



# TOWN OF LEDYARD

## Land Use/Planning/Public Works Committee

### Meeting Minutes

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

Chairman S. Naomi  
Rodriguez

#### Regular Meeting

---

**Monday, November 4, 2024**

**6:00 PM**

**Town Hall Annex - Hybrid Format**

---

In -Person: Annex Meeting Room - Town Hall Annex Building

Remote Participation: Information Noted Below:

**Join Zoom Meeting from your Computer, Smart Phone or Tablet:**

**<https://us06web.zoom.us/j/87046188232?pwd=v8WSMRahIvvh5wataByiyIteAivGpz.1>**

**Or by Audio Only: Telephone: +1 646 558 8656; Meeting ID: 870 4618 8232; Passcode: 508725**

#### I CALL TO ORDER

The meeting was called to order by Councilor St. Vil at 6:00 p.m. at the Town Hall Annex Building.

Councilor St. Vil welcomed all to the Hybrid Meeting. He stated for the Town Council Land Use/Planning/Public Works Committee and members of the Public who were participating via video conference that the remote meeting information was available on the Agenda that was posted on the Town's Website - Granicus-Legistar Meeting Portal.

#### II. ROLL CALL

**Present:** Gary St. Vil  
Kevin Dombrowski  
**Excused:** Jessica Buhle

In addition the following were present:

Earl (Ty) Lamb, Historic District Commission Chairman  
Karen Parkinson, Historic District Commission  
Stefon Danczuk, State of CT Historic Preservation Circuit Rider  
Roxanne Maher, Administrative Assistant

#### III. RESIDENTS & PROPERTY OWNERS COMMENTS

None.

IV. PRESENTATIONS / INFORMATIONAL ITEMS

None.

V. APPROVAL OF MINUTES

MOTION to approve the Land Use/Planning/Public Works Committee Meeting Minutes of October 7, 2024.

Moved by Councilor Dombrowski, seconded by Councilor St. Vil

**VOTE: 2 - 0 Approved and so declared**

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Kevin Dombrowski

**SECONDER:** Gary St. Vil

VI. OLD BUSINESS

1. Continued discussion regarding the progress of enforcing regulations to address blight issues.

Councilor St. Vil noted that Blight Enforcement Officer Hannah Gienau provided a Status Report regarding Blighted Properties for September - October, 2024.

Councilor Dombrowski stated the Blight Report included 14 properties, with the addition of 2 new properties added one in September and one in October. He reviewed the Report noting the following:

- 2 Cases were closed out.
- 1 Case was being handled through the court system.
- 2 Cases had new property owners that were working to clean up the property.
- 9 Cases were still outstanding with follow-up inspections planned.

Councilor Dombrowski noted the Blight Citation Flow Charts that were attached to the Legislative File on tonight's agenda, and he questioned the origin of the documents.

Councilor St. Vil noted resident Eric Treaster attended the LUPPW Committee's October 7, 2024 meeting and provided the Blight Citation Flow Charts that he had shared with the prior Director of Land Use/Town Planner. He stated the LUPPW Committee reviewed the Flow Charts and found them to be informative. He stated the LUPPW Committee deferred the Blight Flow Charts to Land Use Director/Town Planner Elizabeth Burdick to determine whether the Flow Charts would be of any use to the Land Use Department. He noted that Mr. Treaster was trying to be helpful with sharing some of the tools that he had used in the past.

**RESULT:** CONTINUE

2. Spicer Homestead Ruins - Historical Research and Photos.

**Mr. Earl (Ty) Lamb**, 93 Lambtown Road, Historic District Commission Chairman, addressed the process to seek a Historic Designation of an area of the Spicer Homestead Ruins noting the following:

- Delineate area to be preserved - About 4.4 acres that was within the Clark Farm.
- Obtain an A-2 Survey of the area.
- Conduct Fundraisers, Solicit Donations and apply for Grant Funding to pay for costs associated with the process of seeking a Historic Designation

Mr. Lamb stated that he was hesitant to spend town funds to conduct the A-2 Survey without the Town Council assigning Administrative Control of the area of the Spicer Homestead Ruins to the Historic District Commission; or without the Town Council approving a Local Historic Designation for the site. He also questioned how the Historic District Commission could proceed with seeking grant funding if they did not have Administrative Control of the site.

Mr. Lamb continued by questioning whether the Town Council would be willing to assign Administrative Control of the 4.4-acre area of the Spicer Homestead Ruins with “*Conditions*” such as that if the A-2 Survey was not completed by a certain date the area would go back to being under the Town’s Administrative Control. He stated this type of arrangement would allow the Historic District to start taking care of the area and to conduct fund raisers, solicit donations, and begin the grant process to help to pay for the A-2 Survey and associated expenses involved with obtaining a Historic Preservation Designation.

Councilor St. Vil noted that Town Council Chairman Rodriguez clearly stated at the LUPPW Committee’s September 9, 2024 meeting that an A-2 Survey of the property was necessary for the town to proceed with the process to seek a Historic Preservation Designation for the Spicer Homestead Ruins. He stated that he understood Mr. Lamb’s concern about spending money to obtain an A-2 Survey without the Town Council’s approval to provide a Local Historic Designation.

Councilor St. Vil went on to explain that the LUPPW Committee and Chairman Rodriguez were on-board with the Historic District Commission’s proposal to designate an area within the Clark Farm as the Spicer Homestead Ruins. However, he stated to satisfy the Historic District Commission’s concern that he could solicit a consensus of the Town Council regarding whether they would support the proposed historic designation of the Spicer Homestead Ruins. Mr. Lamb stated he would feel more comfortable with spending money on the A-2 Survey knowing that the Town Council would support seeking a Historic Designation of the Spicer Homestead Ruins.

Councilor St. Vil provided a recap of the Road Map noting the following:

- The Historic District Commission presented to the LUPPW Committee a parcel that they believed had some historical significance.
- Conduct an A-2 Survey to delineate the boundaries of the site.
- Obtain Local Historic Preservation Designation; and possibly a State and Federal Historic Preservation Designation.
- Procurement of funds to make improvements and maintain the historical site.

**Mrs. Karen Parkinson**, 55 Rose Hill Road, Ledyard, Historic District Commission Member, stated that she contacted some local Surveyors to see if they would be willing to donate their services to provide an A-2 Survey. However, she stated that one Surveyor was only willing to give them a discounted price of \$5,000 to conduct the A-2 Survey; and the other Surveyors she contacted said “No”.

Councilor Dombrowski stated regardless of whether the Town or the Historic District Commission had Administrative Control of the site, that they were both the “Town of Ledyard”; noting that the Administrative Control would not change anything in the grant application, explaining that they would be applying for the Town of Ledyard. He stated it was his opinion that the Town Council would support the request to designate the Spicer Homestead Ruins as a historic site. However, he stated that he did not think the Town Council would vote on providing a Local Historic Preservation Designation without having an A-2 Survey completed.

Councilor Dombrowski went on to review the process noting the following:

- A-2 Survey of the area to be designated for Historic Preservation was required.
- Grant Application - Councilor Dombrowski explained the Town has a “*Grant Application Policy and Process*”; adopted on July 22, 2020. He stated the Policy required Town Council approval to authorize the Mayor to apply for a Grant, noting that some grants required local matching funds. He suggested that the Historic District Commission work with the Finance Director and Land Use Director/Town Planning to prepare the Grant Applications and to discuss who would administer the grant funding.
- Donations and Fundraisers - Councilor Dombrowski suggested the Historic District Commission work with the Finance Director with regard to spending money that was received through donations or fundraisers, explaining that any funding received/spent that outside of the approved budget would require Town Council approval.

**Mr. Stephon Danczuk**, State of Connecticut Historic Preservation Circuit Rider, attending remotely, stated that the Town of Ledyard was a *Certified Local Government (COG)*. He stated what they were talking about was a National Park Service Designation, and he explained that the State Historic Preservation Office has Grant Funding available specifically for *Certified Local Government (COG)*. He stated the grant funding would pay for the following:

- Planning Purposes
- Survey Work

Mr. Danczuk stated that these grant programs would provide up-to \$15,000; and do not require any local matching funding. He explained although a Local Historic Preservation Designation was not required to apply for the grant funding that the State would want to know that a Historic Designation was in process, which would all be part of the Planning Process.

The LUPPW Committee encouraged the Historic District Commission to work with the State Historic Preservation Office and Mr. Danczuk to learn about the Historic Preservation Grant opportunities for the planning of the historic preservation designation of the Spicer Homestead Ruins and for the survey work.

The LUPPW Committee thanked Mr. Lamb, Mrs. Parkinson, and Mr. Danczuk for attending tonight's meeting.

Mr. Lamb, Mrs. Parkinson, and Mr. Danczuk left the meeting at 6:21 p.m.

**RESULT: CONTINUE**

3. Discussion to consider drafting an Ordinance to address Noise Issues, as requested in Ms. Johnston's August 12, 2024 email.

Councilor St. Vil noted at the October 7, 2024 LUPPW Committee meeting they had some extensive conversations regarding both Old Business Items #3 & #4; which included an action to seek input from Police Chief John Rich. He noted that Chief Rich has provided a paper trail of what has been happening with regard to both of these issues for tonight's meeting.

Councilor Dombrowski stated that he continued to agree with the LUPPW Committee's 2018 decision that a Noise Ordinance was not needed based on Police Chief John Rich's recommendation at that time, explaining there was adequate provisions in the Connecticut State Statutes that provided the Police Department with enforcement tools regarding noise issues.

Councilor Dombrowski went on to note with regard to the noise situation Ms. Johnston brought the LUPPW Committee's attention this past summer, that he again agreed with Chief Rich's comments in his October 30, 2024 email. He stated Chief Rich provided a summary of recent responses to 691 Shewville Road and 10 Linden Lane. He noted that Chief Rich suggested additional background information be obtained regarding the Prides Corner Farm off-site growing location relative to hours of business operations and other variables; noting that this may be a temporary situation that could possibly resolved through communication efforts.

Councilor Dombrowski continued to note that there appeared to be some willingness to comply when Ms. Johnston asked the Prides Corner workers to lower their music,

noting that the issue here was that the Police Department has not been called. He stated that he understands Ms. Johnston's position that she did not want to be adversarial and call the Police Department.

Councilor Dombrowski suggested the LUPPW Committee send a letter to Ms. Johnston to encourage her to work with the Land Use Department, Police Department, and Prides Corner Farm to resolve the noise issue, noting that state statutes provides the Police Department with the tools to handle noise issues.

Councilor St. Vil stated that he agreed with Councilor Dombrowski in that there were some missed opportunities by not contacting the Police Department to engage Prides Corner. He stated in this particular case that because the Police Department has not been contacted by either party, there was no history, commenting that this could be an awareness opportunity.

Councilor St. Vil went on to state that Land Use Director/Town Planner Elizabeth Burdick has been researching this matter, However, he stated because Ms. Burdick was on vacation this week, that he would like to meet with Ms. Burdick again to obtain her feedback on her findings.

Councilor St. Vil continued by noting that once the LUPPW Committee has completed their deliberations, that he would agree with Councilor Dombrowski that sending a letter to Ms. Johnston to codify the Committee's decision relative to the path forward would be appropriate. Therefore, he stated the LUPPW Committee would keep this item on their Agenda for discussion at their December 2, 2024 meeting.

**RESULT: CONTINUE**

**4. Discussion to consider provisions to address Illegal Dumping.**

Councilor Dombrowski noted Police Chief John Rich's October 30, 2024 email in which he provided the Call History regarding 26 Lake Street and 19 Marla Avenue. In addition, he stated that Chief Rich noted that Connecticut State Statute 22a-250 included provisions for littering and penalties for Illegal Dumping as follows:

**Penalties for illegal dumping:**

- *State law imposes a fine of \$219 for dumping anything bigger than one cubic foot.*
- *If you are caught dumping with your vehicle it will be confiscated, you will pay a fine and you are also subject to arrest.*
- *You can also be sued for clean-up costs and the collection of bigger fines - up to \$25,000 per day.*
- *Dumping can be punishable under federal law.*

**Report illegal dumping to:**

- ***Your Local Police Department:*** *If the dumping is ongoing and/or you know who did the dumping, call the local police. If a vehicle is involved, get the license plate number and a description of the vehicle doing the dumping --- vehicles can be seized.*

**DEEP's Emergency Response Unit:** *Only if the dumping poses an immediate threat to public health or the environment. [Reporting Environmental Emergencies](https://portal.ct.gov/deep/about/reporting-environmental-problems) <<https://portal.ct.gov/deep/about/reporting-environmental-problems>>*

- ***Your Town/City Hall:*** *If the dumping has already taken place, call your Town or City Hall to report the incident. Usually, the contact at the Town Hall is your [local Health Department](https://portal.ct.gov/DPH/Local-Health-Admin/LHA/Local-Health-Administration--Site-Map) <<https://portal.ct.gov/DPH/Local-Health-Admin/LHA/Local-Health-Administration--Site-Map>> or Public Works Department.*

Councilor Dombrowski went on to note that Chief Rich also provided the following four suggestions for mitigation:

**Suggestions for Mitigation:**

- 1) Determine the location of the property lines between the affected properties.
- 2) If littering or dumping occurs, contact the Ledyard Police Department. In this particular case, Chief Rich encouraged the complainant(s) to contact him directly by email at [Chief.rich@ledyardct.org](mailto:Chief.rich@ledyardct.org) <<mailto:Chief.rich@ledyardct.org>> so he could assign and brief an officer on the history of the situation.
- 3) Depending on the officer's results in working with the parties, enforcement of the state statute was an option.
- 4) Chief Rich indicated that he did not believe there was sufficient cause for the town to enact an ordinance for a situation with a remedy that exists in state statute.

Councilor Dombrowski stated that he agreed with Chief Rich's suggestions for mitigation, and he suggested the LUPPW Committee's consider the following path forward:

- The LUPPW Committee hold off on drafting an Ordinance to address Illegal Dumping. Councilor Dombrowski stated an Ordinance was not necessary for the Police Department to enforce the provisions provided in the state statutes.
- Get Police interaction, if needed.
- Send letters to the two residents who brought their concerns to the LUPPW Committee, to encourage them to contact the Police Department to discuss the matter; and if they had any further issues.

Councilor St. Vil stated he agreed with Councilor Dombrowski in that an Illegal Dumping Ordinance was not needed because state statutes provided the Police Department with the ability to address littering and to impose penalties for Illegal Dumping.

Councilor St. Vil noted the Police Department's Call History, stating that this has been an on-going issue. He also noted that Land Use Director/Town Planner Elizabeth Burdick has been researching state statutes and other town's ordinances regarding Illegal

Dumpint. Therefore, he stated that the LUPPW Committee would keep this item on their Agenda for continued discussion at their December 2, 2024 meeting.

**RESULT:** CONTINUE

5. Any other Old Business proper to come before the Committee.  
None.

VII. NEW BUSINESS

1. Any other New Business proper to come before the Committee.  
None.

IV. ADJOURNMENT

Councilor St. Vil moved the meeting be adjourned, seconded by Councilor Dombrowski

**VOTE: 2 - 0 Approved and so declared,** the meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Gary St. Vil  
Committee Chairman  
Land Use/Planning/Public Works Committee

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