



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Historic District Commission

~ AGENDA ~

Chairman Ty Lamb

Regular Meeting

Monday, July 15, 2024

7:00 PM

Town Hall Annex -Hybrid Format

REMOTE MEETING INFORMATION

Zoom Meeting Link:

<https://us06web.zoom.us/j/84695381348?pwd=Mh89xyCYnyotwIbVQaeIgLRJxHuacM.1>

Meeting ID: 846 9538 1348

Passcode: 808376

One tap mobile

16465588656,,84695381348#,,,,*808376# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

I. CALL TO ORDER

II. ROLL CALL

III. APPOINTMENT OF ALTERNATES

IV. RESIDENTS & PROPERTY OWNERS COMMENTS

V. REVIEW AND APPROVAL OF MINUTES

1. Motion to APPROVE Regular Meeting minutes from June 17, 2024, as written.

Attachments: [Historic 6-17-24](#)

VI. TOWN COUNCIL LIAISON REPORT

1. Town Council Liaison - Councilor Tim Ryan.

VII. PRESENTATIONS

1. Beautification Committee Presentation.

VIII. CHAIRMAN REPORT

1. General Report.
2. Financial Report.

Attachments: [Sawmill donation account report 7-9-23](#)
[ARPA YTD 7-9-24](#)
[Capital account YTD 7-9-24](#)
[General fund YTD 7-9-24](#)
[NLH donation account YTD report 7-9-24](#)

IX. CORRESPONDENCE

X. COMMITTEE REPORTS

1. Sawmill Committee - Mr. Barnes.
2. Nathan Lester House - Mr. Kelley.
3. Research/Preservation - Ms. Chittim.
4. Center School - Mr. Geer.
5. Social Media - Ms. Lamb.

XI. OLD BUSINESS

1. Any Other Old Business to come before the Commission.

XII. NEW BUSINESS

1. Any Other New Business to come before the Commission.

XIII. ADJOURNMENT

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0590

Agenda Date: 7/15/2024

Agenda #: 1.

MINUTES

Minutes:

Motion to APPROVE Regular Meeting minutes from June 17, 2024, as written.



TOWN OF LEDYARD

Historic District Commission

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman Ty Lamb

Regular Meeting

Monday, June 17, 2024

7:00 PM

Town Hall Annex -Hybrid Format

I. CALL TO ORDER

Chairman Lamb called the meeting to order at 7:00 p.m.

II. ROLL CALL

Present Commissioner Douglas Kelley
Alternate Member Kenneth Geer
Chairman Ty Lamb
Commissioner Kelly Lamb
Commissioner Ammie Chittim

Excused Commissioner William Barnes

Non-voting Alternate Member Vincent Godino
Alternate Member Karen Parkinson

III. APPOINTMENT OF ALTERNATES

Mr. Geer was appointed as a voting member.

IV. RESIDENTS & PROPERTY OWNERS COMMENTS

None.

V. REVIEW AND APPROVAL OF MINUTES

1. Motion to APPROVE Public Hearing Minutes from May 20, 2024, as written.

RESULT: APPROVED AND SO DECLARED

MOVER: Ty Lamb

SECONDER: Douglas Kelley

AYE 5 Kelley Geer Lamb Lamb Chittim

EXCUSED 1 Barnes

2. Motion to APPROVE Regular Meeting Minutes from May 20, 2024, as written.

Editorial correction for typo.

RESULT: APPROVED AND SO DECLARED

MOVER: Ty Lamb

SECONDER: Douglas Kelley

AYE 5 Kelley Geer Lamb Lamb Chittim

EXCUSED 1 Barnes

VI. TOWN COUNCIL LIAISON REPORT

1. Town Council Liaison - Councilor Tim Ryan.

Councilor Ryan stated that the ARPA funds need to be under contract by calendar year. He added that alternative projects are being considered. Projects that mitigate any future costs, or non-recurring costs are more acceptable. There is less than six months left to use the ARPAs funds.

Councilor Ryan said he believes that the sewer project will be under budget.

Mr. Godino asked if the Town Council will be shut down for the next few months. Councilor Ryan answered that right after budget sessions the Council has light agendas, but the Council doesn't formally take summer leave. The Finance Committee is not meeting this upcoming week.

VII. CHAIRMAN REPORT

1. General Report.

Holdridge account - Chairman Lamb expressed concern that invoices aren't always brought over to the Town Hall to be submitted for payment.

Who has the authority to charge at Holdridge's? The Nathan Lester Caretakers are authorized, possibly Mr. Kelley, and quite a few do from the Sawmill.

Chairman Lamb will formulate a list of who has authorization to charge at Holdridge and will re-train them on the procedure of submitting invoices.

Strategic planning, 5-year sub project costs, visibility Capital level.

Chairman Lamb asked if the town has a viable Great Oak tree replacement? If not, there is a viable one, a 10-15-foot section that came from the original Charter Oak. Ms. Chittim agreed that the Great Oak has connections with the tribe and the local community. The Ledyard Oak is a possible news opportunity.

The Commission will need to research the historic status of the Commission's building to update the registries. It was mentioned that the Sawmill was designated as a historic site in 1972.

RESULT: DISCUSSED

2. Financial Reports.

ARPA - Avail budget \$37,000, amounts are targeted toward to the Sawmill project.

VIII. CORRESPONDENCE

1. Correspondence.

The Commission received a thank you letter from the Ledyard Garden Club acknowledging the Commission's donation.

RESULT: DISCUSSED

IX. COMMITTEE REPORTS

1. Sawmill Committee - Mr. Barnes.

A purchase order for the Sawmill in the amount of \$1,103 was retracted.

It was reported that Holdridge cut off the Committee from future purchasing stating nonpayment, however this is in question.

Sawmill hosted the Historical Society annual meeting. Mr. Godino attended. There was a Sawmill demonstration and a Food Truck/Luncheon.

Two proposals: Mr. Lamb relayed Mr. Barnes's message and recommendation. ARPA will be used for the inlet dam project. The State of Connecticut is involved. Just to have someone help walk the Committees through the project was quoted at \$20k. The contracts must be released timely amongst other hurdles. The RFP needs to be out prior to October 2024. The RFP still needs to go through Town Committees and a contract needs to be signed before the deadline.

Alternative projects needed to keep the Sawmill structural sound. A decision will need to be made whether to utilize ARPA or the Capital funds. It's possible to get the contracts out timely, without rushing the use of the ARPA. Mr. Barnes will make a proposal at the next meeting and the Commission can hold a vote.

RESULT: DISCUSSED

2. Nathan Lester House - Mr. Kelley.

Working on the restoration of the East side of the house continues, with partnerships extended to the Ledyard Sawmill and an independent filmmaker.

The Ledyard Sawmill has cut donated cedar to size for use as a replacement to the wide water table board at the base of the siding. Quiet Corner Restoration milled the timber into suitable boards, and scheduled installation for June 7, 2024, to work with a local film maker who is including this process for a documentary.

Some detail work remains for the water table boards, once they are completed the clapboards may be installed. Two of the second-floor windows required full replacement, and Quiet Corner Restoration took care to replicate the construction method of the originals. The replacement

wood is red cedar.

As the Application for a Certificate of Appropriateness for the new barn doors was approved, John Kelley began work on construction. New concrete footings have been poured to pull the foundation in about 18" on either side, and they will be faced with granite to present a correct appearance from the front. Reducing the overall opening will allow the Committee to install two 5' wide doors rather than problematic 7' ones which would sag quickly. Mr. Kelley will model exterior construction on the existing doors immediately adjacent.

Interior maintenance projects which delayed the season opening by a week were completed in time to open Saturday, June 1, 2024. The floors in the two front reception rooms had existing worn paint lightly sanded and painted black. This is a period-appropriate treatment with local precedent. The Dining Room walls had brown paint used for "The Fox Sisters" replaced with the first stage of what will be "arsenic green" which is also a historic treatment of the late 18th/early 19th centuries. This is an opportunity to interpret the space as reflective of industrial and societal changes. Smaller spaces are on the list for repair and repainting as use of the house allows. All this interior work has been completed by the Lester House Committee and caretaker family with donated materials.

The Committee is currently working to build a ten-year improvement plan to be submitted to the Commission.

Information was shared from the visit to Lachat Town Farm, Weston, CT. Pictures from the visit were posted to the Commission's Facebook page. The tour included the administration and events building. There is a Community Garden available to Town residents, which takes in a nominal amount that goes towards their budget. There is a greenhouse for Senior Citizens and school projects. The farm also has animals including a goat pen. There is a caretaker of the property, who rents for less than \$300. The caretaker attends to the needs of the animals and the Amphitheater, which is used for concerts and weekly musical weekends. The farm is funded by 501(c) organizations. Lachat Farm has one employee and one intern who were immensely helpful with the development of their properties.

RESULT: DISCUSSED

3. Research/Preservation - Ammie Chittim.

Ms. Chittim reported that she will meet with Chairman Lamb regarding signs.

The next Latham House "Archeology Days" will be held on June 22, 2024. The event includes team finding artifacts.

Kevin Dombrowski, Land Use Planning Public Works Committee took it upon himself to look up ordinances for the Committee's requests. A letter of the three points will need to be completed before the Land Use Planning Public Works Committee can present to the Town Council.

Spicer Ruin - The Town Council spoke about creating a Sub-Committee to study this request. Chairman Lamb mentioned he has spoken to the Council, and this may have been reconsidered.

Ms. Parkinson stated that she is looking for a map of the property.

Discussion on potential uses of the property. Mary Spicer is a potential name of the water way.

Mr. Dembrowski mentioned using the Eversource easement as property line. Trying to convert the map to a more approximate square footage.

The Town presently owns and maintains the Spicer Ruin area. This has not been given to any group at this time. No opposition to the Commission being administrators, would just need to go through the process. This area was obtained by trading for the Indian Town Park.

Mr. Kelley asked Ms. Chittim about funds needed for preservation; would she like to earmark any funds? Chairman Lamb suggested waiting two weeks for the new budget period to begin since the current fiscal year is about to end.

RESULT: DISCUSSED

4. Center School - Mr. Geer.

Nothing to report.

5. Social Media - Kelly Lamb.

Ms. Lamb will continue posting events for the Commission's historical sites and posting other activities that the committee is involved with such as the Lachat visit.

Still continuing to attract more followers and page engagements. There are 50 more followers since the end of 2023.

RESULT: DISCUSSED

X. OLD BUSINESS

1. Any Other Old Business to come before the Commission.

None.

XI. NEW BUSINESS

2. Any Other New Business to come before the Commission.

Mr. Kelley is working on the museum part of the house. He is researching what needs to be completed and maintenance such as water damage, rodent access, undercarriage of the house and review of the beams.

RESULT: DISCUSSED

XII. ADJOURNMENT

Motion to ADJOURN the Regular Meeting at 8:25 p.m.

RESULT: APPROVED AND SO DECLARED

MOVER: Douglas Kelley

SECONDER: Kenneth Geer

AYE 5 Kelley Geer Lamb Lamb Chittim

EXCUSED 1 Barnes

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TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0591

Agenda Date: 7/15/2024

Agenda #: 1.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Town Council Liaison - Councilor Tim Ryan.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0603

Agenda Date: 7/15/2024

Agenda #: 1.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:
Beautification Committee Presentation.

Background:
(type text here)

Department Comment/Recommendation:
(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0592	Agenda Date: 7/15/2024	Agenda #: 1.
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AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:
General Report.

Background:
(type text here)

Department Comment/Recommendation:
(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0593

Agenda Date: 7/15/2024

Agenda #: 2.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:
Financial Report.

Background:
(type text here)

Department Comment/Recommendation:
(type text here)

YEAR-TO-DATE BUDGET REPORT 7-9-24

FOR 2024 13								
ACCOUNTS FOR:	ORIGINAL	TRANFRS/	REVISED	YTD EXPENDED	ENCUMBRANCES	AVAILABLE	PCT	
0208 DONATIONS AND GRANTS	APPROP	ADJSTMTS	BUDGET			BUDGET	USED	
20810201 DONATIONS/GRANTS EXPENSES								
20810201 54202 24202 SAWMILL DO	6,774	1,228	8,002	.00	.00	8,002.00	.0%	
TOTAL DONATIONS/GRANTS EXPENSES	6,774	1,228	8,002	.00	.00	8,002.00	.0%	
TOTAL DONATIONS AND GRANTS	6,774	1,228	8,002	.00	.00	8,002.00	.0%	
TOTAL EXPENSES	6,774	1,228	8,002	.00	.00	8,002.00		

YEAR-TO-DATE BUDGET REPORT 7-9-24

FOR 2024 13								
	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED	
GRAND TOTAL	6,774	1,228	8,002	.00	.00	8,002.00	.0%	
** END OF REPORT - Generated by Christina Hostetler **								

YEAR-TO-DATE BUDGET REPORT 7-9-24

FOR 2024 13								
ACCOUNTS FOR:	ORIGINAL	TRANFRS/	REVISED				AVAILABLE	PCT
0210 CAPITAL & NON RECURRING	APPROP	ADJSTMTS	BUDGET	YTD EXPENDED	ENCUMBRANCES		BUDGET	USED
21010103 HISTORIC DISTRICTS								
21010103 54500 G0014 BLDG MAINT	157,311	0	157,311	85,326.29	34,299.88		37,684.83	76.0%
TOTAL HISTORIC DISTRICTS	157,311	0	157,311	85,326.29	34,299.88		37,684.83	76.0%
TOTAL CAPITAL & NON RECURRING	157,311	0	157,311	85,326.29	34,299.88		37,684.83	76.0%
TOTAL EXPENSES	157,311	0	157,311	85,326.29	34,299.88		37,684.83	

YEAR-TO-DATE BUDGET REPORT 7-9-24

FOR 2024 13							
	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	157,311	0	157,311	85,326.29	34,299.88	37,684.83	76.0%
** END OF REPORT - Generated by Christina Hostetler **							

YEAR-TO-DATE BUDGET REPORT 7-9-24

FOR 2024 13								
ACCOUNTS FOR:	ORIGINAL	TRANFRS/	REVISED	YTD EXPENDED	ENCUMBRANCES	AVAILABLE	PCT	
0210 CAPITAL & NON RECURRING	APPROP	ADJSTMTS	BUDGET			BUDGET	USED	
21010103 HISTORIC DISTRICTS								
21010103 54500 BLDG MAINT	27,398	10,000	37,398	5,450.00	730.00	31,217.54	16.5%	
21010103 54500 G0014 BLDG MAINT	157,311	0	157,311	85,326.29	34,299.88	37,684.83	76.0%	
TOTAL HISTORIC DISTRICTS	184,709	10,000	194,709	90,776.29	35,029.88	68,902.37	64.6%	
TOTAL CAPITAL & NON RECURRING	184,709	10,000	194,709	90,776.29	35,029.88	68,902.37	64.6%	
TOTAL EXPENSES	184,709	10,000	194,709	90,776.29	35,029.88	68,902.37		

YEAR-TO-DATE BUDGET REPORT 7-9-24

FOR 2024 13							
	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	184,709	10,000	194,709	90,776.29	35,029.88	68,902.37	64.6%
** END OF REPORT - Generated by Christina Hostetler **							

Town and Schools of Ledyard

YEAR-TO-DATE BUDGET REPORT 7-9-24

FOR 2024 13								
ACCOUNTS FOR:	GENERAL FUND	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10110103 HISTORIC DISTRICTS								
10110103	52205 CONTR EXP	16,000	-500	15,500	14,208.37	1,291.63	.00	100.0%
10110103	54500 BLDG MAINT	6,625	-502	6,123	3,298.20	2,825.00	-.20	100.0%
10110103	54501 SML MAINT	3,800	1,325	5,125	3,166.00	1,748.42	210.58	95.9%
10110103	56100 OPERATING	3,075	0	3,075	1,677.44	1,282.21	115.35	96.2%
10110103	56101 SML OPERAT	1,750	-323	1,427	1,376.69	50.41	-.10	100.0%
10110103	58790 MISC EXP	1,500	0	1,500	1,500.00	.00	.00	100.0%
TOTAL HISTORIC DISTRICTS		32,750	0	32,750	25,226.70	7,197.67	325.63	99.0%
TOTAL GENERAL FUND		32,750	0	32,750	25,226.70	7,197.67	325.63	99.0%
TOTAL EXPENSES		32,750	0	32,750	25,226.70	7,197.67	325.63	

YEAR-TO-DATE BUDGET REPORT 7-9-24

FOR 2024 13								
	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED	
GRAND TOTAL	32,750	0	32,750	25,226.70	7,197.67	325.63	99.0%	
** END OF REPORT - Generated by Christina Hostetler **								

YEAR-TO-DATE BUDGET REPORT 7-9-24

FOR 2024 13								
ACCOUNTS FOR:	ORIGINAL	TRANFRS/	REVISED	YTD EXPENDED	ENCUMBRANCES	AVAILABLE	PCT	
0208 DONATIONS AND GRANTS	APPROP	ADJSTMTS	BUDGET			BUDGET	USED	
20810201 DONATIONS/GRANTS EXPENSES								
20810201 54203 24203 LESTER DON	11,337	4,015	15,352	1,500.00	.00	13,852.37	9.8%	
TOTAL DONATIONS/GRANTS EXPENSES	11,337	4,015	15,352	1,500.00	.00	13,852.37	9.8%	
TOTAL DONATIONS AND GRANTS	11,337	4,015	15,352	1,500.00	.00	13,852.37	9.8%	
TOTAL EXPENSES	11,337	4,015	15,352	1,500.00	.00	13,852.37		

YEAR-TO-DATE BUDGET REPORT 7-9-24

FOR 2024 13								
	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED	
GRAND TOTAL	11,337	4,015	15,352	1,500.00	.00	13,852.37	9.8%	
** END OF REPORT - Generated by Christina Hostetler **								



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0594

Agenda Date: 7/15/2024

Agenda #: 1.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Sawmill Committee - Mr. Barnes.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0595

Agenda Date: 7/15/2024

Agenda #: 2.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Nathan Lester House - Mr. Kelley.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0597	Agenda Date: 7/15/2024	Agenda #: 3.
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AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:
Research/Preservation - Ms. Chittim.

Background:
(type text here)

Department Comment/Recommendation:
(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0598	Agenda Date: 7/15/2024	Agenda #: 4.
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AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:
Center School - Mr. Geer.

Background:
(type text here)

Department Comment/Recommendation:
(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0599	Agenda Date: 7/15/2024	Agenda #: 5.
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AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:
Social Media - Ms. Lamb.

Background:
(type text here)

Department Comment/Recommendation:
(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0600

Agenda Date: 7/15/2024

Agenda #: 1.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Any Other Old Business to come before the Commission.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-0601

Agenda Date: 7/15/2024

Agenda #: 1.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Any Other New Business to come before the Commission.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)