

FINALIZED

BOROUGH OF LITCHFIELD HISTORIC DISTRICT COMMISSION 2187
Litchfield, Connecticut 06759

The Borough of Litchfield Historic District Commission held **Public Hearings** on **Thursday, January 2, 2025** at the Pilgrim House, First Congregational Church, 21 Torrington Road, Litchfield, Connecticut. The hearings were called to order by Chairman, Julia Metcalf, at 7:01 pm.

Present were Commissioners: Julia Metcalf, Wendy Simoncelli, Glenn Hillman, Norman Ambrose-Sauer, and Tony Cecchinato and Bob Whelan (Alt).

Also present were: Dwight Merriam, Martin Connor, Alissa Monteleone, John Pudlinski, Jeff Zullo, Rosie Furniss, Marc Borgeshi 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.

7:02pm Ms. Simoncelli recused herself from the following public hearing, as a neighbor to the applicant, which in this case may represent or appear to represent a conflict of interest.

1. The public hearing published December 27, 2024 in the Republican American, Application # 2550, Dwight Merriam, 185 East St, to build a new 3 bedroom house, convened at 7:02 pm. The Commission reviewed the application with Dwight Merriam and Martin Connor. Dwight Merriam presented updated plans which included the neighboring properties and updated plans for the stone wall.

Rosie Furniss, representative of the Litchfield Cemetery Association, 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 7:22 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, January 2, 2025**.

I. Call To Order

Chairman Julia Metcalf called the meeting to order at 7:23 pm.

II. Recording of Attendance:

Present were Commissioners: Julia Metcalf, Wendy Simoncelli, Glenn Hillman, Norman Ambrose-Sauer, Tony Cecchinato and Bob Whelan (Alt).

Also present were: Dwight Merriam, Martin Connor, John Pudlinski, Jeff Zullo, Rosie Furniss, Alissa Monteleone, Marc Borgeshi and Robyn Ryle.

III. Business Pertaining To Certificates of Appropriateness.

1. Application #2550, Dwight Merriam, 185 East St. to build a 3 bedroom house. Mr. Ambrose-Sauer made the following motion to approve the application with specific stipulations. This motion was prepared with guidance from Borough/HDC Attorney Steven Byrne:

RE: Application for Certificate of Appropriateness #2550-Dwight Merriam, 185 East St., to build new 3-bedroom house.

Whereas the Applicant and owner Dwight Merriam has submitted an application for a certificate of appropriateness to permit the construction of a 3-bedroom house on a one-acre lot and has submitted, among other things, plans depicting the house and its location on the property and noted the view of solar panels from the public way and

Whereas the Commission received the application at its November 7, 2024 meeting and commenced its public hearing on this application on December 5, 2024 with said hearing continued to later dates wherein it received testimony and other evidence during this public hearing and

The Litchfield Historic District Commission makes the following decision:

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That the Certificate of Appropriateness is hereby issued for work as described in the application and by additional submissions by the applicant as well as modifications made thereto during the public hearing process together with the following conditions:

1. Appropriate landscaping shall be installed to obstruct the view of the 3-bedroom home and solar panels from the public way;
2. A copy of the Certificate of Appropriateness, which incorporate these conditions of approval, shall be filed with the Litchfield Land Use Office within 15 days of this decision; and
3. A copy of the Certificate of Appropriateness, which incorporate these conditions of approval, shall be recorded in the Land records of the Town of Litchfield within 15 days of this decision.
- *4. A 3 foot tall free stone wall to be added running parallel to Route 118 – East Street and property line, running from the cemetery wall east to corner of property line so there is a permanent structure between the public way and the house structure, with a break for the driveway.

*Note- The motion was amended with the 4th stipulation added as a result of the Commission discussion as referenced below.

Mr. Hillman seconded the motion. HDC discussion ensued with Commission members expressing their concerns regarding the solar panels being visible from the public way. They stated the need to stay consistent with previous decisions. The Commissioners believe a stone wall, in addition to the angled house, the proposed evergreen plantings, as well as the existing neighboring structures (house at 195 East Street and the Litchfield Locker), will help shield the house from the public way and would provide a permanent, resilient structure to prevent visibility. It was also noted that the house is 275 feet back from the road.

All in favor. Motion carried.

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

Ms. Simoncelli was reseated at 7:49 pm.

IV. Other Business:

1. Public participation

- A. Review and/or acceptance of new applications.

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1. Application #2555, MacDonald Family LLC, 3 West Street, to install new signs for M.U.G.S. business. The Commission reviewed the application with the tenant, Alyssa Monteleone.
2. Application #2556, Litchfield Volunteer Ambulance Association, 77 West Street, to construct a new 3-bay and office ambulance building. The Commission reviewed the application with Marc Borgeshi, President Borgeshi Building, John Pudlinski, Chief of Litchfield Volunteer Ambulance, and Jeff Zullo, Selectman for Town of Litchfield. Jeff Zullo gave history of the Town's approval and needs. Marc Borgeshi spoke to the building structure and specifications of materials to be used. Commission requested additional details and specifications for windows, garage doors, cupola, gutters and downspouts, siding, generator/mechanicals, etc. The Commission suggested considering a dual level roof and windows on the east elevation to be more appropriate and consistent with neighboring structures and given the size and mass of the structure.
3. Application #2557, Michael Smith, 127 Old South Road, to construct a garage. The Commission reviewed the application.

Mr. Cecchinato recused himself at 8:23 pm and submitted the following application.

4. Application #2558, Anthony and Beth Cecchinato, 159 West Street, to enclose the existing deck on east side of house. The Commission reviewed the application with Tony Cecchinato.

Mr. Cecchinato was reseated at 8:35 pm.

2. Other business

The Commission reviewed previous applications for Belden House, 31 North Street, to confirm approval for granite curbing being installed.

The Commission discussed a potential new process for recording stipulations with the Land Use Dept.

V. Correspondence:

None

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VI. Approval of Minutes:

Ms. Simoncelli made a motion to approve the minutes from December 19, 2024 with minor changes. Mr. Hillman seconded. Mr. Ambrose-Sauer abstained, since he was not in attendance. Motion carried.

VII. Adjournment:

There being no further business, Mr. Ambrose-Sauer made a motion to adjourn at 8:50 pm, seconded by Mr. Hillman, and unanimously carried.

Respectfully submitted,
Glenn Hillman, Clerk