

# FINALIZED

BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION 2187  
Litchfield, Connecticut 06759

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, June 6, 2024** at the Pilgrim House, First Congregational Church, 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, Norman Ambrose-Sauer, Glenn Hillman, and Tony Cecchinato.

Also present were Cassie Simoncelli, Kathy Jennett, John Kinnear, Dave Goslin, Cleve Fuessenich, Nicole Neto, Josh Adams, Meg Hope, Patrick Kenny, Kathy Donohue, and Jonathan von Oy.

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 May 31, 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 7:00pm. The Commission reviewed the application with the applicant Kathy Jennett. This application is held open, 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 7:06pm.

2. The public hearing published May 31, 2024 in the Republican American, Application #2486, Anthony Champalimaud, 115 North St., to reconstruct a porch on south side of house, convened at 7:06pm. The Commission reviewed the application with John Kinnear, Architect.

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

3. The public hearing published May 31, 2024 in the Republican American, Application #2487, Belden House Holdings L.P., 31 North St., for final design on fencing around the property, convened at 7:08pm. The Commission reviewed the application with John Kinnear, Architect.

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

## FINALIZED

4. The public hearing published May 31, 2024 in the Republican American, Application #2488, First Congregational Church of Litchfield, 21 Torrington Rd., to replace cedar roof with cedar on church, parsonage and garage, install (6) pole mounted light fixtures in parking lot, and install a generator with buried propane tank, convened at 7:15pm. The Commission reviewed the application with Dave Goslin, Architect. It was confirmed that the propane tank will be buried underground.

Brian Malarkey spoke in favor of the project as a member of the church.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:17pm.

5. The public hearing published May 31, 2024 in the Republican American, Application #2489, Russell Barton, 7 North St., to install a sign for the new business NKYV Rituals Skincare Hair, convened at 7:20pm. The Commission reviewed the application with the applicant, Nicole Neto.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:21pm.

6. The public hearing published May 31, 2024 in the Republican American, Application #2490, Lisa Cowell, 73 North St., to remove window and replace with French doors, and remove a door and replace with the moved window, convened at 7:21pm. The Commission reviewed the application with the applicant, Cleve Fuessenich, Real Estate Agent and homeowner representative.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:22pm.

7. The public hearing published May 31, 2024 in the Republican American, Application #2491, William and Christina Neary, 273 South St., to replace roof, convened at 7:22pm. 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 7:23pm.

8. The public hearing published May 31, 2024 in the Republican American, Application #2492, Joan Bernstein, 118 South St., to install solar panels on the roof convened at 7:23pm. The Commission reviewed the application with Mike Wenz from Earthlight Technologies via telephone call.

## **FINALIZED**

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:30pm.

Respectfully submitted,  
Glenn Hillman, Clerk

# FINALIZED

## **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 6, 2024.**

### I. Call To Order

Chairman Metcalf called the meeting to order at 7:31pm.

### II. Recording of Attendance

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

Also present were Cassie Simoncelli, John Kinnear, Dave Goslin, Cleve Fuessenich, Nicole Neto, Josh Adams, Meg Hope, Patrick Kenny, Kathy Donohue, and Jonathan von Oy.

### 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. The application has been held over until the next meeting on June 20, 2024, pending receiving additional information.

2. Application #2486, Anthony Champalimaud, 115 North St., to reconstruct a porch on the south side of house. Motion made by Ms. Simoncelli 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.

3. Application #2487, Belden House Holdings, 31 North St., for final design of fencing around the property. Motion made by Mr. Ambrose-Sauer to approve the application with the change of removing the section of chain link fence that parallels North Street

# FINALIZED

and adding hedges instead. Ms. Simoncelli 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.

4. Application #2488, First Congregational Church of Litchfield, 21 Torrington Rd., to replace cedar roof with cedar on church, parsonage and garage, and install (6) pole mounted light fixtures. Motion made by Ms. Simoncelli to approve with the stipulation that evergreens also be added to the bollard side of the generator. 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 #2489, Russell Barton, 7 North St., to install a sign for the new business, NKYV Ritual Skincare Hair. Motion made by Mr. Hillman to approve 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.

6. Application #2490, Lisa Cowell, 73 North St., to remove window and replace with French doors, and remove a door and replace with the moved window. Motion made by Ms. Simoncelli 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.

# FINALIZED

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

7. Application #2491, William and Christina Neary, 273 South St., to replace roof. Motion made by Mr. Cecchinato 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.

8. Application #2492, Joan Bernstein, 118 South St., to install solar panels on roof. Motion made by Ms. Simoncelli to approve the application with the stipulation that the conduit be hidden in the southwest corner near the patio or following the existing electric feed on the west elevation near the meter, and the addition of evergreen shrubbery to hide the panel. 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.

## IV. Other Business Public Participation

### A. Applications

1. Waiver, Matthew Lundy, 102 North St., replacement of roof in kind. The Commission reviewed the application with the contractor, Jonathan Von Oy, and approved the waiver.

2. Waiver, Josh Adams, 30 Prospect St., for addition of mud room to back of house, since it is not visible from the public way. The Commission reviewed the application with the applicant Josh Adams and approved the waiver.

## FINALIZED

3. Application #2493, Kathy Donohue, 83 East St., for demolition and removal of garage. The Commission reviewed the application with the applicant Kathy Donohue.
4. Application #2494, Lex-Litchfield LLC, 15 West St., to update existing application with changes to location of A/C condensing units, replace chain link fence on top of retaining wall with decorative metal fence, and to rebuild retaining wall. The Commission reviewed the application with Patrick Kenny, owner, and Meghan Hope, Attorney.
5. Application #2495, Matthew Waltz and Kelsey Leach, 128 Woodruff St., to replace front porch support posts and railings and install support piers. The Commission reviewed the application with Matthew Waltz.
6. Application #2496, Jarett and Jasmine Monterio, 60 Meadow St., to replace roof. The Commission reviewed the application.
7. Application #2497, Harold Colvocoresses, 56 East St., to replace roof on rear of house and repair roof on front porch. The Commission reviewed the application.
8. Application #2498, Taymil MC Portfolio LLC, 23-24 Holly House Rd., for re-paving of driveway and parking lot. The Commission reviewed the application.
9. Application #2499, Taymil MC Portfolio LLC, 23-24 Holly House Rd., to replace the sign for Holly House. The Commission reviewed the application.
10. Application #2500, Taymil MC Portfolio LLC, 33 Woodruff Lane, to replace the sign for Woodruff Court. The Commission reviewed the application.
11. Waiver, Phillip Vaughn & Allison Harris, 380 South St., for roof replacement in kind. The Commission reviewed the application and approved the waiver.
12. Waiver, 21 South LLC, 21 South St., to waterproof chimneys, re-seal flat roof, and repair gutters, in kind. The Commission reviewed the application and approved the waiver.

# FINALIZED

13. Application #2501, Moustafa Elsamadisy, 339 South St., for installation of solar panels on back of house. The Commission reviewed the application.

14. Application #2502, Richard and Wendy Story, 184 Meadow St., to remove front fence and to replace existing mailbox. The Commission reviewed the application.

15. Application #2503, Madison Ave 3 LLC, 109 Prospect St., for construction of room over garage. The Commission reviewed the application.

## B. Other business

### V. Correspondence

1. First Letter of Violation (HDC to Property Owner)
  - a. 116 Meadow St, apply for parking pad
2. Second Letter of Violation (HDC Attorney to Property Owner)
  - a. none
3. Third Letter of Violation (HDC to Land Use Department as record of non-compliance)
  - a. none
4. Violations in process of being corrected:
  - a. 118 South St, to plant evergreen shrubs to hide non-compliant stone wall
  - b. 22 East St, to rebuild removed chimneys
  - c. 104 Meadow St, to adjust fence to follow grade of land
5. Closed Violations
  - a. 59 West St, installed fence to hide mechanicals

### VI. Approval of Minutes

Motion made to approve the Minutes from May 16, 2024 with minor changes by Ms. Simoncelli and seconded by Mr. Hillman. All in favor. Motion carried.

### VII. Adjournment

There being no further business, the meeting was adjourned at 9:10pm on a motion by Mr. Hillman, seconded by Mr. Cecchinato, and unanimously carried.

Respectfully submitted,  
Glenn Hillman, Clerk