



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Historic District Commission

~ AGENDA ~

Chairman Ty Lamb

Regular Meeting

Monday, December 16, 2024

7:00 PM

Town Hall Annex -Hybrid Format

REMOTE MEETING INFORMATION

Zoom Meeting Link:

<https://us06web.zoom.us/j/84389285328?pwd=EotvgkihONKA3GvleoCviNTdQSZfnr.1>

Meeting ID: 843 8928 5328

Passcode: 289772

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 the Special Meeting Minutes from November 18, 2024, as written.

Attachments: [Historic 11-18-24](#)

VI. TOWN COUNCIL LIAISON REPORT

1. Town Council Liaison - Councilor Tim Ryan.

VII. CHAIRMAN REPORT

1. General Report.
2. Financial Report.

Attachments: [Sawmill donation account report 12-10-24](#)

[ARPA YTD 12-10-24](#)

[Capital account YTD 12-10-24](#)

[General fund YTD 12-10-24](#)

[NLH donation account YTD report 12-10-24](#)

VIII. CORRESPONDENCE

1. Correspondence.

IX. 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.

X. OLD BUSINESS

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

XI. NEW BUSINESS

1. Election of Officers -
Chairperson.
Vice-Chairperson.
Secretary.
2. FY 2024-2025 Budget Preparation.
Attachments: [Historic Budget Worksheet blank](#)
3. 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 #: 24-1176

Agenda Date: 12/16/2024

Agenda #: 1.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Motion to APPROVE the Special Meeting Minutes from November 18, 2024, as written.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)

1. Town Council Liaison - Councilor Tim Ryan.

No report. Tim Ryan, Town Council was not present.

VII. CHAIRMAN REPORT

1. General Report.

Chairman Lamb expressed appreciation to all the work done at Nathan Lester House, thanking Mr. Kelley's efforts.

Transfer of leftover money from ARPA to the Sawmill.

Emergency Situations (up to \$1,000 can be authorized for immediate results by Mr. Kelly and Mr. Barnes, up to \$5000 with Chairman Lamb's authorization). Within the day the full amount must be authorized.

RESULT: DISCUSSED

2. Financial Report.

Chairman Lamb is developing a workbook to keep track of all POS and balances. He asked each Committee to discuss this either as a group or individual. The fiscal year ends on the last day of June.

RESULT: DISCUSSED

VIII. CORRESPONDENCE

1. Correspondence.

IX. COMMITTEE REPORTS

1. Sawmill Committee - Mr. Barnes.

The RFP responses are due on November 21, 2024. To date there is one commitment. Other interests are not as direct. The cost is approximately 30k with the assumption that costs are more than the past calculated amount.

RESULT: DISCUSSED

2. Nathan Lester House - Mr. Kelley.

Now that the museum is closed for the season, efforts at the Lester House have moved to maintenance and planning for the future. Planning includes our long-term partners, the Ledyard Historic Society, the Ledyard Garden Club, Ledyard Public Works, and Avalonia Land Conservancy.

In the absence of resident caretakers, the house is visited at least once daily, with a walk-through of the house, checking on the barns, and assessments of the grounds. Preparations for winter are underway. The continuing drought has been a concern, and the lawns closest to the house and the Great Oak Garden have been watered for the past month. Hopefully the expected rain this

Wednesday night and Thursday will reduce the risk of fire.

Public Works have handled clearing of invasive plants along the stone wall of the exit drive. This, along with our own incremental clearing of the boundaries of the Great Field, and in the North Field and Orchard Field, will help mitigate our fire risk as well as give a more presentable appearance to the property. Regular trail walkers have been very helpful in reporting the state of the miles of trails on the property and giving suggestions.

Assessment of trees on the property which are potentially dangerous has been done. A large portion of an oak tree come down in a windstorm, and the remaining portion is a danger to the parking area. One further oak at the bottom of the parking exit should be removed. At least two and perhaps three other trees are dangers to the entrance drive. The continuing ash blight has killed 10 more trees along the exit drive which are close enough to the drive to warrant removal. Also, in a continuing conversation with the Garden Club, it was agreed that the very large larch in the Great Oak Garden has continued to fail and should be removed before it endangers the ell of the house or the shrub garden. This loss is unfortunate, as it is a specimen tree planted by the Graves family. The hope is that some of this work will be handled by various existing partners rather than fall on the Commission's budget.

The restoration contractor has had a delay in resuming work on the East side of the house, and now expects to resume work on December 9. All windows and rebuilt window trim were completed off site and held in the main barn awaiting installation.

The long-term capital improvement plan is well underway and as well as making needed repairs to the House. This will include proposals to add (amongst others):

- A separate caretaker's cottage (likely sited in the Orchard Field, and using the existing drive next to the barns - extended through the break in the stone wall in back).
- A timber-framed picnic/events pavilion in the Great Field.
- A comfort station (restrooms) along the drive past the barns.
- A garden shed for the use of the Ledyard Garden Club behind the house inside the north field.
- An outdoor kitchen built for hearth cooking demonstrations.
- A community garden (possibly in the North Field).
- A restored orchard of heritage fruit varieties (Orchard Field).

A presentation of all these and other possible improvements will be put together to help support these proposals. The goal is to go far beyond maintenance and presentation of the existing museum house and barns and create a community-supported but self-sustaining historical venue with multiple attractions, all presented as an 18th/early 19th century farm with traditionally crafted or rescued/reclaimed buildings.

The NLH is presently underutilized, need to build on this. Try to make it more interesting like the Sawmill is. Possibly make it more of a destination, making it more commercially viable.

Idea to create a team. Ms. Parkinson said the team should be “friends of the Nathan Lester House”, marketing the concept of being a “friend” of the Nathan Lester House. The idea is to get a core group of at least five dedicated “friends” using social media, Community forum, etc.

Need overall plans plus long term and short term. The Ledyard Garden Club has also mentioned Ms. Parkinson's concept.

3. Research/Preservation - Ms. Chittim.

Chairman Lamb and Ms. Parkinson went to the Land use committee meeting recently. An A2 survey is needed for the 4.4-acre ruins. Land Use does not want to assign an authority until after the survey. The survey could cost 5-6k. Ms. Parkinson has talked to the State Office of Archology regarding grants. She is still trying to gather more information on the specific grant that would be appropriate. The present grant Mr. Parkinson is working on would be a match funding grant.

Tri town trail, mailing from Last Green Valley, and heritage corner. The beginning of the trail is in Preston, who is also part of the Last Green Valley. Ms. Parkinson is asking if there are other groups such as the Cultural Coalition, or CT Humanities or other areas to look for grants.

Ms. Parkinson asked if the Commission wants to begin discussing celebrating America 250? Chairman Lamb agreed that brainstorming should be begin on the future celebration. Mr. Kelley added that the Bicentennial is the reason the Commission has the Sawmill and the Lester House.

Search should begin for Fort Hill collection such as projectiles etc. at the Nathan Lester House. An Art Archeologist went into the attic of the NLH and found items that they had been looking for. Suggestion for the Society to take inventory all these items. There are some things that Mr. Cohen said he had read about and had never seen before. Significant items in a box in the attic. Ms. Chittim asked that she be present when an Archaeologist is on site.

RESULT: DISCUSSED

4. Center School - Mr. Geer.

No new news.

5. Social Media - Ms. Lamb.

The Commissions Facebook followers count is now 162.

Followers love the "around town historic pictures", which are posted on occasion. In the past week there were two posts of newspaper clippings, one of the grand opening of the Ledyard post office and the other one four years later.

Mr. Geer has a box of old one room schoolhouse pictures and Chairman Lamb just was just returned a box of historical pictures he had recently lent out. Ms. Lamb will go through both boxes once she has access.

X. OLD BUSINESS

- 1. Any Other Old Business to come before the Commission.
None.

XI. NEW BUSINESS

- 1. Any Other New Business to come before the Commission.
None.

XII. ADJOURNMENT

Motion to ADJOURN the Regular Meeting at 8:00 p.m.

RESULT: APPROVED AND SO DECLARED

MOVER: Ty Lamb

SECONDER: William Barnes

AYE 5 Barnes Kelley Lamb Lamb Chittim

EXCUSED 1 Godino

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TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-1168

Agenda Date: 12/16/2024

Agenda #: 1.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-1169

Agenda Date: 12/16/2024

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 #: 24-1170

Agenda Date: 12/16/2024

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 12-10-24

FOR 2025 13								
ACCOUNTS FOR:		ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
0208	DONATIONS AND GRANTS	APPROP	ADJSTMTS	BUDGET	YTD EXPENDED	ENCUMBRANCES	BUDGET	USED
20810201 DONATIONS/GRANTS EXPENSES								
20810201	54202 24202 SAWMILL DO	8,002	0	8,002	.00	.00	8,002.00	.0%
	TOTAL DONATIONS/GRANTS EXPENSES	8,002	0	8,002	.00	.00	8,002.00	.0%
	TOTAL DONATIONS AND GRANTS	8,002	0	8,002	.00	.00	8,002.00	.0%
	TOTAL EXPENSES	8,002	0	8,002	.00	.00	8,002.00	

YEAR-TO-DATE BUDGET REPORT 12-10-24

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

Town and Schools of Ledyard



YEAR-TO-DATE BUDGET REPORT 12-10-24

FOR 2025 13								
ACCOUNTS FOR:		ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
0210	CAPITAL & NON RECURRING	APPROP	ADJSTMTS	BUDGET	YTD EXPENDED	ENCUMBRANCES	BUDGET	USED
21010103 HISTORIC DISTRICTS								
21010103	54300 REP MAINT	18,579	0	18,579	.00	.00	18,579.00	.0%
21010103	54500 BLDG MAINT	31,948	10,000	41,948	.00	.00	41,947.54	.0%
21010103	54500 G0014 BLDG MAINT	67,601	0	67,601	5,600.00	27,736.66	34,264.83	49.3%
	TOTAL HISTORIC DISTRICTS	118,128	10,000	128,128	5,600.00	27,736.66	94,791.37	26.0%
	TOTAL CAPITAL & NON RECURRING	118,128	10,000	128,128	5,600.00	27,736.66	94,791.37	26.0%
	TOTAL EXPENSES	118,128	10,000	128,128	5,600.00	27,736.66	94,791.37	

YEAR-TO-DATE BUDGET REPORT 12-10-24

	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
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GRAND TOTAL	118,128	10,000	128,128	5,600.00	27,736.66	94,791.37	26.0%
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** END OF REPORT - Generated by Christina Hostetler **

Town and Schools of Ledyard



YEAR-TO-DATE BUDGET REPORT 12-10-24

FOR 2025 13								
ACCOUNTS FOR:		ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
0210	CAPITAL & NON RECURRING	APPROP	ADJSTMTS	BUDGET	YTD EXPENDED	ENCUMBRANCES	BUDGET	USED
21010103 HISTORIC DISTRICTS								
21010103	54300 REP MAINT	18,579	0	18,579	.00	.00	18,579.00	.0%
21010103	54500 BLDG MAINT	31,948	10,000	41,948	.00	.00	41,947.54	.0%
21010103	54500 G0014 BLDG MAINT	67,601	0	67,601	5,600.00	27,736.66	34,264.83	49.3%
	TOTAL HISTORIC DISTRICTS	118,128	10,000	128,128	5,600.00	27,736.66	94,791.37	26.0%
	TOTAL CAPITAL & NON RECURRING	118,128	10,000	128,128	5,600.00	27,736.66	94,791.37	26.0%
	TOTAL EXPENSES	118,128	10,000	128,128	5,600.00	27,736.66	94,791.37	

YEAR-TO-DATE BUDGET REPORT 12-10-24

FOR 2025 13								
	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED	
GRAND TOTAL	118,128	10,000	128,128	5,600.00	27,736.66	94,791.37	26.0%	

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

YEAR-TO-DATE BUDGET REPORT 12-10-24

FOR 2025 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	0	16,000	1,291.67	14,209.33	499.00	96.9%
10110103	54500 BLDG MAINT	7,500	0	7,500	1,117.00	.00	6,383.00	14.9%
10110103	54501 SML MAINT	4,000	0	4,000	2,750.00	.00	1,250.00	68.8%
10110103	56100 OPERATING	3,100	0	3,100	443.50	606.50	2,050.00	33.9%
10110103	56101 SML OPERAT	1,600	0	1,600	1,156.60	377.68	65.72	95.9%
10110103	58790 MISC EXP	1,500	0	1,500	.00	.00	1,500.00	.0%
TOTAL HISTORIC DISTRICTS		33,700	0	33,700	6,758.77	15,193.51	11,747.72	65.1%
TOTAL GENERAL FUND		33,700	0	33,700	6,758.77	15,193.51	11,747.72	65.1%
TOTAL EXPENSES		33,700	0	33,700	6,758.77	15,193.51	11,747.72	

YEAR-TO-DATE BUDGET REPORT 12-10-24

FOR 2025 13								
	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED	
GRAND TOTAL	33,700	0	33,700	6,758.77	15,193.51	11,747.72	65.1%	

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

Town and Schools of Ledyard



YEAR-TO-DATE BUDGET REPORT 12-10-24

FOR 2025 13								
ACCOUNTS FOR:		ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
0208	DONATIONS AND GRANTS	APPROP	ADJSTMTS	BUDGET	YTD EXPENDED	ENCUMBRANCES	BUDGET	USED
20810201 DONATIONS/GRANTS EXPENSES								
20810201	54203 24203 LESTER DON	13,852	0	13,852	.00	.00	13,852.37	.0%
	TOTAL DONATIONS/GRANTS EXPENSES	13,852	0	13,852	.00	.00	13,852.37	.0%
	TOTAL DONATIONS AND GRANTS	13,852	0	13,852	.00	.00	13,852.37	.0%
	TOTAL EXPENSES	13,852	0	13,852	.00	.00	13,852.37	

YEAR-TO-DATE BUDGET REPORT 12-10-24

	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	13,852	0	13,852	.00	.00	13,852.37	.0%

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



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-1181

Agenda Date: 12/16/2024

Agenda #: 1.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Correspondence.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-1171

Agenda Date: 12/16/2024

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 #: 24-1172

Agenda Date: 12/16/2024

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 #: 24-1173

Agenda Date: 12/16/2024

Agenda #: 3.

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 #: 24-1174

Agenda Date: 12/16/2024

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 #: 24-1175

Agenda Date: 12/16/2024

Agenda #: 5.

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 #: 24-1177

Agenda Date: 12/16/2024

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 #: 24-1179

Agenda Date: 12/16/2024

Agenda #: 1.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Election of Officers -
Chairperson.
Vice-Chairperson.
Secretary.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-1180

Agenda Date: 12/16/2024

Agenda #: 2.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

FY 2024-2025 Budget Preparation.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)

	Category/Item	Item Total	Category Total	Budget Total
54500	Historic Building Maintenance			
	Interior Painting			
	Chimney Repairs			
	Replace corroded pipes in cellar			
	Upgrade outlets/add ground			
	Window repairs in barn and shop			
	Install hand rail to attic			
	Repair/rebuild barn door			
	Install switch for attic light			
	Security system			
56100	Lester House Operating			
	Home phone			
	Fire extinguisher recharging			
	Water treatment system service			
	Pest control			
	Porta John Service			
	Mower service			
	Oil burner service			
	Misc hardware and consumables			
	Chimney cleaning			
	Signage			
	Tree service			
58790	Misc Expenses			
	Center School maintenance			
	Preservation and Research			
	Sawmill Expenses			
54501	Sawmill Maintenance			
	Termite Inspection/Treatment 500			



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 24-1178

Agenda Date: 12/16/2024

Agenda #: 3.

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)