



TOWN OF LEDYARD

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Land Use/Planning/Public Works Committee Meeting Minutes

Chairman S. Naomi
Rodriguez

Regular Meeting

Monday, January 8, 2024

6:00 PM

Town Hall Annex - Hybrid Format

In -Person: Council Chambers, Town Hall Annex Building

Remote Participation Information Noted Below:

Granicus/Legistar Meeting Portal

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

<https://us06web.zoom.us/j/86127708312?pwd=I8CITWbtCMTeSpBsaEGbLazvQdyrZD.1>

Or by Audio Only: Telephone: +1 646 558 8656; Meeting ID: 861 2770 8312 Passcode: 633786

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
Jessica Buhle
Excused: Kevin Dombrowski

In addition, the following were present:

S. Naomi Rodriguez Town Council Chairman
Earl (Ty) Lamb Historic District Commission
Roxanne Maher Administrative Assistant

III. RESIDENTS & PROPERTY OWNERS COMMENTS

None.

IV. PRESENTATIONS / INFORMATIONAL ITEMS

None.

V. APPROVAL OF MINUTES

MOTION to approve the following:

- Organizational Meeting Minutes of December 11, 2023
- Special Meeting Minutes of December 11, 2023

Moved by Councilor Buhle, seconded by Councilor St. Vil

VOTE: 2 - 0 Approved and so declared

RESULT: APPROVED AND SO DECLARED

VI. OLD BUSINESS

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

Councilor St. Vil stated Assistant Zoning Official/Blight Enforcement Officer Alex Samalot provided a Blight Report for the period of July 17, 2023 - January 2, 2024. He stated in reviewing the Report that he was pleased to see that Mr. Samalot has been successful in engaging with property owners, noting that they have been responsive and that the identified issues were being corrected, noting that the Ordinance was effective .

Councilor St. Vil continued by noting that the Open Issues listed on the Report were new to the fourth quarter of 2023 and that they appear to be progressing toward compliance.

Councilor St. Vil concluded by stating that he would like to see the LUPPW Committee continue to monitor the blighted properties in town.

RESULT: NO ACTION

2. Spicer Homestead Ruins - Historical Research and Photos.

Councilor St. Vil stated the Land Use/Planning/Public Works Committee (LUPPW) discussed the Spicer Homestead Ruins at their December 11, 2023 meeting with Historic District Commission Member Mr. Earl (Ty) Lamb. He noted the LUPPW Committee asked Mr. Lamb to discuss the initiative with the Historic District Commission to solicit their interest in taking on the Project. He stated that Mr. Lamb provided the draft Minutes from the Historic Commission's December 18, 2023 meeting, which were attached to the Agenda Packet on the meeting portal for tonight's meeting.

Mr. Earl (Ty) Lamb, 95 Lambtown Road, Ledyard, Historic Commission Member, stated at their December 18, 2023 meeting the Historic Commission took the following actions:

- **Road Map** - Authorized the Research and Preservation Committee to pursue the development of a “*Roadmap*” in conjunction with the Town Council Land Use/Planning/Public Works Committee, to establish the “Spicer Historic District” and to place the Site under the Administrative Control of the Historic District Commission.

Mr. Lamb asked if the LUPPW Committee would like to have a Joint Meeting with the Historic District Commission’s Research and Preservation Committee to kick-off their work on drafting a Road Map; or whether they would prefer the Research and Preservation Committee draft a Milestone Road Map to present to the LUPPW Committee for discussion.

- **Donation Account specific to Preservation & Research.** Mr. Lamb explained that because the Tri-Town Trail Association and many others would like to make donations toward the Spicer Homestead Ruins Historic Designation Project that the Historic District Commission discussed setting up a separate account to accept the funds. He stated Historic District Commission Chairman Vincent Godino would be talking with Finance Director Matthew Bonin about setting up the Account.

Councilor St. Vil stated he appreciated Mr. Lamb presenting the LUPPW Committee’s requests to the Historic District Commission. He also noted that he appreciated the Historic District Commission - Research and Preservation Committee taking on the responsibility to develop a *Milestone Road Map* to obtain a Historic Designation for the Spicer Homestead Ruins.

Councilor St. Vil recommended the following:

- Both the LUPPW Committee and the Historic District Commission each develop a document outlining their *Roles and Responsibilities*. He stated the two groups could then collaborate on the *Roles and Responsibilities Document*.
- The Historic District Commission would take the lead to develop the *Milestone Road Map* to outline the process for the town to obtain a Historic Designation for the Spicer Homestead Ruins.
- The LUPPW Committee would support the Historic District Commission as required, advocating as necessary, noting that the involvement of the Town Council and its Subcommittees would only be *as necessary*.

Councilor St. Vil continued by stating that he would work with the Historic District

Commission to draft the *Roles and Responsibilities Document* for the two Groups. He explained that the document would be presented to the LUPPW Committee and to the Historic District Commission with the objective for both Groups to agree on *Roles and Responsibilities Document*. He stated from there it would be the Historic District Commission's responsibility to develop the *Milestone Road Map* to obtain a Historic Designation for the Spicer Homestead Ruins.

Mr. Lamb stated that he believed the Historic District Commission was in a good position to draft the *Milestone Road Map*, and that he would prepare a PowerPoint presentation for the LUPPW Committee to review. He stated the Plan Councilor St. Vil laid out this evening was a great path forward.

Mr. Lamb concluded by noting at the December 11, 2023 LUPPW Committee that some Committee Members stated that because they have not had the opportunity to walk the Tri-Town Trail that they would be interested in taking a hike to see the Trail and to see the Spicer Homestead Ruins area. He stated that he would be available to take folks on a hike when the weather warmed up.

RESULT: CONTINUE

Any other New Business proper to come before the Committee.

None.

VII. NEW BUSINESS

Any other Old Business proper to come before the Committee.

None.

IV. ADJOURNMENT

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

VOTE: 2 - 0 Approved and so declared, the meeting was adjourned at 6:11 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.