchinato – yea, Hillman - yea.

A Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

6. Application #2497, Harold Colvocoresses, 56 East St., to replace roof on rear of house and repair roof on front porch. This application is held over to the next meeting on July 18, 2024 pending receipt of additional information.
7. Application #2498, Taymil MC Portfolio LLC, 23-24 Holly House Rd., to repave parking lot. Motion made by Mr. Hillman to approve

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the application as submitted and seconded by Mr. Cecchinato. All in favor. Motion carried.

The votes were: Simoncelli – yea, Ambrose-Sauer – yea, Cecchinato – yea, Hillman - yea.

A Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

8. Application #2499, Taymil MC Portfolio LLC, 23-24 Holly House Rd., to replace sign for Holly House. This application is held over to the next meeting on July 18, 2024 pending receipt of additional information.
9. Application #2500, Taymil MC Portfolio LLC, 33 Woodruff LLC, to replace sign for Woodruff Court. This application is held over to the next meeting on July 18, 2024 pending receipt of additional information.
10. Application #2501, Moustafa Elsamadisy, 339 South St., to install solar panels on roof. Motion made by Mr. Hillman to approve the application as submitted and seconded by Mr. Ambrose-Sauer. All in favor. Motion carried.

The votes were: Simoncelli – yea, Ambrose-Sauer – yea, Cecchinato – yea, Hillman - yea.

A Certificate of Appropriateness is hereby issued for work described in said application as stipulated and is valid for one year from approval.

11. Application #2502, Richard and Wendy Story, 184 Meadow St., to remove fence in front of house and replace mailbox. This application is held over to the next meeting on July 18, 2024 pending receipt of additional information.
12. Application #2503, Madison Ave 3 LLC, 109 Prospect St., to construct a room over the garage. This application is held over to the next meeting on July 18, 2024 pending preparation of revision options to design.

## IV. Other Business Public Participation

### A. Applications

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1. Application #2504, Timothy Perusse, 150 Meadow St., to raise the roof 2 feet on small room at back of house. The Commission reviewed the application with Timothy Perusse.
2. Application #2505, Lexington Partners LLC, 15 West St., for 3 signs for Abner Hotel and restaurant. The Commission reviewed the application with owner Patrick Kenny and Meghan Hope, Attorney.
3. Application #2506, Trevor and Jennifer Keller, 166 Meadow St., to build a deck, west of the porch. The Commission reviewed the application with Trevor Keller.
4. Application #2507, Dirk and Marla Patterson, 49 Wolcott St., to replace roof on the carriage house. The Commission reviewed the application.
5. Application #2508, John Hancock IV, 48 Tannery Brook Rd., to replace roof. The Commission reviewed the application.
6. Application #2509, Taymil MC Portfolio LLC, 23-24 Holly House Rd., to replace asphalt sidewalks. The Commission reviewed the application.

## A. Other business

## V. Correspondence

none

## VI. Approval of Minutes

No action to approve the Minutes from June 6, 2024. To be approved at next meeting on July 18, 2024.

## VII. Adjournment

There being no further business, the meeting was adjourned at 8:39 pm on a motion by Mr. Ambrose-Sauer, seconded by Mr. Hillman, and unanimously carried.

Respectfully submitted,  
Glenn Hillman, Clerk