



TOWN OF LEDYARD CONNECTICUT

Historic District Commission

~ AGENDA ~

Chairman Ty Lamb

Regular Meeting

Monday, May 20, 2024

7:00 PM

Town Hall Annex -Hybrid Format

REMOTE MEETING INFORMATION

Meeting ID: 867 1423 1457

Passcode: 774912

Zoom Meeting Link:

<https://us06web.zoom.us/j/86714231457?pwd=Pn1T1a5bbSpacbUaaOorm3PeqSW4ra.1>

One tap mobile

+16465588656,,86714231457#,,,*774912# 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 April 15, 2024, as written.

Attachments: [Historic 4-15-24](#)

VI. TOWN COUNCIL LIAISON REPORT

1. Town Council Liaison - Councilor Tim Ryan.

VII. CHAIRMAN REPORT

1. General Report.
2. Financial Reports.

Attachments: [Sawmill donation account YTD report 5-8-24](#)

[ARPA YTD 5-8-24](#)

[Capital account YTD 5-8-24](#)

[General fund YTD 5-8-24](#)

[NLH donation account YTD report 5-8-24](#)

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

VIII. CORRESPONDENCE

IX. COMMITTEE REPORTS

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

X. OLD BUSINESS

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

XI. NEW BUSINESS

1. Motion to ACCEPT the Certificate of Appropriateness for the Nathan Lester House Barn Door.

Attachments: [Application Certificate of Appropriateness NLH barn door](#)
[Proposed Renovations to the Nathan Lester House Barn Door](#)

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

XII. 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 #: 24-0396

Agenda Date: 5/20/2024

Agenda #: 1.

AGENDA REQUEST GENERAL DISCUSSION ITEM

Subject:

Motion to APPROVE Regular Meeting Minutes from April 15, 2024, as written.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

Historic District Commission

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman Ty Lamb

Regular Meeting

Monday, April 15, 2024

7:00 PM

Town Hall Annex -Hybrid Format

I. CALL TO ORDER

The meeting was called to order by Chairman Lamb at 7:00 p.m.

This meeting was not recorded due to technical difficulties.

II. ROLL CALL

Present	Commissioner William Barnes Commissioner Douglas Kelley Chairman Ty Lamb Commissioner Kelly Lamb Alternate Member Karen Parkinson
Excused	Commissioner Ammie Chittim
Non-voting	Alternate Member Vincent Godino Alternate Member Kenneth Geer

Steve Martic, Agricultural Commissioner was also present.

III. APPOINTMENTS OF ALTERNATES

Karen Parkinson was appointed as a voting member for the meeting.

IV. RESIDENTS AND PROPERTY OWNERS

None.

V. REVIEW AND APPROVAL OF MINUTES

1. Motion to APPROVE Regular Meeting Minutes from March 18, 2024, as written.

Approved as amended:
Switch Karen Parkinson and Kelly Lamb titles.

RESULT: APPROVED AND SO DECLARED

MOVER: William Barnes

SECONDER: Douglas Kelley

AYE 5 Barnes Kelley Lamb Lamb Parkinson

EXCUSED 1 Chittim

VI. TOWN COUNCIL LIAISON REPORT**1. Town Council Liaison - Councilor Tim Ryan.**

Tim Ryan, Town Councilor was attending the Town Public Hearing Budget.

VII. CHAIRMAN REPORT**1. General Report.**

Mr. Geer participated in the One Room Schoolhouse visit with teachers and students. The students learned what an outhouse was, they asked very good questions. Ed Lamb was there to tell the students that he was part of the one room schoolhouse on Lambtown Road.

Great start to the various construction projects.

Strategic plans - Continue to work with volunteers and with visions of where to go in 2024.

RESULT: DISCUSSED

2. Financial Reports.

Chairman Lamb discussed current balances for the following accounts:

Sawmill Donation Account - No changes since last month.

ARPA - \$37,000.00 remaining.

NLH Donation Account - YTD report 4-04-24 distributions are included.

VIII. CORRESPONDENCE

None this month.

IX. COMMITTEE REPORTS**1. Sawmill Committee - Mr. Barnes.**

Sawmill race work that was contracted has started. Mr. Geer's work was described as excellent, there should be no issues for many years to come. Photographs were shared with social media to show progress.

Water is getting inside the Sawmill.

Need discussions as to whether a permit with the State is needed. The Sawmill is a Registered Dam.

Closing the pen stock, lining of the pen stock discussions are tomorrow. Need to have an RFP to continue. Failure of the pipe was the top priority. There are two vendors regarding the engineering of the repair. Mr. Godino suggested hiring the company who alerted the Commission regarding the dam safety to assist in writing the RFP.

Possibly use ARPA funds if the project is too extensive and/or takes too long.

RESULT: DISCUSSED

2. Nathan Lester House - Mr. Kelley.

Work on the East side of the NLH will begin imminently, following a full review with the chosen contractor, Quiet Corner Restoration.

The current state of the building has been documented. Removal of the collection from the area of the work indoors is complete. A section of the barn is available for short-term storage of construction equipment if needed.

An Application for a Certificate of Appropriateness has been prepared in advance of proposed addition to new exterior doors to the front of the barn.

Proposed Work:

Add Functional Doors to barn opening facing drive in keeping with traditional style, construction, and appropriate function. This addition is requested due to:

Secure grounds keeping equipment which is visible and accessible to the public.

Prevent weather damage to said equipment and interior of barn.

Present a tidier appearance in keeping with historic and public property by providing the ability to hide away modern equipment and refuge Bins.

Mr. Godino asked if Matt Frederick, Quiet Corner contacted Mr. Kelly. Mr. Godino was able to confirm that the project will be started on Wednesday, April 16, 2024.

Calendar of events - Chairman Lamb asked if the events could be made more public. Sharon Finlayson, Nathan Lester House Caretaker is the holder of the calendar.

Ledyard event magazine - Ms. Parkinson asked if the Historic Commission put any information in the town magazine? Possibly advertise the summer hours of the Sawmill and the Nathan Lester House sites.

Weston History and Culture Center - Chairman Lamb suggested that Mr. Kelly visits the Center's website to pick a date (a weekend date would be best) to visit.

RESULT: DISCUSSED

3. Research/Preservation - Ammie Chittim.

The pollinator garden excavation will begin soon. The outlining is being set up. Ms. Erikson has a plan of grafting some apple trees. She may be reaching out to Ms. Parkinson for more information.

Ms. Parkinson is the point of contact for the Site walk. Roadmap to transfer.

Ms. Parkinson has reached out to CT Preservation and attended a walk with the previous Land Use Committee. Weather was an issue because of mud and flooded areas. Need to arrange another site walk with the new Land Use Committee members. Ms. Parkinson will reach out to Roxanne Mayer, Administrative Assistant to the Town Council to schedule a date and time. Asking for volunteers to assist in a spring clean-up.

Ms. Parkinson rerouted the trail and moved the bog bridge because of the large fallen tree.

RESULT: DISCUSSED

4. Center School - Mr. Geer.

Four kindergarten classrooms visited the school. Discussion was had about what daily activities occurred when the schools were in operation.

The opportunity was lost to have the Schoolhouse open to the public during the food truck event this last weekend.

The window project has been completed and the windows turned out great.

The chalk board will need a carpentry project to make it look like it fits. The board is very large and the eraser tray is missing.

RESULT: DISCUSSED

5. Social Media - Kelly Lamb.

Updates of the projects and photographs.

Ms. Lamb asked all members to be mindful of events and projects and to send her the information and pictures to be posted on social media.

Chairman Lamb has historical pictures to post in the future.

RESULT: DISCUSSED

X. OLD BUSINESS

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

There was a question on how long the side repairs will take. Mr. Kelly believes they will be completed in a month. Lead remediation is the first step for the project.

Mr. Godino stated that Tim Crandle handled projects in the past. There was no certification as to what was done with the materials, need to be more aware.

RESULT: DISCUSSED

XI. NEW BUSINESS

1. Motion to APPROVE a Public Hearing date of May 20, 2024, at 6:45 p.m. (prior to the Regular Meeting) to receive comments both written and oral for a Certificate of Appropriateness regarding the addition of a period door on the barn of the Nathan Lester House.

RESULT: APPROVED AND SO DECLARED

MOVER: Ty Lamb

SECONDER: William Barnes

AYE 5 Barnes Kelley Lamb Lamb Parkinson

EXCUSED 1 Chittim

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

Mr. Kelly offered the tenants fencing that he is not using. He will assist the tenants with setting up the fencing behind the carriage shed. The goal is to make it appear as period appropriate as possible. This area is the tenant's space. In the past the children played in the driveway, this area would be safer.

Now that all the dirt and rocks are moved for the Sawmill project the next step is to lower the bridge. Beth Ackley who performed the structural assessment will review more.

There was a new Cashman proposal submitted. The article was in the newspaper. More to follow.

RESULT: DISCUSSED

XII. ADJOURNMENT

Motion to ADJOURN the Regular Meeting at 7:52 p.m.

RESULT: APPROVED AND SO DECLARED

MOVER: Karen Parkinson

SECONDER: Douglas Kelley

AYE 5 Barnes Kelley Lamb Lamb Parkinson

EXCUSED 1 Chittim

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 #: 24-0249

Agenda Date: 5/20/2024

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 #: 24-0247

Agenda Date: 5/20/2024

Agenda #: 1.

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 #: 23-2023

Agenda Date: 5/20/2024

Agenda #: 2.

AGENDA REQUEST GENERAL DISCUSSION ITEM

Subject:

Financial Reports.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)

YEAR-TO-DATE BUDGET REPORT 5-8-24

FOR 2024 13								
ACCOUNTS FOR: 0208 DONATIONS AND GRANTS	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED	
20810201 DONATIONS/GRANTS EXPENSES								
20810201 54202 24202 SAWMILL DO	6,774	996	7,770	.00	.00	7,770.00	.0%	
TOTAL DONATIONS/GRANTS EXPENSES	6,774	996	7,770	.00	.00	7,770.00	.0%	
TOTAL DONATIONS AND GRANTS	6,774	996	7,770	.00	.00	7,770.00	.0%	
TOTAL EXPENSES	6,774	996	7,770	.00	.00	7,770.00		

YEAR-TO-DATE BUDGET REPORT 5-8-24

FOR 2024 13

	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	6,774	996	7,770	.00	.00	7,770.00	.0%

** END OF REPORT - Generated by Christina Hostetler **

YEAR-TO-DATE BUDGET REPORT 5-8-24

FOR 2024 13								
ACCOUNTS FOR: 0210 CAPITAL & NON RECURRING	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED	
21010103 HISTORIC DISTRICTS								
21010103 54500 G0014 BLDG MAINT	157,311	0	157,311	58,975.30	60,650.87	37,684.83	76.0%	
TOTAL HISTORIC DISTRICTS	157,311	0	157,311	58,975.30	60,650.87	37,684.83	76.0%	
TOTAL CAPITAL & NON RECURRING	157,311	0	157,311	58,975.30	60,650.87	37,684.83	76.0%	
TOTAL EXPENSES	157,311	0	157,311	58,975.30	60,650.87	37,684.83		

YEAR-TO-DATE BUDGET REPORT 5-8-24

FOR 2024 13

	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	157,311	0	157,311	58,975.30	60,650.87	37,684.83	76.0%

** END OF REPORT - Generated by Christina Hostetler **

YEAR-TO-DATE BUDGET REPORT 5-8-24

FOR 2024 13								
ACCOUNTS FOR: 0210 CAPITAL & NON RECURRING	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED	
21010103 HISTORIC DISTRICTS								
21010103 54500 BLDG MAINT	27,398	10,000	37,398	750.00	730.00	35,917.54	4.0%	
21010103 54500 G0014 BLDG MAINT	157,311	0	157,311	58,975.30	60,650.87	37,684.83	76.0%	
TOTAL HISTORIC DISTRICTS	184,709	10,000	194,709	59,725.30	61,380.87	73,602.37	62.2%	
TOTAL CAPITAL & NON RECURRING	184,709	10,000	194,709	59,725.30	61,380.87	73,602.37	62.2%	
TOTAL EXPENSES	184,709	10,000	194,709	59,725.30	61,380.87	73,602.37		

YEAR-TO-DATE BUDGET REPORT 5-8-24

FOR 2024 13

	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	184,709	10,000	194,709	59,725.30	61,380.87	73,602.37	62.2%

** END OF REPORT - Generated by Christina Hostetler **

YEAR-TO-DATE BUDGET REPORT 5-8-24

FOR 2024 13								
ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED	
0101 GENERAL FUND								
10110103 HISTORIC DISTRICTS								
10110103 52205 CONTR EXP	16,000	0	16,000	11,625.03	3,874.97	500.00	96.9%	
10110103 54500 BLDG MAINT	6,625	0	6,625	1,845.00	.00	4,780.00	27.8%	
10110103 54501 SML MAINT	3,800	0	3,800	276.00	1,938.42	1,585.58	58.3%	
10110103 56100 OPERATING	3,075	0	3,075	1,677.44	1,282.21	115.35	96.2%	
10110103 56101 SML OPERAT	1,750	0	1,750	817.62	609.48	322.90	81.5%	
10110103 58790 MISC EXP	1,500	0	1,500	1,500.00	.00	.00	100.0%	
TOTAL HISTORIC DISTRICTS	32,750	0	32,750	17,741.09	7,705.08	7,303.83	77.7%	
TOTAL GENERAL FUND	32,750	0	32,750	17,741.09	7,705.08	7,303.83	77.7%	
TOTAL EXPENSES	32,750	0	32,750	17,741.09	7,705.08	7,303.83		

YEAR-TO-DATE BUDGET REPORT 5-8-24

FOR 2024 13							
	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	32,750	0	32,750	17,741.09	7,705.08	7,303.83	77.7%

** END OF REPORT - Generated by Christina Hostetler **

YEAR-TO-DATE BUDGET REPORT 5-8-24

FOR 2024 13								
ACCOUNTS FOR: 0208 DONATIONS AND GRANTS	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED	
20810201 DONATIONS/GRANTS EXPENSES								
20810201 54203 24203 LESTER DON	11,337	4,015	15,352	.00	1,000.00	14,352.37	6.5%	
TOTAL DONATIONS/GRANTS EXPENSES	11,337	4,015	15,352	.00	1,000.00	14,352.37	6.5%	
TOTAL DONATIONS AND GRANTS	11,337	4,015	15,352	.00	1,000.00	14,352.37	6.5%	
TOTAL EXPENSES	11,337	4,015	15,352	.00	1,000.00	14,352.37		

YEAR-TO-DATE BUDGET REPORT 5-8-24

FOR 2024 13

	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	11,337	4,015	15,352	.00	1,000.00	14,352.37	6.5%

** END OF REPORT - Generated by Christina Hostetler **



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-2024

Agenda Date: 5/20/2024

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 #: 23-2025

Agenda Date: 5/20/2024

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 #: 23-2030

Agenda Date: 5/20/2024

Agenda #: 3.

AGENDA REQUEST GENERAL DISCUSSION ITEM

Subject:

Research/Preservation - Ammie Chittim.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-2026

Agenda Date: 5/20/2024

Agenda #: 4.

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 #: 23-2027

Agenda Date: 5/20/2024

Agenda #: 5.

AGENDA REQUEST GENERAL DISCUSSION ITEM

Subject:

Social Media - Kelly Lamb.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-2028

Agenda Date: 5/20/2024

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 #: 24-0404

Agenda Date: 5/20/2024

Agenda #: 1.

AGENDA REQUEST GENERAL DISCUSSION ITEM

Subject:

Motion to ACCEPT the Certificate of Appropriateness for the Nathan Lester House Barn Door.

Background:

The Public Hearing on the Certificate of Appropriateness for the Nathan Lester House Barn Door is on May 20, 2024, at 6:30 p.m., prior to the Historic District Commission Regular Meeting.

Department Comment/Recommendation:

(type text here)

Application for a Certificate of Appropriateness

LEDYARD HISTORIC DISTRICT COMMISSION

To: Zoning Enforcement Officer, Ledyard

Application is hereby made for the issuance of a Certificate of Appropriateness under the Ordinances of the Town of Ledyard, Connecticut relating to Historic Districts, enacted pursuant to the enabling authority contained in Chapter 97, Section 7-147d, as amended, of the General Statutes of Connecticut, for proposed work as described below (and, where applicable, as shown on plans, drawings, or other supplementary material accompanying this application):

Address of Proposed Work Nathan Lester House, 153 Vinegar Hill Road/Gales Ferry, CT 06335

Owner of Record: The Town of Ledyard

Owner's address (if different): 741 Colonel Ledyard Highway, Ledyard, CT 06339

Architect (when applicable) N/A

Contractor (when applicable) John A. Kelley - Historic Restoration

Approximate dates of commencement and completion of work Spring 2024

Proposed work is in connection with: Dwelling Accessory Building Other

If other, please describe See Attached Description of Proposed Work

Nature and Description of proposed work. Please be as specific as possible, including all pertinent design elements such as drawings, plans or photographs showing work to be reproduced and materials to be used. The Commission reserves the right to require site plans, elevations, photographs or other information deemed necessary for a determination. Please use attachments.

ELZRG Chair LHDC

Signature of Owner of Record/Date of Submission
Applicant

FOR COMMISSION USE ONLY

Formal Filing Date of Application _____

Date of Hearing _____

Date of Determination by Commission _____ Valid for one year

Application as above made: Granted _____ Denied _____

Granted with stipulations as noted _____

Signature of Commission Officer

Cc: Planner/ZEO

Renovations to the Nathan Lester House Barn Door

Description of Proposed Work:

Add functional doors to barn opening facing drive in keeping with traditional style, construction, and appropriate function.

This addition is requested in order to:

1. Secure grounds keeping equipment which is visible and accessible to the public.
2. Prevent weather damage to said equipment and interior of barn.
3. Present a tidier appearance in keeping with a historic and public property aesthetic, providing the ability to hide away modern equipment and refuge bins.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 23-2029

Agenda Date: 5/20/2024

Agenda #: 2.

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)