

# DRAFT

BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION 2187  
Litchfield, Connecticut 06759

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, December 19, 2024** at the Pilgrim House, First Congregational Church, 21 Torrington Road, Litchfield, Connecticut. The hearings were called to order by Chairman, Julia Metcalf, at 7:00 pm.

Present were Commissioners: Julia Metcalf, Wendy Simoncelli, Glenn Hillman, Tony Cecchinato and Alternate Commissioner, Bob Whelan.

Also present were: Dwight Merriam, Martin Connor, Peter Sullivan and Robyn Ryle.

Ms. Simoncelli made a motion to seat Mr. Whelan as a regular member of the Commission for this meeting. Mr. Hillman seconded, and the motion was carried unanimously.

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.

Ms. Simoncelli recused herself at 7:01 pm from the following public hearing, stating she is a neighbor of the property, which in this case may represent a conflict of interest.

1. The public hearing published December 13, 2024 in the Republican American, Application #2550, Dwight Merriam, 185 East St, to build a new 3 bedroom house, convened at 7:01 pm. The Commission reviewed the application with Dwight Merriam and Martin Connor, Planning Consultant.

Mr. Merriam presented updated plans showing the house and driveway with the house rotated 20 degrees to point the front roof surface away from the road and to minimize the view of the solar panels from the public way. Also provided was documentation with further specifications and clarification of the project. Ms. Metcalf asked if the Cemetery Association provided a letter of support. Mr. Merriam will ask the Cemetery Association and Suzanne Scibilia for letters of support. Mr. Hillman requested a schematic of the proposed stone wall. The Commission requested a revised plan showing neighboring properties added for clarity as to how much of the proposed house can actually be seen from the public way. Application #2550 held over to the next HDC meeting on January 2, 2025.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:44 pm.

# DRAFT

Ms. Simoncelli was reseated at 7:44 pm.

2. The public hearing published December 13, 2024 in the Republican American, Application #2551, John Hancock, 48 Tannery Brook Rd, to install solar panels on the roof, convened at 7:45 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 7:48 pm.

3. The public hearing published December 13, 2024 in the Republican American, Application #2552, Howard Regenbogen, 135 South St, to install heat pump system at the side of the house, convened at 7:48 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 7:49 pm.

4. The public hearing published December 13, 2024 in the Republican American, Application #2553, Seton O'Reilly, 199 Meadow St, to install a generator, convened at 7:50 pm. The Commission reviewed the application. Peter Sullivan, a neighbor, spoke in favor of the application.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:54 pm.

5. The public hearing published December 13, 2024 in the Republican American, Application #2554, Sara Schuch, 87 Sheldon Lane, to replace roof, convened at 7:54 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 7:56 pm.

Respectfully submitted,  
Glenn Hillman, Clerk

# DRAFT

## **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, December 19, 2024.**

### I. Call To Order

Chairman Julia Metcalf called the meeting to order at 7:59 pm.

### II. Recording of Attendance

Present were Commissioners: Julia Metcalf, Wendy Simoncelli, Glenn Hillman, Tony Cecchinato and Bob Whelan.

Also present were: Robyn Ryle.

### III. Business Pertaining To Certificates of Appropriateness

1. Application #2550, Dwight Merriam, 185 East St, to build a new 3 bedroom house. Application held over to January 2, 2025 meeting pending individual site visits and revised site plan with neighboring properties added.
2. Application #2551, John Hancock, 48 Tannery Brook Rd, to install solar panels on the roof. Mr. Whelan made a motion to approve the application as submitted and Ms. Simoncelli seconded. All in favor. Motion carried.

The votes were: Simoncelli – yea, Hillman – yea, Whelan – yea, Cecchinato - 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 #2552, Howard Regenbogen, 135 South St, to install heat pump system at side of house. Ms. Simoncelli made a motion to approve the application with the stipulation that evergreen shrubs be planted to shield heat pump from view from the public way. Mr. Hillman seconded. All in favor. Motion carried.

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

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

# DRAFT

4. Application #2553, Seton O'Reilly, 199 Meadow St, to install a generator. Ms. Simoncelli made a motion to approve the application with the stipulation that wood lattice fencing be installed, no higher than six feet, on three sides to shield from public way. Mr. Hillman seconded. All in favor. Motion carried.

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 # 2554, Sara Schuch, 87 Sheldon Lane, to replace roof. Mr. Cecchinato made a motion to approve the application as submitted. Mr. Whelan seconded. All in favor. Motion carried.

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. Review and/or acceptance of new applications.
  1. Waiver, Litchfield Historical Society, 7 South St, to replace two existing rubber membrane sections of roof over main entrance and the middle section of building with in kind materials.
  2. Unable to accept application from the Litchfield Volunteer Ambulance as it is incomplete.

## V. Correspondence

None

## VI. Approval of Minutes

Ms. Simoncelli made a motion to approve the minutes from December 5, 2024 with minor changes and seconded by Mr. Hillman. All in favor. Motion carried.

## VII. Adjournment

There being no further business, the meeting was adjourned at 8:16 pm on a motion by Ms. Simoncelli seconded by Mr. Whelan and the motion unanimously carried.

Respectfully submitted,  
Glenn Hillman, Clerk