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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, December 5, 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, and Norman Ambrose-Sauer.

Also present were: Dwight Merriam, Gerry Geci, Jenny and Fred Cipoletti, Renee Betar, James and Colleen O'Shea, William Barrs, Guy Livolsi, David and Patricia Peiffer, Martin Connor, and Robyn Ryle.

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 November 29, 2024 in the Republican American, Application #2543, Renee Betar, 149 West St, to replace front storm door with interchangeable storm/screen door, convened at 7:01 pm. The Commission reviewed the application with Renee Betar.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:01 pm.

2. The public hearing published November 29, 2024 in the Republican American, Application #2544, Sara Schuch, 87 Sheldon Lane, to install solar panels on roof, convened at 7:02 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 7:03 pm.

3. The public hearing published November 29, 2024 in the Republican American, Application #2545, Colleen and Matthew Lundy, 102 North St, to add shutters to the front of house, convened at 7:04 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 7:06 pm.

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At 7:07 pm Ms. Metcalf recused herself from the following public hearing to represent the applicants. Ms. Simoncelli was seated as Chairman.

4. The public hearing published November 29, 2024 in the Republican American, Application #2546, Jennifer and Frederick Cipoletti, 221 North St, to demo chicken coop, install garden folly with brick fireplace and chimney and blue stone patio, build new deck on back of house with french doors and new door from mudroom, partial removal of pantry and raise roof and restyle, remove shed entry to basement and replace with bulkhead, and relocate generator and AC compressors in yard, convened at 7:07 pm. The Commission reviewed the application with Julia Metcalf, Architect, and Jenny and Fred Cipoletti.

Ms. Metcalf presented for the Applicants and explained in detail the plan for demolition, garden, fireplace, patio, new deck, and materials to be used. The fireplace and chimney will be moved from the garden folly to the patio.

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

At 7:21 pm, Ms. Metcalf was reinstated as Chairman.

5. The public hearing published November 29, 2024 in the Republican American, Application #2547, David and Patricia Peiffer, 8 Torrington Rd, to remove door on west side and replace with window, remove west side "porch" and railings, remove glass enclosure around entry door on south side and replace entry door and transom window with new, add lighting to garage, and install stone wall on west side, convened at 7:22 pm. The Commission reviewed the application. Meeting to be held over to December 19, 2024 so applicants are present to review application.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:26 pm.

6. The public hearing published November 29, 2024 in the Republican American, Application #2548, Helen Geci, 99 Meadow St, to install heat converter at the side of the house, 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 7:27 pm.

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7. The public hearing published November 29, 2024 in the Republican American, Application #2549, Borough of Litchfield, South St, to replace pavers at entrance to Cobble Court across sidewalk to street, convened at 7:28 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 7:29 pm.

At 7:30 pm Mr. Hillman made a motion to change the order of the agenda and to reopen the public hearing for Application #2547 to accommodate the presence of David and Patricia Peiffer. Ms. Simoncelli seconded. All in favor. Motion carried.

6. The public hearing published November 29, 2024 in the Republican American, Application #2547, David and Patricia Peiffer, 8 Torrington Rd, to remove door on west side and replace with window, remove west side "porch" and railings, remove glass enclosure around entry door on south side and replace entry door and transom window with new, add lighting to garage, and install stone wall on west side, re-convened at 7:38 pm. The Commission reviewed the application with David and Patricia Peiffer, who provided additional information for their application, including an option to replace the west facing door with a Colonial style door and adding two side lantern lights, rather than replacing it with a window.

There being no further members of the public present to speak in regard to the application, the public hearing was adjourned at 7:39 pm

Applicants David and Patricia Peiffer left the meeting at 7:39 pm.

At 7:39 pm, Ms. Simoncelli recused herself from the following public hearing, stating she is a neighbor of the property, which in this case may represent a conflict of interest.

8. The public hearing published November 29, 2024 in the Republican American, Application #2550, Suzanne Scibilia, 185 East St, to build a new 3 bedroom house convened at 7:39 pm. The Commission reviewed the application with Dwight Merriam, the new land owner and Martin Connor, Land Use Administrator. Dwight Merriam described to the Commission in detail the specifications for the proposed house to be built. This application will be held over until the next meeting on December 19, 2024, pending individual site visits and further review of materials presented.

There being no further members of the public present to speak in regard to

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the application, the public hearing was adjourned at 8:11 pm.

Ms. Simoncelli was reseated at 8:11 pm.

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, December 5, 2024.**

I. Call To Order

Chairman Julia Metcalf called the meeting to order at 8:12 pm.

II. Recording of Attendance

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

Also present were: Dwight Merriam, Jenny and Fred Cipoletti, Renee Betar, James and Colleen O'Shea, Guy Livolsi, William Barrs, Martin Connor, and Robyn Ryle.

III. Business Pertaining To Certificates of Appropriateness.

1. Application #2543, Renee Betar, 149 West St, to replace front storm door with interchangeable storm/screen door. Mr. Hillman made a motion to approve the application as submitted and Mr. Ambrose-Sauer seconded. All in favor. Motion carried.

The votes were: Simoncelli – yea, Hillman – yea, Ambrose-Sauer - 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 #2544, Sara Schuch, 87 Sheldon Lane, to install solar panels on roof. Ms. Simoncelli made a motion to deny the application as submitted, since the installation of the solar panels on roof shall not directly face the public way. Mr. Ambrose-Sauer seconded. Mr. Hillman stated the solar panels directly facing the public way would be detrimental to the streetscape and it would not be consistent with other approvals in the historic district. All in favor. Motion carried.

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

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A Certificate of Appropriateness was not issued.

3. Application #2545, Colleen and Matt Lundy, 102 Meadow St., for the addition of wooden shutters on front of house to restore the house to the original look. Mr. Ambrose-Sauer made a motion to approve the application with the stipulated the shutters be mounted to window casing and with a block behind the shutter to the siding to create a shadow and angled installation. Ms. Simoncelli seconded. All in favor. Motion carried.

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

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

At 8:17 pm Ms. Metcalf recused herself since she is the Architect retained by applicants Jenny and Fred Cipoletti. Ms. Simoncelli, Vice-Chairman was seated as Chairman.

4. Application #2546 Jennifer and Frederick Cipoletti, 221 North St., to demo chicken coop, install garden folly with brick fireplace and chimney and blue stone patio, build new deck on back of house with french doors and new door from mudroom, partial removal of pantry and raise roof and restyle, remove shed entry to basement and replace with bulkhead, and relocate generator and AC compressors in yard. Mr. Ambrose-Sauer made a motion to approve the application as revised. Mr. Hillman seconded. All in favor. Motion carried.

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

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

At 8:20 pm Ms. Metcalf was reinstated as Chair.

5. Application #2547, David and Patricia Peiffer, 8 Torrington Road, to remove door on west side and replace with window, remove west side "porch" and railings, remove glass enclosure around entry door on south side and replace entry door and transom window with new, add lighting to garage, and install stone wall on west side. For clarity regarding approvals and denials, this application was split into two parts:

Application #2547A to include changes to the house and

Application #2547B to include installation of the stone wall.

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Ms. Simoncelli made a motion to approve Application #2547A, with the revision to replace the west door with a Colonial style door and add two lantern light sconces (and NOT replace the door with a window) and approve the other house changes as submitted. Mr. Ambrose-Sauer seconded. All in favor. Motion carried.

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

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

Ms. Simoncelli made a motion to deny Application #2547B, since a stonewall on properties located near the Green is not historically appropriate. Mr. Hillman seconded. All in favor. Motion carried.

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

A Certificate of Appropriateness was not issued.

6. Application #2548, Gerry Geci, 99 Meadow St, to install a heat converter at side of house. Ms. Simoncelli made a motion to approve the application as submitted. Mr. Hillman seconded with a stipulation to plant evergreen shrubs to screen the converter. All in favor. Motion carried.

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

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 #2549, Borough of Litchfield, South St, to replace pavers at entrance to Cobble Court across the sidewalk to the street. Ms. Simoncelli made a motion to approve application as submitted. Mr. Hillman seconded. All in favor. Motion carried.

The votes were: Simoncelli – yea, Hillman – yea, Ambrose-Sauer – 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 #2550, Suzanne Scibilia, 185 East St, to build a new 3 bedroom house. This application was held over the next meeting pending individual site visits and further review.

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IV. Other Business Public Participation

a. Review and/or acceptance of new applications.

1. Waiver, Deb Deziel, 95 East Street, to level up stone steps, since it is in-kind repair. The Commission reviewed the application with Guy Livolsi.
2. Application #2551, John Hancock, 48 Tannery Brook Rd., to install solar panels on roof. The Commission reviewed the application with William Barrs, Trinity Solar Representative.
3. Application #2552, Howard Regenbogen, 135 South St, to install heat pump system at side of house. The Commission reviewed the application.
4. Application #2553, Seton O'Reilly, 199 Meadow St., to install a generator. The Commission reviewed the application.
5. Application #2554, Sara Schuch, 87 Sheldon Lane, to replace roof. The Commission reviewed the application.

Mr. Hillman recused himself from the next application at 8:53 pm to represent Norman and Priscilla Hillman's application.

6. Waiver, Norman and Priscilla Hillman, 64 Prospect St, in kind repair of roof. The Commission reviewed the application with Glenn Hillman.

Glenn Hillman also discussed the additional application that was received for the same property for the installation of a pool. It was clarified that this application was not submitted by the homeowner, nor a buyer currently under contract, nor an authorized party (with a letter of agency from the homeowner).

Therefore, the Commission did not accept the application at this meeting. If this status changes, the Commission will accept and consider the application, as appropriate. The Commission noted in its review that other similar pools have been applied for and approved in the past. This application will need to go through the HDC approval process, with an applicant that is an authorized party.

Mr. Hillman reinstated 9:04 pm

V. Correspondence

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None

VI. Approval of Minutes Ms. Simoncelli made a motion to approve the minutes from November 7, 2024 with minor changes. Mr. Hillman seconded. All in favor. Motion carried unanimously.

VII. Adjournment

There being no further business, the meeting was adjourned at 9:07 pm on a motion by Ms. Metcalf seconded by Mr. Hillman and unanimously carried.

Respectfully submitted,
Glenn Hillman, Clerk