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BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION 2187
Litchfield, Connecticut 06759

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, September 5, 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, Glenn Hillman, and Norman Ambrose-Sauer, and Recording Clerks Robyn Ryle and Cassie Simoncelli.

Also present were: John Kinnear, Ivan Jadan, Zack Miller-Murphy, Bill Fabbri, Bob Whelan, Joe Sabia, Matt Waltz, Ken Merz, John Daikus, Bill Buckley, and Rosie Furniss.

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 August 30, 2024 in the Republican American, Application #2514, Justin Pascoe, 153 West St, to replace the roof and replace back porch convened at 7:01 pm. The Commission reviewed the application with Ivan Jadan, Contractor. The style and materials of the railings were amended to include white PVC railings of a style more appropriate to the Victorian house.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:06 pm.

2. The public hearing published August 30, 2024 in the Republican American, Application #2515, Gregory McGuire, 22 East St, to replace 3 chimneys from the roof line up, convened at 7:07pm. The Commission reviewed the application. This application has been held over until the next meeting on September 19, 2024, pending the homeowner or a representative attending the meeting to discuss the dimensions of the replacement chimneys.

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 August 30, 2024 in the Republican American, Application #2516, Belden House Holdings LP, 31 North St, for gates for perimeter fencing and a revision to the south elevation plan to replace 2 window panels and a louvered panel with clapboards, convened

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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 7:18pm.

4. The public hearing published August 30, 2024 in the Republican American, Application #2517, Russell Barton, 43 West St., for signs for Byrde & the B business, convened at 7:18pm. 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 7:19pm.

5. The public hearing published August 30, 2024 in the Republican American, Application #2518, Madison Ave 3 LLC, 109 Prospect St, for sign, convened at 7:19pm. 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 7:21pm.

6. The public hearing published August 30, 2024 in the Republican American, Application #2519, Lora Thibault, 116 Meadow St, to replace existing driveway and to relocate/change the front walkway, convened at 7:21pm. 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.

Respectfully submitted,
Glenn Hillman, Clerk

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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, September 5, 2024.**

I. Call To Order

Vice Chairman Simoncelli called the meeting to order at 7:24pm.

II. Recording of Attendance

Present were Commissioners Wendy Simoncelli, Glenn Hillman, and Norman Ambrose-Sauer and Recording Clerks Robyn Ryle and Cassie Simoncelli.

Also present were: John Kinnear, Ivan Jadan, Zack Miller-Murphy, Bill Fabbri, Bob Whelan, Joe Sabia, Matt Waltz, Ken Merz, John Daikus, Bill Buckley, and Rosie Furniss.

III. Business Pertaining To Certificates of Appropriateness

1. Application #2514, Justin Pascoe, 153 West St, to replace the roof and replace back porch. Motion made by Mr. Hillman to approve the application with the stipulation that the white PVC railing be utilized. Seconded by Mr. Ambrose-Sauer. All in favor. Motion carried.

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

2. Application #2515, Gregory McGuire, 22 East St, to replace 3 chimneys from the roof line up. This application has been held over until the next meeting on Thursday, September 19, 2024, pending the homeowner or a representative attending the meeting to discuss the dimensions of the replacement chimneys.
3. Application #2516, Belden House Holdings LP, 31 North St., for gates for perimeter fencing and a revision to the south elevation plan to replace 2 window panels and a louvered panel with clapboards. Motion made by Mr. Hillman to approve the application with the amendments made to the application. Seconded by Mr. Ambrose-Sauer. All in favor. Motion carried.

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

4. Application #2517, Russell Barton, 43 West St., for signs for Byrde & the B business. 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, Hillman – yea, Ambrose-Sauer – yea

5. Application #2518, Madison Ave 3 LLC, 109 Prospect St., for sign. Motion made by Mr. Hillman to deny the application, as it would set a precedent for any resident to install signage which is detrimental to the streetscape. The HDC's approach is to minimize the amount of signage as minimal signage is historically appropriate. Seconded by Mr. Ambrose-Sauer. All in favor. Motion carried.

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

6. Application #2519, Lora Thibault, 116 Meadow St., to replace existing driveway and to relocate/change the front walkway. 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, Hillman – yea, Ambrose-Sauer – yea

IV. Other Business Public Participation

A. Applications

1. Application #2520, West Street Yard Condominium Assoc., 174 West St., for the replacement of windows on the south elevation. The Commission reviewed the application with John Kinnear, Architect.
2. Application #2521, William Fabbri, 206 Meadow St., for the installation of AC/Heating unit. The Commission reviewed the application with the applicant, Bill Fabbri.
3. Application #2522, Roberta Witty, 43 East Street, for replacement of windows. The Commission reviewed the application with Joe Sabia from Torrington Sash and Door.
4. Waiver, Matt Waltz, 128 Woodruff St., for replacement of roof and gutters, as it is a replacement in kind. The Commission reviewed the application with the applicant, Matt Waltz.

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5. Application #2523, Zack and Rich Miller-Murphy, 79 East St., for replacement of existing lattice fence with a cedar privacy fence. The Commission reviewed the application with the applicant, Zack Miller-Murphy.
6. Waiver, St. Michael's Church, 25 South St., to repave front driveway and sidewalks, as it is replacement in kind. The Commission reviewed the application with Kenneth Merz, Church representative.
7. Application #2524, The Sanctum, 35 South St., for the addition of two (2) handicap parking spaces. The Commission reviewed the application with Kenneth Merz, Sanctum representative.
8. Waiver, Rosie and Richard Furniss, 39 Wolcott St., for replacement and relocation of generator, since it is not visible from the public way. The Commission reviewed the application with the applicant, Rosie Furniss.
9. Application #2525, Brian Feeney, 26 Tannery Brook Rd., for installation of solar panels on roof. The Commission reviewed the application.
10. Application #2526, Joseph Morgan, 128 East St., for replacement of roof. The Commission reviewed the application.
11. Waiver, John Martin, 82 Meadow St., for repair of broken concrete steps, as it is replacement in kind. The Commission reviewed the application.
12. Application #2527, Elizabeth Eriksen, 67 East St., to replace crumbling walkway and stairs. The Commission reviewed the application.
13. Application #2528, Tom and Ashley Officer, 127 Sheldon Lane, for installation of an in-ground pool and fence. The Commission reviewed the application.

B. Other business

Bill Buckley asked questions about neighbors parking cars on front lawns, rather than in driveways. This is not within the HDC's purview.

Wendy had a complete set of extra keys made for the HDC file cabinets, to have spares, if ever needed. Provided receipt for reimbursement.

Compliance violations:

Several homeowners are addressing violations appropriately:

116 Meadow St.

82 Meadow St.

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67 East St.
206 Meadow St.

V. Correspondence

None

VI. Approval of Minutes

Motion made to hold over the Minutes from August 15, 2024 until September 19, 2024 meeting, made by Ms. Simoncelli and seconded by Mr. Hillman. All in favor. Motion carried unanimously.

VII. Adjournment

There being no further business, the meeting was adjourned at 9:04pm on a motion by Mr. Ambrose-Sauer, seconded by Mr. Hillman, and unanimously carried.

Respectfully submitted,
Glenn Hillman, Clerk