



TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Historic District Commission

~ AGENDA ~

Chairman Karen
Parkinson

Regular Meeting

Monday, March 16, 2026

7:00 PM

Town Hall Annex -Hybrid Format

REMOTE MEETING INFORMATION

Zoom Meeting Link:

<https://ledyardct.zoom.us/j/86977154341?pwd=sd1X0rCjOqblTFf6IxtCJrIPI6faQd.1>

Meeting ID: 869 7715 4341

Passcode: 342514

One tap mobile:

+16469313860,,86977154341#,,, *342514# US

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 March 2, 2026, as written.

Attachments: [Historic minutes special mtg 2-9-26](#)

VI. TOWN COUNCIL LIAISON REPORT

1. Town Council Liaison - Councilor Ty Lamb.

VII. CHAIRPERSON REPORT

1. General Report.
2. Financial Report.

Attachments: [NLH donation account YTD report 3-11-26](#)
[Capital account YTD 3-11-26](#)
[General fund YTD 3-11-26](#)
[Sawmill donation account report 3-11-26](#)

VIII. CORRESPONDENCE

1. Correspondence.

IX. COMMITTEE REPORTS

1. Sawmill Committee.
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. Continued review of Rules and Procedures and current Ordinance.
Attachments: [Historic Commission Rules of Procedure Adopted 11.21.2022](#)
2. Continued discussion of support for zoning changes to restore Gales Ferry Historic Districts; overlay plan.
Attachments: [030226 LHDC Ordinance](#)
[020926 Gales Ferry documents](#)
[pocd page 53](#)
3. Any Other Old Business to Come Before the Commission.

XI. NEW BUSINESS

1. Sustainable CT Ad Hoc Committee Discussion: Action Item 5.5.
Attachments: [5.5 Inventory and Assess Historic Resources sustainable CT](#)
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 #: 26-0385

Agenda Date: 3/16/2026

Agenda #: 1.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Motion to APPROVE the Special Meeting Minutes from March 2, 2026, 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 Karen
Parkinson

Special Meeting

Monday, February 9, 2026

7:00 PM

Town Hall Annex -Hybrid Format

I. CALL TO ORDER

The Special Meeting was called to order by Chairperson Parkinson at 7:06 p.m.

Chairperson Parkinson said this was a special meeting to make up for the cancelled meeting on January 26, due to inclement weather.

Also in attendance were Eric Treaster and Dave Schroeder.

Ms. Chittim was present but left early and only participated in the first vote for the Commission's slate.

II. ROLL CALL

- Present** Commissioner Douglas Kelley
 Commissioner Kelly Lamb
 Commissioner Ammie Chittim
 Chairman Karen Parkinson
 Commissioner Rebecca Watford
- Alternate** Alternate Member Vincent Godino
 Alternate Member Kenneth Geer
 Alternate Member Anne Roberts-Pierson

- 1. Election of Officers.
 Chairman.
 Vice-Chairman.
 Clerk.

Motion to APPROVE slate as Karen Robinson for Chairperson, Doug Kelley for Vice-Chairperson, and Kelly Lamb for Clerk.

RESULT: APPROVED AND SO DECLARED

MOVER: Ammie Chittim

SECONDER: Douglas Kelley

AYE 5 Kelley Lamb Chittim Parkinson Watford

III. APPOINTMENT OF ALTERNATES

Not needed.

IV. RESIDENTS & PROPERTY OWNERS COMMENTS

Mr. Schroeder presented a request for the Historic District Commission to submit the application to re-establish the Gales Ferry Districts as Historic sites. Chairperson Parkinson said the Commission would not be able to act on this topic during a special meeting but could put it on the Commission's next Regular Meeting's agenda. Mr. Treaster said he was at the meeting to support Mr. Schroeder's idea.

V. REVIEW AND APPROVAL OF MINUTES

1. Motion to APPROVE the Regular Meeting Minutes from December 15, 2025, as written.

RESULT: APPROVED AND SO DECLARED

MOVER: Douglas Kelley

SECONDER: Rebecca Watford

AYE 5 Kelley Lamb Chittim Parkinson Watford

VI. TOWN COUNCIL LIAISON REPORT

1. Town Council Liaison - Councilor Ty Lamb.

Town Councilor Lamb was not present to give a report.

Chairperson Parkinson said at the next meeting the Commission can review the Land Use/Planning/Public Works Committee minutes from their February 2, 2026, meeting which most of the Commissioners attended.

RESULT: DISCUSSED

VII. CHAIRPERSON REPORT

1. General Report.

Chairperson Parkinson gave a very general report that it was an easy transition to the Chairperson position and she looks forward to her role on the Commission. She asked all the Commissioners to review the roles of Commissions vs. Committees. For example, Commissions receive authority through State Statutes and are considered subject matter experts in their realms whereas Committees are assigned tasks by the Town Council.

RESULT: DISCUSSED

2. Financial Report.

Mr. Godino reported that Ian Stammel, Assistant Finance Director, fixed the error where he had reversed the budget allocations of NLH and the Sawmill. Mr. Godino added that tasks should be moved along so there is not a rush to complete them at the end of the fiscal year. Mr. Kelley said he would meet with Mr. Godino to review the NLH tasks and possible new purchase orders. Mr. Godino said the proposed budget was increased by \$3,000, mostly for event support for the NLH.

RESULT: DISCUSSED

VIII. CORRESPONDENCE**1. Correspondence.**

Resident speaker, Dave Schroeder's document on Re-establishing Village Districts and Design Guidelines was added.

Karen Parkinson said she would like the minutes from the Land Use/Panning Public Works Committee from their meeting on February 2, 2026, added once the minutes are ready.

IX. COMMITTEE REPORT**1. Sawmill Committee.**

Mr. Godino reported that Mr. Gonang has been assisting with the dam fix. Together they put together a Capital budget request. The next step would be to hire an engineering firm to help decide which of the two concepts should be used and to assist with a price estimate. From there an RFP could be created. Chairperson Parkinson said possible action can be taken at the next Commission meeting. Chairperson Parkinson asked Ms. Roberts-Pierson if she could research the history of the pond since the Commission only has history of the Mill. Specifically, the last time it was dredged (possibly in the 1970's) and how deep it was. Ms. Roberts-Pierson said the research won't be too difficult.

RESULT: DISCUSSED

2. Nathan Lester House - Mr. Kelley.

Activity this past month and more has been limited by winter weather, but has included:

- . Cleanup of holiday decor
- . Preparation of house against weather
- . Estimates for tree removal and for work in cellar. Coordination with Ledyard Historical Society and Garden Club. Coordination of proposed American Heritage Girls project

The American Heritage Girls project (Stars and Stripes Award) is for a timber-framed garden shed, no larger than 10 x 15, to go within the bounds of the stone walls in the Orchard Field behind the house. When the plans are more complete, the applicant will present to this Commission for approval. We do expect to handle a Certificate of Appropriateness as part of the project.

Chairperson Parkinson said the Conservation Commission is trying to set up a Ledyard Trails Task Force to involve all organizations involved in trails and maintenance in the Town. There will be a meeting at some point. There is a similar trail force in Groton which meets quarterly.

RESULT: DISCUSSED

3. Research/Preservation - Ms. Chittim.

Ms. Chittim asked if she could answer any questions at the beginning of the meeting since she had to leave the meeting early. She had no new information to report. Chairperson Parkinson thanked her for speaking at the last Land Use/Planning/Public Works Committee meeting.

Chairperson Parkinson encouraged members to attend the Town Council meeting on Wednesday February 11. During this meeting there will be a vote regarding appointing the Commission to serve as a Historic Properties Study Committee for the Spicer Homestead Ruins. Chairperson Parkinson added that the Finance Committee previously approved a space of 4.4 acres and she wants to hold to that size.

RESULT: DISCUSSED

4. Center School - Mr. Geer.

Mr. Geer said there was nothing to report.

Ms. Watford said she would like to meet with Mr. Geer about opening the School more often this year. Mr. Geer said the School is open when the Town Green is open. Ms. Watford said she is willing to help with increased school openings.

RESULT: DISCUSSED

5. Social Media - Ms. Lamb.

Ms. Lamb reported that social media is slow right now and asked for pictures to post. Chairperson Parkinson suggested posting the proposed Spicer Ruin photos. Mr. Godino said there may be some photo opportunities of the Sawmill that can be used (once the snow clears) of the logging process from start to finish, maybe even a video. Mr. Schroeder said he has historical photos of Mount Decatur he could share.

RESULT: DISCUSSED

X. NEW BUSINESS

1. Review of the Historic District Commission’s Rules of Procedure.

Chairperson Parkinson read the portions of the Rules of Procedure stating that she wants to remove the fiscal portions from the Chairperson's duties. The Commission attempted to determine the "correct" way to delete the fiscal wording from the Chairperson's responsibilities and create a fiscal agent. The Fiscal Agent Role existed previously and would like to revert to that.

Motion to REINSTATE a Fiscal Agent Position to the Rules of Procedure.

RESULT: APPROVED AND SO DECLARED

MOVER: Douglas Kelley

SECONDER: Kelly Lamb

AYE 4 Kelley Lamb Parkinson Watford

EXCUSED 1 Chittim

XI. ADJOURNMENT

Motion to ADJOURN the Special Meeting at 8:03 p.m.

RESULT: APPROVED AND SO DECLARED

MOVER: Douglas Kelley

SECONDER: Karen Parkinson

AYE 4 Kelley Lamb Parkinson Watford

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 #: 26-0375

Agenda Date: 3/16/2026

Agenda #: 1.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Town Council Liaison - Councilor Ty Lamb.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 26-0378

Agenda Date: 3/16/2026

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 #: 26-0380

Agenda Date: 3/16/2026

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 3-11-26

FOR 2026 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	13,556	375	13,931	3,300.00	.00		10,630.57	23.7%
	TOTAL DONATIONS/GRANTS EXPENSES	13,556	375	13,931	3,300.00	.00		10,630.57	23.7%
	TOTAL DONATIONS AND GRANTS	13,556	375	13,931	3,300.00	.00		10,630.57	23.7%
	TOTAL EXPENSES	13,556	375	13,931	3,300.00	.00		10,630.57	

YEAR-TO-DATE BUDGET REPORT 3-11-26

FOR 2026 13								
	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED	

GRAND TOTAL	13,556	375	13,931	3,300.00	.00	10,630.57	23.7%	
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** END OF REPORT - Generated by Christina Hostetler **

Town and Schools of Ledyard



YEAR-TO-DATE BUDGET REPORT 3-11-26

FOR 2026 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	33,378	10,000	43,378	10,639.17	2,500.00	30,239.04	30.3%
21010103	54500 G0014 BLDG MAINT	39,765	0	39,765	39,764.83	.00	.00	100.0%
	TOTAL HISTORIC DISTRICTS	91,722	10,000	101,722	50,404.00	2,500.00	48,818.04	52.0%
	TOTAL CAPITAL & NON RECURRING	91,722	10,000	101,722	50,404.00	2,500.00	48,818.04	52.0%
	TOTAL EXPENSES	91,722	10,000	101,722	50,404.00	2,500.00	48,818.04	

YEAR-TO-DATE BUDGET REPORT 3-11-26

	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
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GRAND TOTAL	91,722	10,000	101,722	50,404.00	2,500.00	48,818.04	52.0%
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** END OF REPORT - Generated by Christina Hostetler **

YEAR-TO-DATE BUDGET REPORT 3-11-26

FOR 2026 13								
ACCOUNTS FOR:	GENERAL FUND	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10110103 HISTORIC DISTRICTS								
10110103	54500 BLDG MAINT	7,500	0	7,500	1,280.00	5,160.00	1,060.00	85.9%
10110103	54501 SML MAINT	3,151	864	4,015	.00	.00	4,015.00	.0%
10110103	56100 OPERATING	4,015	-864	3,151	1,398.17	1,066.83	686.00	78.2%
10110103	56101 SML OPERAT	1,605	0	1,605	628.37	306.63	670.00	58.3%
10110103	58790 MISC EXP	1,500	0	1,500	.00	.00	1,500.00	.0%
	TOTAL HISTORIC DISTRICTS	17,771	0	17,771	3,306.54	6,533.46	7,931.00	55.4%
	TOTAL GENERAL FUND	17,771	0	17,771	3,306.54	6,533.46	7,931.00	55.4%
	TOTAL EXPENSES	17,771	0	17,771	3,306.54	6,533.46	7,931.00	

YEAR-TO-DATE BUDGET REPORT 3-11-26

FOR 2026 13								
	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED	
GRAND TOTAL	17,771	0	17,771	3,306.54	6,533.46	7,931.00	55.4%	

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

YEAR-TO-DATE BUDGET REPORT 3-11-26

FOR 2026 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	7,232	769	8,001	.00	.00	8,001.00	.0%
	TOTAL DONATIONS/GRANTS EXPENSES	7,232	769	8,001	.00	.00	8,001.00	.0%
	TOTAL DONATIONS AND GRANTS	7,232	769	8,001	.00	.00	8,001.00	.0%
	TOTAL EXPENSES	7,232	769	8,001	.00	.00	8,001.00	

YEAR-TO-DATE BUDGET REPORT 3-11-26

FOR 2026 13								
	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED	
GRAND TOTAL	7,232	769	8,001	.00	.00	8,001.00	.0%	

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



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 26-0379

Agenda Date: 3/16/2026

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 #: 26-0381

Agenda Date: 3/16/2026

Agenda #: 1.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Sawmill Committee.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 26-0382

Agenda Date: 3/16/2026

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 #: 26-0383

Agenda Date: 3/16/2026

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 #: 26-0386

Agenda Date: 3/16/2026

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 #: 26-0384

Agenda Date: 3/16/2026

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 #: 26-0314

Agenda Date: 3/16/2026

Agenda #: 1.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Continued review of Rules and Procedures and current Ordinance.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)

LEDYARD HISTORIC DISTRICT COMMISSION

RULES OF PROCEDURE

1. MEETINGS

Regular meetings shall be held on the third Monday of each month at 7:00 P.M. When a regular meeting would fall on a state holiday, the meeting shall be rescheduled by the Chairman. Special meetings may be called by the Chairman, Vice-Chairman, or two other members of the Commission. A regular meeting may be cancelled by majority vote at the previous meeting. Executive meetings or sessions will be held only as permitted by Chapter 14, section 1-200 and 1-225 of the Connecticut General Statutes. All meetings, records, and proceedings of the Commission will conform to Chapter 14, Section 1-200 and 1-225.

2. ALTERNATES, QUORUM, VOTING

At the beginning of each meeting if regular Commission members are absent, a like number of alternates shall be selected to act for the absent members for the duration of the meeting. Alternates will be selected in rotation from a list arranged alphabetically. Alternates serving (acting) as members during any hearing shall continue to serve until the matter concerned has been disposed of. Four members (including alternates when acting) shall constitute a quorum.

Alternate members shall attend all meetings, take part in all discussions, and be assigned Committee responsibilities, but shall not be allowed to move, second, or vote unless acting as a regular member. No regular member or alternate shall participate in any hearing or decision on any matter in which he has a personal, financial, or other interest. In the event of such disqualification, it shall be entered upon the record of the meeting. The Chairman shall make the final decision as to the disqualification.

Regular members and alternates shall inform the Chairman or Clerk of any absence before a scheduled meeting. Failure to do so, on two consecutive occasions, will result at the discretion of the Chairman, in a letter from the Commission reminding them of their responsibilities to the Commission.

Any alternate or regular member who misses five (5) or more scheduled meetings in one (1) year shall, at the discretion of the Chairman, be notified of their absenteeism and asked to reconsider their commitment to the Commission.

3. COMMITTEES AND LIAISON ASSIGNMENTS

a. Standing Committees and Liaison Assignments

There shall be standing Committees for the purposes enumerated below:

Nathan Lester House Committee

The Nathan Lester House Committee is responsible for the operation, maintenance, and upkeep of the buildings and grounds in the Nathan Lester House District. Specific duties include the determination of visiting hours, and liaison with the tenants and caretakers. The Committee

shall make recommendations to the Commission on operation and capital budgets, use policies, and new programs.

Sawmill Liaison

The Sawmill Committee is responsible for the operation, maintenance, and upkeep of the buildings and grounds in the Sawmill District. Specific duties include the determination of visiting hours, and liaison with other Commissions having facilities in the district. The Committee shall make recommendations to the Commission on operation and capital budgets, use policies, new programs, agreements with other Commissions or caretakers and the selection of sawmill operations.

Research & Preservation Liaison

The Research & Preservation Liaison is responsible for directing a program of research to document accurately the history and growth of the town. The Research & Preservation Liaison may assist property owners in researching the origins of their property and buildings. The Liaison shall administer a program of placing identification plaques on thoroughly researched structures and shall set criteria for the awarding of plaques. The Research & Preservation Liaison is responsible for promoting the preservation of town landmarks, buildings of historic significance and their environs. Included in its duties shall be liaison with other land use Commissions, providing historical input to town plans and zoning regulations, and identification of possible new historic districts. The Research & Preservation Liaison shall serve as study committee for proposed historic districts, and nominations for the National Register of Historic Places and National Historic Landmarks.

Center School Liaison

The Center School Liaison is responsible for the operation, upkeep and maintenance of the Center School building and property. The Center School Liaison shall schedule tours of the schoolhouse as appropriate. The Liaison shall make recommendations to the Commission on operation and budgets.

Social Media Liaison

The Social Media Liaison shall act as an administrator for all Social Media accounts administered on behalf of town properties under the purview of the Historic District Commission. The Social Media Liaison shall adhere to the Town of Ledyard Management Information Systems (MIS) Social Media Policy updated November 2019.

b. Special Committees and Special Liaison Assignments

The Commission may establish such special committees or liaisons as are found necessary to carry out its duties and programs. Such Committees or liaisons may be established by a majority vote at any meeting.

c. Membership of Committees and Liaison Assignments, Method of Appointments

All Committees shall consist of at least one Commission member but not more than two regular Commissions members or alternates. Committees may also consist of community members at large as deemed appropriate for such Committee. Committee appointments shall be made by the Commission Chairman. Each Committee shall elect a Chairman, Clerk and such other officers as they deem necessary. Liaison Assignments shall consist of no more than one Commission member. Liaison Assignments shall be made by the Commission Chairman.

d. General Committee Responsibilities

Reporting: All Committees and Liaisons shall submit a report to the Commission at each regular meeting on Committee activities.

Budget Funds: Committees and Liaisons shall make budget recommendations to the Historic District Commission by the November meeting each year.

Non-Budget Funds: Funds accrued from operations of the districts and any monetary gifts shall be placed in special bank accounts accountable to the Town Treasurer. Such funds may be expended by the Historic District Commission for operating, maintenance, and miscellaneous purposes.

e. Non-Monetary Gifts

Acceptance of gifts other than money shall be made by vote of the Commission after recommendation by the cognizant Committees or Liaisons. Gifts may require approval of the Finance Committee and Town Council as defined in the Town of Ledyard General Government Grant Application Policy and Procedures.

4. OFFICERS

The Commission shall elect annually at the January meeting a Chairman, Vice Chairman and Clerk. These officers shall be regular Commission members. Officer vacancies as a result of resignation may be filled as needed by a Commission vote. Specific duties are:

Chairman

The Chairman shall preside at all meetings of the Commission, appoint all Committee members; be an ex officio member of all Committees and be responsible for the proper functioning of each. He shall prepare an agenda for each meeting and cause notice to be given of each meeting as specified in Chapter 14, Section 1-200 and 1-225 inclusive of Connecticut General Statutes. He shall initiate purchase order requests, authorize payment of invoices, report Commission finances at each regular meeting, prepare Annual Report during July, submit year's meeting schedule to Town Clerk in November, prepare proposed budget requests during December/January.

Vice Chairman

The Vice Chairman shall assume the duties of the Chairman during his absence or when requested by the Chairman.

Clerk

The clerk shall keep minutes and records of all Commission meetings and hearings in compliance with Chapter 14, Section 1-200 and 1-225 of the Connecticut General Statutes.

5. CERTIFICATE OF APPROPRIATENESS, HEARING

No building or structures shall be erected, altered, restored, moved or demolished within an historic district until after an application for a certificate of appropriateness as to exterior architectural features (as defined in the statutes) has been submitted to the Commission and approved by said Commission. Applications for certificates of appropriateness shall be submitted on Commission prescribed forms by the Committee or Liaison responsible for operation and maintenance of the District. Such application must contain:

1. Names of Commission member making application.
2. Building or structure affected.
3. A written description of work to be done including the materials to be used.
4. Drawings or plans of the work to be done or photographs showing work to be reproduced.
5. Approximate dates of commencement and completion.

The Commission member making the application shall submit the same to the next regular meeting of the Commission at which time the Commission shall decide if a hearing is required and if so set a date for a hearing on the application. Such hearing shall be held within forty days of the Meeting at which the application is received. The Commission shall cause a notice of the hearing to be published in a newspaper having circulation in the town not more than fifteen (15) days nor less than five (5) days before the date of the hearing. Such notice shall contain the name of the property under consideration, a description of the proposed work, and the date, time and place of the hearing.

6. DECISIONS

The Commission shall render a decision on the certificate of appropriateness within forty-five (45) days of the hearing if held. In passing upon appropriateness, the Commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style, general design, arrangement, size, mass, scale, texture and material of the architectural features involved and the relationship thereof to the exterior architectural style. A Certificate of Appropriateness may be refused for any building or structure, the erection, reconstruction, restoration, alternation or razing of which, in the opinion of the Commission, would be detrimental to the interest of the Historic District. All decisions granting or refusing a certificate of appropriateness shall be in writing and a copy shall be sent to the Building Official.

7. REVIEW AND AMENDMENT

These rules shall be reviewed annually at the November meeting. Amendments to or repeal of any or all sections may be voted by a four fifths majority at any meeting provided the proposed amendment or repeal has been entered into the record of the previous meeting.

8. AUTHORITY

These rules are established in accordance with a Ledyard Town Ordinance entitled “An Ordinance Establishing a Historic District Commission for the Town of Ledyard” as provided for under the Connecticut General Statutes, Chapter 97, Section 7-147a through k inclusive as attached. No portion of these rules may supersede or conflict with the above-mentioned ordinance or statutes.

Adopted by vote of the Ledyard Historic District Commission on June 19, 1978. Amended by vote of the Ledyard Historic District Commission on April 16 and June 18, 1984, on March 18, 1985, on February 23, 2004, on November 21, 2005, on November 17, 2008, on December 17, 2012, on February 25, 2019 and on November 21, 2022.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 26-0315

Agenda Date: 3/16/2026

Agenda #: 2.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Continued discussion of support for zoning changes to restore Gales Ferry Historic Districts; overlay plan.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)

AN ORDINANCE ESTABLISHING
HISTORIC DISTRICT BOUNDARIES AND
ESTABLISHING A HISTORIC DISTRICT COMMISSION
FOR THE TOWN OF LEDYARD

RECEIVED FOR RECORD
2019 SEP 26 AM 11:45
Dorcas O. Anthony
LEDYARD TOWN CLERK

Be it Ordained by the Town Council of the Town of Ledyard:

Section 1. Establishment

Pursuant to the following General Statutes of the State of Connecticut there is hereby established Defined Boundaries of the Ledyard Historic Districts and a Historic District Commission for the Town of Ledyard.

A. Defined Boundaries of the Ledyard Historic Districts and Regulating Hours

Pursuant to Section 7-147a, et seq., of the General Statutes of the State of Connecticut, there are established within the Town of Ledyard, historic districts as defined herein.

(1) Districts, Boundaries and Administrative Control of Assigned Properties

The boundaries for the historic districts are as follows:

Nathan Lester House Historic District

Said district consists of 134.76 acres more or less situated on the easterly side of the intersection of Long Cove Road and Vinegar Hill Road in Ledyard. The exact boundaries of this property are described in three deeds recorded in the Ledyard Land Records. The first recorded in Volume 67, page 345, upon which is situated the Nathan Lester House, consisting of approximately 98.85 acres; the second, which includes the Ledyard Oak Tract, consists of 10.8 acres and is described in deed recorded in Volume 55, page 434 - This property is shown on the town assessor's map as 153 Vinegar Hill Road; the third is 800 Long Cove Road, Gales Ferry which consists of 25.11 acres/Open Space described in the deed recorded in Volume 540 page 679.

Up-Down Sawmill Park Historic District

Said district consists of a tract of land comprising approximately 11.6 acres upon which there is a pond of approximately 2.24 acres. The Sawmill stands at the east end of the pond. Further east and close by is the old blacksmith shop. The tract is located 2 miles east of Ledyard Center. It is bounded by Connecticut State Highway 214, the Peckham cemetery and lands formerly of Harry Main, Ira and Ruth Marquardt and Frank and Aurilla Hewes. Descriptions of these boundaries may be found in Ledyard Land Records Volume 63, page 244, deeded from Harry C.W. Main to the Town of Ledyard. This property is shown on the town assessor's map as 172 Iron Street.

(2) Regulating Hours in Historic District

Except as hereinafter provided, those areas owned by the Town of Ledyard and designated as Historic Districts pursuant to the provisions of Sections 7-147a, et seq., of the General Statutes of the State of Connecticut, shall be open to the public only during such hours as may be established by regulations of the Historic District Commission.

Such areas shall be closed to the public during the hours after sunset and before sunrise and entry into, or presence in such areas during the hours after sunset and before sunrise, except with the express consent of the Historic District Commission, is prohibited.

Any person who shall enter into, or remain present in, any area owned by the Town of Ledyard and designated as a Historic District during the hours after sunset and before sunrise, without the express consent of the Historic District Commission, shall be fined not more than One-Hundred (\$100.00) dollars.

(3) Administrative Control of Historic District Properties and Assigned Town Properties

Upon the establishment of the *Commission for Ledyard Historic Districts* in accordance herewith, the said Commission shall exercise administrative control of Town owned properties within the Historic Districts within the Town as established at this time, or in the future, or other properties as assigned by the Town Council, including the One Room School House in Ledyard Center.

Included in such administrative duties shall be the planning of historic districts, applications for grants in aid relating thereto, including local, state and federal grants, and the administration of the expenditure of any such grants which may be received.

B Historic District Commission

Pursuant to Section 7-147c, et seq., of the General Statutes of the State of Connecticut there is hereby established a Historic District Commission, which shall perform all the functions relative to the establishing of new districts and otherwise administering the provisions of the Sections 7-147a to 7-147K of said statutes and as the same may be amended from time to time

Section 2. Membership

The *Ledyard Historic District Commission* shall consist of five regular members and three alternate members.

All members shall be electors of the town holding no salaried municipal office and who shall be appointed by the Town Council.

All members and alternates shall serve without compensation.

Section 3. Terms of appointment

Members shall be appointed by the Town Council for a term of five (5) years. Members shall commence to serve their terms immediately upon appointment and shall serve until their successor has qualified or they have been reappointed or removed by the Town Council.

Appointment and removal of any member of the Parks and Recreation Commission shall be as provided for in Chapter IV, Section 9, of the Town Charter.

Any vacancy in the Ledyard Historic District Commission, other than by expiration of term, shall be filled for the unexpired portion of the term by the Town Council.

Any member of the Commission who is absent from three (3) consecutive regular meetings and any intervening duly called special meetings shall be considered to have resigned from the Commission. The vacancy shall be filled as herein before provided. Additionally, the commission may vote to waive the requirements of this section in each case where illness or other extenuating circumstances make it impossible for a member to meet the attendance requirements of this action.

It shall be the responsibility of the Chairman of the Ledyard Historic District Commission to notify the Town Council when a member has not properly performed his duties.

Section 4. Implementation

With the adoption of this Ordinance all current members and current alternate members of the Historic District Commission for the Town of Ledyard shall continue to serve in accordance with the term of their appointment.

The Commission shall elect annually a chairman, vice chairman and a clerk from its own number.

The Commission shall adopt Rules of Procedure not inconsistent with the provisions of Sections 147a to 7-147 inclusive, and 19A 308 of the Connecticut General Statutes, and may, subject to budgetary appropriations by the town, employ clerical and technical assistance of consultants and may accept money, gifts and expend the same for such purpose.

Section 5. Purpose

The purpose of the *Ledyard Historic District Commission* is to promote the education, cultural, economic and general welfare of the Town of Ledyard through the preservation and protection of the buildings, historic places, and districts of historic interest within the Town by maintenance of such landmarks in the history of architecture of the Town, of the State, or of the Nation and through the development and appropriate settings for such buildings, historic places and districts.

The Historic District Commission may recommend and over see improvements for buildings and structures in the Designated Historic District.

No building or structure shall be erected, altered, restored, moved for demolished within a historic district until after an Application for a Certificate of Appropriateness as to the exterior architectural features (as defined in the statutes) has been submitted to the Commission and approved by said Commission.

Consideration of such applications, public hearing and approval shall be in accordance with General Statutes.

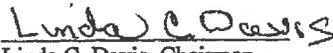
Section 6. Severability.

If any provision of this Ordinance shall be held invalid by a court having competent jurisdiction, such invalidity shall not affect any of the other provisions of this Ordinance that can be given effect without the invalid provision and for this purpose the provisions of this Ordinance are hereby declared severable.

Section 7. Effective Date

In accordance with the Town Charter this ordinance shall become effective on the twenty-first (21st) day after such publication following its final passage.

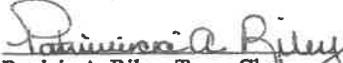
Amended, Adopted and Renumbered by the Ledyard Town Council on: September 25, 2019


Linda C. Davis, Chairman

Approve / Disapprove: 9/26/19


Fred B. Allyn, III, Mayor

Published on: October 2, 2019


Patricia A. Riley, Town Clerk

Effective Date: October 23, 2019

Revisions: Ordinance #18. "*Ordinance Establishing a Historic District for the Town of Ledyard*" adopted December 14, 1970; Amended and Adopted: September 13, 1972; Ordinance #51 "*An Ordinance Amending an Ordinance Establishing a Historic District Commission for the Town of Ledyard*"; Adopted on July 10, 1991; Effective: August 10, 1991; Ordinance #52 "*An Ordinance Defining the Boundaries of Ledyard Historic Districts*"; Adopted July 10, 1991; Effective August 10, 1991; Ordinance #53 "*An Ordinance Amending An Ordinance Regulating the Hours of Historic Districts in the Town of Ledyard*"; Adopted November 10, 1993; Effective: November 8, 1993.

History:

The Twenty-fourth Town Council (2017-2019) Ordinance Update Initiative: Combined Ordinance #18, #52, #53; renumbered Ordinance(s) to Ordinance #300-019.

2019: Section 1 "*Establishment*" paragraph A. (1) Added "*800 Long Cove Road*" assigned at the Town Council Meeting December 14, 2016; Section 1 "*Establishment*" paragraph A (3) added "*One Room School House in Ledyard Center*"; Section 3 "*Terms of Appointment*" clarified language regarding member attendance and removal; Section 5 "*Purpose - Application for a Certificate of Appropriateness*" removed language to submit Application to Zoning Enforcement Official. Section 7 "*Cancellation*" was removed, based on Attorney's recommendation, the "*Revision*" and "*History*" paragraphs indicate that the previous Ordinance(s) has been updated, and was therefore, being replaced/cancelled. Added new Section 7 "*Effective Date*" to be consistent with Town Ordinance format.

LEDYARD HISTORIC DISTRICT COMMISSION

RULES OF PROCEDURE

1. MEETINGS

Regular meetings shall be held on the third Monday of each month at 7:00 P.M. When a regular meeting would fall on a state holiday, the meeting shall be rescheduled by the Chairman. Special meetings may be called by the Chairman, Vice-Chairman, or two other members of the Commission. A regular meeting may be cancelled by majority vote at the previous meeting. Executive meetings or sessions will be held only as permitted by Chapter 14, section 1-200 and 1-225 of the Connecticut General Statutes. All meetings, records, and proceedings of the Commission will conform to Chapter 14, Section 1-200 and 1-225.

2. ALTERNATES, QUORUM, VOTING

At the beginning of each meeting if regular Commission members are absent, a like number of alternates shall be selected to act for the absent members for the duration of the meeting. Alternates will be selected in rotation from a list arranged alphabetically. Alternates serving (acting) as members during any hearing shall continue to serve until the matter concerned has been disposed of. Four members (including alternates when acting) shall constitute a quorum.

Alternate members shall attend all meetings, take part in all discussions, and be assigned Committee responsibilities, but shall not be allowed to move, second, or vote unless acting as a regular member. No regular member or alternate shall participate in any hearing or decision on any matter in which he has a personal, financial, or other interest. In the event of such disqualification, it shall be entered upon the record of the meeting. The Chairman shall make the final decision as to the disqualification.

Regular members and alternates shall inform the Chairman or Clerk of any absence before a scheduled meeting. Failure to do so, on two consecutive occasions, will result at the discretion of the Chairman, in a letter from the Commission reminding them of their responsibilities to the Commission.

Any alternate or regular member who misses five (5) or more scheduled meetings in one (1) year shall, at the discretion of the Chairman, be notified of their absenteeism and asked to reconsider their commitment to the Commission.

3. COMMITTEES AND LIAISON ASSIGNMENTS

a. Standing Committees and Liaison Assignments

There shall be Standing Committees and Liaison Assignments for the purposes enumerated below:

Nathan Lester House Committee

The Nathan Lester House Committee is responsible for the operation, maintenance, and upkeep of the buildings and grounds in the Nathan Lester House District. Specific duties include the determination of visiting hours, and liaison with the tenants and caretakers. The Committee

shall make recommendations to the LHDC on operation and capital budgets, use policies, and new programs.

Sawmill Committee

The Sawmill Committee is responsible for the operation, maintenance, and upkeep of the buildings and grounds in the Sawmill District. Specific duties include the determination of visiting hours, and liaison with other Commissions having facilities in the district. The Committee shall make recommendations to the LHDC on operation and capital budgets, use policies, new programs, agreements with other Commissions or caretakers and the selection of sawmill operations.

Research & Preservation Liaison

The Research & Preservation Liaison is responsible for directing a program of research to document accurately the history and growth of the town. The Research & Preservation Liaison may assist property owners in researching the origins of their property and buildings. The Liaison shall administer a program of placing identification plaques on thoroughly researched structures and shall set criteria for the awarding of plaques. The Research & Preservation Liaison is responsible for promoting the preservation of town landmarks, buildings of historic significance and their environs. Included in its duties shall be liaison with other land use Commissions, providing historical input to town plans and zoning regulations, and identification of possible new historic districts. The Research & Preservation Liaison shall serve as the study committee for proposed historic districts, and nominations for the National Register of Historic Places and National Historic Landmarks.

Center School Liaison

The Center School Liaison is responsible for the operation, upkeep and maintenance of the Center School building and property. The Center School Liaison shall schedule tours of the schoolhouse as appropriate. The Liaison shall make recommendations to the LHDC on operation and budgets.

Social Media Liaison

The Social Media Liaison shall act as an administrator for all Social Media accounts administered on behalf of town properties under the purview of the LHDC. The Social Media Liaison shall adhere to the Town of Ledyard Management Information Systems (MIS) Social Media Policy.

b. Special Committees and Special Liaison Assignments

The LHDC may establish such special committees or liaisons as are found necessary to carry out its duties and programs. Such Committees or liaisons may be established by a majority vote at any meeting.

c. Membership of Committees and Liaison Assignments, Method of Appointments

All Committees shall consist of at least one LHDC member but not more than two regular Commissions members or alternates. Committees may also consist of community members at large as deemed appropriate for such Committee. Committee appointments shall

be made by the LHDC Chairman. Each Committee shall elect a Chairman, Clerk and such other officers as they deem necessary. Liaison Assignments shall consist of no more than one Commission member. Liaison Assignments shall be made by the LHDC Chairman.

d. General Committee Responsibilities

Reporting: All Committees and Liaisons shall submit a report to the LHDC at each regular meeting on Committee activities.

Budget Funds: Committees and Liaisons shall make budget recommendations to the LHDC by the November meeting each year.

Non-Budget Funds: Funds accrued from operations of the districts and any monetary gifts shall be placed in special bank accounts accountable to the Town Treasurer. Such funds may be expended by the LHDC for operating, maintenance, and miscellaneous purposes.

e. Non-Monetary Gifts

Acceptance of gifts other than money shall be made by vote of the LHDC after recommendation by the cognizant Committees or Liaisons. Gifts may require approval of the Finance Committee and Town Council as defined in the Town of Ledyard General Government Grant Application Policy and Procedures.

4. OFFICERS

The Commission shall elect annually at the January meeting a Chairman, Vice Chairman and Clerk. These officers shall be regular LHDC members. Officer vacancies as a result of resignation may be filled as needed by a LHDC vote. Specific duties are:

Chairman

The Chairman shall preside at all meetings of the Commission, appoint all Committee members; be an ex officio member of all Committees and be responsible for the proper functioning of each. He shall prepare an agenda for each meeting and cause notice to be given of each meeting as specified in Chapter 14, Section 1-200 and 1-225 inclusive of Connecticut General Statutes. He shall initiate purchase order requests, authorize payment of invoices, report LHDC finances at each regular meeting, prepare Annual Report during July, submit year's meeting schedule to Town Clerk in November, prepare proposed budget requests during December/January.

Vice Chairman

The Vice Chairman shall assume the duties of the Chairman during his absence or when requested by the Chairman.

Clerk

The clerk shall keep minutes and records of all LHDC meetings and hearings in compliance with Chapter 14, Section 1-200 and 1-225 of the Connecticut General Statutes.

5. CERTIFICATE OF APPROPRIATENESS, HEARING

No building or structures shall be erected, altered, restored, moved or demolished within an historic district until after an application for a certificate of appropriateness as to exterior architectural features (as defined in the statutes) has been submitted to the Commission and approved by said Commission. Applications for certificates of appropriateness shall be submitted on Commission prescribed forms by the Committee or Liaison responsible for operation and maintenance of the District. Such application must contain:

1. Names of Commission member making application.
2. Building or structure affected.
3. A written description of work to be done including the materials to be used.
4. Drawings or plans of the work to be done or photographs showing work to be reproduced.
5. Approximate dates of commencement and completion.

The Commission member making the application shall submit the same to the next regular meeting of the Commission at which time the Commission shall decide if a hearing is required and if so set a date for a hearing on the application. Such hearing shall be held within forty days of the Meeting at which the application is received. The Commission shall cause a notice of the hearing to be published in a newspaper having circulation in the town not more than fifteen (15) days nor less than five (5) days before the date of the hearing. Such notice shall contain the name of the property under consideration, a description of the proposed work, and the date, time and place of the hearing.

6. DECISIONS

The Commission shall render a decision on the certificate of appropriateness within forty-five (45) days of the hearing if held. In passing upon appropriateness, the Commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style, general design, arrangement, size, mass, scale, texture and material of the architectural features involved and the relationship thereof to the exterior architectural style. A Certificate of Appropriateness may be refused for any building or structure, the erection, reconstruction, restoration, alternation or razing of which, in the opinion of the Commission, would be detrimental to the interest of the Historic District. All decisions granting or refusing a certificate of appropriateness shall be in writing and a copy shall be sent to the Building Official.

7. REVIEW AND AMENDMENT

These rules shall be reviewed annually at the November meeting. Amendments to or repeal of any or all sections may be voted by a four fifths majority at any meeting provided the proposed amendment or repeal has been entered into the record of the previous meeting.

8. AUTHORITY

These rules are established in accordance with a Ledyard Town Ordinance entitled "An Ordinance Establishing a Historic District Commission for the Town of Ledyard" as provided for under the Connecticut General Statutes, Chapter 97, Section 7-147a through k inclusive as attached. No portion of these rules may supersede or conflict with the above-mentioned ordinance or statutes.

Adopted by vote of the Ledyard Historic District Commission on June 19, 1978. Amended by vote of the Ledyard Historic District Commission on April 16 and June 18, 1984, on March 18, 1985, on February 23, 2004, on November 21, 2005, on November 17, 2008, on December 17, 2012, on February 25, 2019, on November 21, 2022 and on March 18, 2024.

Ledyard Historic District Commission (HDC) bylaws and procedures, found in the Ledyard, CT Town Code and related meeting documents, govern the review of exterior changes in designated historic districts, requiring Certificates of Appropriateness (COAs) for new construction or alterations. Their rules cover meeting schedules (often monthly), application requirements (plans, materials, photos), public hearings, and adherence to state statutes, with an emphasis on preserving architectural character, with proceedings generally guided by Roberts Rules of Order for procedural matters.

Key Aspects of Ledyard HDC Bylaws & Procedures:

1. **Authority:** The Commission reviews and approves applications for Certificates of Appropriateness (COA) for exterior changes in historic districts, as defined by state law.
2. **Purpose:** To oversee improvements, prevent inappropriate construction, and maintain the historic character of designated areas.
3. **Meetings:** Regular meetings are scheduled, often monthly (e.g., third Monday at 7:00 PM), with specific procedures for public hearings and deliberation.
4. **Applications:** Require detailed plans, scaled drawings, site plans, descriptions of materials and colors, photos, and a map of the property.
5. **Review Process:** Involves formal applications, review periods, potential public hearings, and approval/disapproval decisions.

Governing Documents: Rules are established in the Town of Ledyard Code of Ordinances, particularly Ordinance 300-019, and supplemented by the Commission's own Rules of Procedure.

Procedural Rules: Roberts Rules of Order often guide proceedings for town boards.

How to Use Them

For Applicants: Attend meetings, review the application checklist on the town's website, and understand the requirements for submitting a COA.

For Residents: Understand that significant exterior changes need HDC approval, and attend meetings for transparency.

Public Comment: Re-establishing Village Districts and Design Guidelines

Good evening Commissioners,

1930
1928

Within the Gales Ferry Development District are three buildings listed on the National Register of Historic Places: the house at the corner of Hurlbutt Road and Military Highway, the historic store across from it on Hurlbutt Road, and the Methodist Church and School. Despite their national recognition, these buildings currently receive no protection under Ledyard's zoning regulations.

1868

They sit within a commercial and mixed-use zone that allows the highest-density, multi-story development permitted in town. Immediately adjacent is the former Sweet Hill Farm property, now agricultural open space, where the owner has expressed an intention to maximize parking and construct multiple six-story apartment buildings directly across from what is, in every meaningful sense, a historic village—yet one that is entirely unrecognized in local land-use regulations. Much of historic Gales Ferry remains in a standard R-20 zone, with no design standards or contextual safeguards.

As a first step, a group of concerned residents is seeking to **re-establish the Village Districts** that existed from 2012 until their rescission in 2022, in what are now known as the *Gales Ferry and Ledyard Center Development Districts*. Village Districts are an overlay zone authorized under **CGS §8-2j**. They do not prevent demolition, impose new height limits, or replace the role of a **Local Historic District** under **CGS §7-147a-m**. What they do provide is a clear, state-recognized framework for contextual design review—ensuring that new development respects historic scale, streetscape, and character across both residential areas and adjoining commercial or mixed-use zones. As such, they represent an appropriate and measured first step toward preservation.

Previously, Gales Ferry was designated only as a *Design District*, where guidelines were advisory, while Ledyard Center had full *Village District* status with mandatory guidelines. We see no principled justification for maintaining that distinction. Gales Ferry is no less historic and merits the same level of recognition and consideration.

Village Districts are established by the Planning and Zoning Commission, **provided the Plan of Conservation and Development supports them**. We believe the current POCD already does so for historic Gales Ferry, as it demonstrably did prior to 2012 when these districts were in effect. Their removal reflected a policy choice favoring short-term development expediency over long-term preservation. We respectfully disagree with the notion that the two are mutually exclusive. They are not. Village Districts exist precisely because the State recognizes that **good development and historic preservation can—and should—coexist**.

Tonight, I am asking that the **Historic District Commission serve as the applicant** to re-establish Village District overlay zones in Gales Ferry and Ledyard Center. Our citizens group

would undertake the bulk of the preparatory work required for the application and would offer full support before commissions and throughout public workshops and hearings.

I respectfully submit that this request falls squarely within the Historic District Commission's mission. Sponsoring this application would not predetermine priorities, limit future development, or substitute for the more rigorous process and protections afforded by a Local Historic District—an option we are also very interested in pursuing. Rather, it would ensure that the question of contextual protection for historic Gales Ferry is **formally, thoughtfully, and proactively considered by the Town, before development pressures irreversibly alter the historic character** the Commission is charged with safeguarding.

There is also an important procedural reason for requesting Town sponsorship. If a private citizen submits an application, a 65-day statutory clock compels the Planning and Zoning Commission to act quickly. If the Town is the applicant, no such deadline applies. The matter can be properly studied, addressed deliberately, and it would **take precedence over incoming development applications**. A Town-initiated application also signals institutional seriousness and stewardship, rather than opposition.

In short, Village Districts are a modest, lawful, and well-established planning tool—**one the Town previously embraced with good results**—that can help historic Gales Ferry and Ledyard Center grow through considered and context-sensitive development. We are respectfully asking the Commission to help place this issue on the proper procedural footing, so it can be evaluated carefully and responsibly.

I look forward to hearing the Commission's feedback, and exploring how we might move forward together.

Thank you for your time, and for your continued commitment to Ledyard's historic resources.

David Schroeder Jr

290 Whalehead Rd.

FAQ: Arguments for Re-Adopting Village Districts in Ledyard Center and Gales Ferry (CGS §8-2j)

I. Village Districts Are a State-Authorized Planning Tool — Not a New Regulatory Theory

- CGS §8-2j explicitly authorizes municipalities to establish Village Districts through zoning regulations.
- The statute was adopted to help towns:
 - protect traditional settlement patterns
 - encourage pedestrian-scale development
 - balance growth with existing neighborhood character
- Re-adopting Village Districts is **not discretionary activism**; it is using an **existing state planning tool as intended**.

Key point: This is about alignment with state law, not resisting it.

II. Village Districts Provide a Framework for Managing Growth Without Banning It

- Village Districts do **not prohibit development**.
- They provide a structured way to:
 - guide building placement and scale
 - address transitions between commercial and residential uses
 - ensure new development fits within a walkable village context
- This is particularly important in towns experiencing **incremental growth pressure rather than large-scale urbanization**.

Key point: Village Districts shape growth; they do not stop it.

III. They Address the Limits of One-Size-Fits-All State Housing Mandates

- Recent state housing legislation, including HB 8002, applies broadly across urban, suburban, and semi-rural towns.
- Village Districts allow municipalities to:
 - respond to local conditions such as narrow roads, lack of sidewalks, and limited parking
 - plan proactively rather than reactively to development impacts
- Without Village Districts, towns are left with fewer tools to manage impacts created by state-level preemption.

Key point: Village Districts restore balance between state policy goals and local realities.

IV. Village Districts Improve Predictability for Developers and Residents Alike

- Clear design and siting expectations reduce uncertainty for applicants.
- Developers benefit from:
 - knowing what scale and form is expected
 - fewer ad hoc negotiations and redesigns
- Residents benefit from:
 - predictable outcomes
 - reduced conflict and appeals

Key point: Predictability is good for both economic development and community trust.

V. They Support Economic Development Rooted in Place, Not Just Density

- Village Districts encourage:
 - small-scale commercial activity
 - mixed-use buildings appropriate to village centers
 - reinvestment in existing infrastructure
- This aligns with economic strategies focused on:
 - local businesses
 - tourism and cultural assets
 - walkable village centers
- Simply increasing residential density without village context does not reliably produce economic vitality.

Key point: Village-scale planning supports sustainable, place-based economic development.

VI. Village Districts Help Address Infrastructure and Safety Concerns Up Front

- CGS §8-2j allows consideration of:
 - pedestrian circulation
 - public safety
 - traffic and access
 - relationship of buildings to streets and public spaces
- These are precisely the issues that are harder to address later under state housing preemption.
- Early, plan-based review reduces the need for after-the-fact mitigation.

Key point: This is about planning ahead, not litigating later.

VII. Village Districts Strengthen Public Confidence in the Planning Process

- Residents are more likely to support growth when they see:
 - clear rules
 - respect for existing village form
 - consistency in decision-making
- Re-adopting Village Districts signals that:
 - growth is welcome
 - but it will be managed thoughtfully
- This reduces blanket opposition to all development.

Key point: Good process reduces polarization.

VIII. Re-Adoption Is a Low-Risk, High-Value Planning Step

- Village Districts can be:
 - narrowly drawn
 - carefully tailored
 - updated over time
- They do not require:
 - moratoria
 - down-zoning
 - litigation
- They provide a flexible framework that can evolve with future state mandates.

Key point: This is a prudent, incremental planning move.

One-Sentence Summary (useful for meetings)

“Re-adopting Village Districts under CGS 8-2j gives the town a state-authorized, flexible framework to guide growth in village centers—supporting economic development, safety, and predictability—while responding realistically to local conditions that one-size-fits-all housing mandates cannot address.”

Local Historic District (LHD) CGS § 7-147a–m vs Village District (ViD) under CGS § 8-2j

1. Purpose and Policy Intent

Local Historic District (CGS § 7-147a–m)

- **Primary purpose: Preserve historic buildings and districts.**
- **Strong preservation tool aimed at preventing alteration or demolition of historically significant structures.**
- **Historic value is the central and controlling rationale.**

Village District (CGS § 8-2j)

- **Purpose: Protect overall village character—historic, scenic, and architectural—while allowing change.**
- **Emphasizes compatibility, context, and design, not strict preservation.**
- **Historic character is one factor, not the sole focus.**

Bottom line:

LHDs are preservation-first; ViDs are design-compatibility-first.

2. How Districts Are Created

Local Historic District

- **Requires:**
 - **Study committee**
 - **Public hearings**
 - **Referendum vote of affected property owners**
- **Creation is politically and procedurally demanding.**
- **Often controversial because it restricts private property rights.**

Village District

- **Created by the zoning commission through zoning regulations.**
- **Must be identified in the Plan of Conservation and Development (POCD).**
- **No referendum required.**

Bottom line: LHDs require direct voter approval; ViDs do not.

3. Regulatory Authority & Strength

Local Historic District

- **Regulates nearly all exterior changes visible from public ways:**
 - **Alterations**
 - **New construction**
 - **Demolition**
- **Requires a Certificate of Appropriateness (COA) before work proceeds.**
- **Commission can deny demolition outright.**
- **Authority is explicit and strong.**

Village District

- **Regulates:**
 - **Design, scale, massing, placement**
 - **Site features visible from public roads**
- **Cannot prohibit development outright unless incompatible.**
- **Focus is on mitigation and modification, not prohibition.**

Bottom line: LHDs have hard veto power; VIDs have review and conditioning power.

4. Governing Bodies

Local Historic District

- **Governed by an Historic District Commission (HDC):**
 - **Independent of zoning**
 - **Members must have preservation expertise**
- **HDC decisions are binding.**

Village District

- **Governed by the Planning & Zoning Commission.**
- **Uses a Village District Consultant for advisory review.**
- **Consultant recommendations are non-binding.**

Bottom line: LHDs are run by specialized preservation commissions; VIDs are run by zoning commissions.

5. Standards & Discretion

Local Historic District

- **Applies historic-integrity standards:**
 - **Original materials**
 - **Period-appropriate design**
- **Less tolerance for deviation.**
- **More discretion is accepted because preservation is the statutory goal.**

Village District

- **Must:**
 - **Establish clear criteria**
 - **Allow “reasonable determination” of what is permitted**
- **Must avoid:**
 - **Purely subjective taste judgments**
 - **Architectural mandates not grounded in adopted standards**

Bottom line:

LHDs tolerate subjective historic judgment; ViDs must maintain predictable zoning-type standards.

6. Dimensional Controls (Height, Bulk, Setbacks)

Local Historic District

- **Can effectively restrict:**
 - **Height**
 - **Mass**
 - **Scale**
- **Even where underlying zoning allows more, if it harms historic integrity.**

Village District

- **Cannot create new dimensional zoning limits.**
- **Height, massing, and scale may be evaluated for compatibility only.**
- **Numeric limits must come from underlying zoning.**

Bottom line: LHDs can override bulk expectations; ViDs generally cannot.

7. Property Rights & Takings Risk

Local Historic District

- **More restrictive; higher impact on property rights.**
- **Upheld because:**
 - **Owners vote to create districts**
 - **Preservation interest is compelling**

Village District

- **Less restrictive by design.**
- **Courts scrutinize overreach more closely.**
- **If guidelines resemble historic-district-level control, they are vulnerable.**

8. Appeals & Enforcement

Local Historic District

- **COA decisions are appealable to Superior Court.**
- **Demolition delays and denials are explicitly authorized.**

Village District

- **Decisions appealed as zoning decisions.**
- **Denials must cite specific regulations and compatibility failures.**

9. Practical Use by Municipalities

Local Historic District

- **Used where:**
 - **Preservation is paramount**
 - **Community accepts strict controls**

Village District

- **Used where:**
 - **Preservation tools would be politically infeasible**
 - **Town wants design review without a referendum**

Summary Table

Feature	Local Historic District	Village District
Statute	CGS § 7-147a–m	CGS § 8-2j
Core Purpose	Historic preservation	Design compatibility
Creation	Referendum required	Zoning regulation
Governing Body	Historic District Commission	Zoning Commission
Power Level	Strong (can deny demolition)	Moderate (design review)
Dimensional Controls	Effectively allowed	Generally not allowed
Style Mandates	Permitted	Disfavored
Consultant Role	Binding commission	Advisory only

One-sentence takeaway

Local Historic Districts are preservation tools with veto power; Village Districts are zoning tools for contextual design review that must stop short of historic-district-level control.

Attached: POCD page 53 Reference to Historic District Commission “more active action”

4. Promote Gales Ferry Historic District Actions in 1992 (Historic District #1: <https://catalog.archives.gov/id/132353528>) and 2005 (<https://catalog.archives.gov/id/132353530>) created a National Register Historic District in significant parts of Gales Ferry Village. However, this district receives little attention and there is a profound lack of awareness of the state and extent of the district as well as local regulations governing this district. These districts include >70 contributing properties and represent a significant asset for the town. The existence of this important town resource should be promoted and protected through more active action from the Historic District Commission to promote and ensure long-term preservation of the structures and character of the district.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 26-0377

Agenda Date: 3/16/2026

Agenda #: 3.

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 #: 26-0362

Agenda Date: 3/16/2026

Agenda #: 1.

AGENDA REQUEST
GENERAL DISCUSSION ITEM

Subject:

Sustainable CT Ad Hoc Committee Discussion: Action Item 5.5.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)

5.5 Inventory and Assess Historic Resources

5 – 50 Points

Action Updates

This action was last updated in 2026. A version of this action from the prior program year is [available for comparison](#). Edits are highlighted in yellow.

Objective

Proactively plan for and implement projects to protect your community's historic resources for education and reuse.

Complementary Action:

- [Assess Climate Vulnerability](#)

What to Do

Best practices for historic places can be found within the Secretary of the Interior's [Standards for the Treatment of Historic Places](#). Technical assistance is available from Preservation Connecticut; see Sustainable CT's [no-cost assistance page](#) for more details.

The more you do, the more points you earn.

1. Identify multiple priority historic assets within your community and actions required to sustain their long-term viability. All assets should be listed regardless of public or private ownership. Actions are only required for assets that are municipally-owned; they should be specific to each asset listed. Please include a short description of each location and note if the location is privately or municipally owned. **(10 points)**

Assets may include:

- Historic buildings,
- Parks,
- Natural resources,
- View-sheds,
- Public spaces,
- Stone walls,
- Other

Submit: The list of priority historic resources and the list of actions required to sustain their long-term viability. The [State Historic Preservation Office](#) can help pay for such services. If your list was created more than three years ago, also include a brief description of how it is still relevant and used by your municipality.

2. For at least one historic asset in your municipality, perform a conditions assessment, feasibility study, or long-term maintenance plan that uses the Secretary of the Interior's Standards for the Treatment of Historic Places. Include in the assessment the sustainability of each building present, possibility of energy retrofits, vulnerability to natural hazards and climate change, etc. You may assess the viability for up to three different assets. **(10 points per asset, up to 3 assets or 30 points)**

Submit: A completed [worksheet](#) and the conditions assessment, feasibility study, or long-term maintenance plan that uses the Secretary of the Interior's [Standards for the Treatment of Historic Places](#) for each historic resource listed in your inventory. The [State Historic Preservation Office](#) can help pay for such services. If your assessment was completed more than three years ago, include a brief description of how it is still relevant and used by your municipality.

3. Sponsor or host an educational workshop or program to educate owners of historic homes on how to manage their historic building(s) sustainably (for example, through energy audits or energy efficiency upgrades). Educational workshops must have taken place in the last three years; current, long-term educational programs that provide ongoing information are also eligible for points. [Preservation Connecticut](#) and the [State Historic Preservation Office](#) offer these workshops and [may be able to assist your municipality](#). **(5 points)**

Submit: A brief overview of outreach (suggested 5 sentences maximum), including target populations (if any); date of event (if applicable); and at least one example of educational materials disseminated in the last three years, which could include flyers, articles, letters, newsletters, presentations, or digital communications. For websites, submit both a hyperlink and a screenshot of the relevant webpage(s).

4. Achieve "Certified Local Government" status. See the [Certified Local Government Program](#) on the CT Department of Economic and Community Development website for additional information on how to work towards your certification. Certified Local Government status may unlock grant opportunities and other support for preservation activities in your community. **(5 points)**

Submit: Proof of recognition from the National Park Service regarding attainment of *Certified Local Government* status.

Engaging Partners

Sustainable CT encourages regional collaboration and other forms of partnership. For every action, please complete the "Partners" box in your submission, indicating the name(s) of any municipalities and/or organizations you partnered with (if any) and a brief description of your municipality's role. If you collaborate with other municipalities, each community will receive points. For additional information, please see the "[Partners Guidance Document](#)".

Potential Municipal and Community Collaborators

Staff from the planning and zoning, parks and recreation, public works, and economic development departments could be helpful in implementing this action. Your historic preservation commission, planning and zoning commission, energy commission, local historic society, local art league, CT Department of Economic and Community Development, Office of Culture and Tourism, and Preservation Connecticut could help implement this action.

Funding

If available, below are potential funding sources specific to this Action. For a complete listing of potential funding opportunities to assist with implementing Sustainable CT Actions, please visit the [Sustainable CT Grants Portal](#), which is searchable by Action. Please also visit the [Support for Your Town](#) page for opportunities for technical assistance and other supports.

- [Urban Act Grant Program](#)
- [Sustainable CT Community Match Fund](#)
- [State Funding Readiness Project](#)

Funding outlined below may be beneficial to creating the historic inventory and/or implementing action items listed in your inventory.

- [Historic Restoration Fund Grant](#)
- [Survey and Planning Grants for Historic Inventories](#)
- [Planning and Pre-Development Grants](#)
- [Partners in Preservation Grant](#)

Funding available to communities with Certified Local Government status:

- [Historic Preservation Enhancement Grants \(HPEG\)](#)
- [Supplemental Certified Local Government Grants](#)

Resources

Toolkits, Calculators, Guidance Documents

- CT Trust for Historic Preservation, "[Inventory of Local Historic Districts and Local Historic Properties, Connecticut](#)"
- Connecticut State Historic Preservation Office, [Connecticut Cultural Resources Information System](#)
- Preservation Connecticut, [Circuit Riders](#)
- National Park Service, Technical Preservation Services, "[Sustainability](#)"
- National Park Service, "[NPS-28: Cultural Resource Management Guideline](#)"
- National Preservation Institute, "[What are 'Cultural Resources'?](#)"
- [GSA](#)
- Certified Local Governments: [CT Department of Economic and Community Development](#)
- [National Park Service - Certified Local Government Program](#)
- National Park Service, "[The Treatment of Historic Properties](#)"
- [Energize CT](#)
- [Sample Preservation Restriction/Easement](#)
- National Trust for Historic Preservation, "[Climate and Culture](#)"
- National Park Service, "[National Park Service Cultural Resources Climate Change Strategy](#)"
- New London Fire Department Headquarters Building, [Conditions Assessment Report](#)
- The First Church of Christ Congregational East Haddam, [Connecticut Conditions Assessment Report](#)

Organizations and Relevant Programs

- [CT Trust For Historic Preservation](#)
- [CT Main Street](#)
- CT Department of Community and Economic Development, [Office of Culture and Tourism](#)
- CT Department of Community and Economic Development, [State Historic Preservation Office](#)
- [Advisory Council on Historic Preservation](#)
- [American Alliance of Museums](#)
- [National Conference of State Historic Preservation Officers](#)
- [National Park Service](#)
- [National Trust for Historic Preservation](#)
- [National Endowment for the Humanities](#)

Why This Matters

Every community has a variety of historic resources that include buildings, landscapes, monuments, art installations, archaeological sites, stone walls, and public spaces. The reuse of buildings is ultimately recycling them for a new use and utilizing the embodied energy it contains. This embodied energy, which is the measurement of energy used in the process of building, from the extraction of raw materials like harvesting trees - to the final installation of the finished material, is saved when a building is reused. Protecting historic resources also retains the touchstones of communities; places that have existed for decades anchor a community and enhance the quality of life for its residents and visitors. Proactive planning for preservation allows a municipality to know what they have, why it's important to the people and environment, and welcome potential opportunities for new uses.

Benefits

Historic resources perform a vital function in a community by:

- Contributing to local community character,
- Instilling attachment to place,
- Attracting a talented workforce, and

- Encouraging tourism.

By protecting local historic resources from a host of threats, (for instance, climate change), you ensure that present and future generations can enjoy these sites.

CT Success Stories

- [Cheshire - Oct 2022 Certification](#)
- [Darien - Oct 2022 Certification](#)
- [Wilton - Oct 2022 Certification](#)
- [Granby - Sep 2023 Certification](#)
- [Branford - Sep 2023 Certification](#)
- [Bristol - Sep 2023 Certification](#)
- [Haddam - May 2024 Certification](#)
- [Marlborough - May 2024 Certification](#)
- [Old Saybrook - May 2024 Certification](#)
- [Thomaston - May 2024 Certification](#)
- [Southbury - Oct 2024 Certification](#)
- [Suffield - Oct 2024 Certification](#)
- [Vernon - May 2025 Certification](#)
- [Mansfield - Oct 2025 Certification](#)
- [Southbury - Oct 2025 Certification](#)



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