



# TOWN OF LEDYARD

## Historic District Commission

### Meeting Minutes

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

Chairman Ty Lamb

#### Special Meeting

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**Monday, October 28, 2024**

**7:00 PM**

**Town Hall Annex -Hybrid Format**

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#### **I. CALL TO ORDER**

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

#### **II. ROLL CALL**

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

Also in attendance was Tom Baudro, who spent 16 years on the Planning Commission

#### **III. APPOINTMENT OF ALTERANTES**

Mr. Geer was appointed as a voting member.

#### **IV. RESIDENTS & PROPERTY OWNERS COMMENTS**

Mr. Baudro commented that he was never from Barrett Park, that his father was.

#### **V. REVIEW AND APPROVAL OF MINUTES**

- 1.** Motion to APPROVE the Regular Meeting Minutes from September 16, 2024, as written.

Approved as amended to remove Barrett Park from Tom Baudro's title.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Ty Lamb

**SECONDER:** William Barnes

**AYE** 5 Barnes Kelley Geer Lamb Chittim

**EXCUSED** 2 Godino Lamb

#### **VI. TOWN COUNCIL LIAISON REPORT**

1. Town Council Liaison - Councilor Tim Ryan.

No report, Tim Ryan was not present.

**VII. CHAIRMAN REPORT**

1. General Report.

No comments.

2. Financial Report.

The reports have not caught up to the new fiscal year. Next month's reports should be more accurate. Chairman Lamb will speak with Christina Hostetler, Town Hall Assistant regarding the reports.

Chairman Lamb believes that all the purchase orders are up to date. Mr. Kelley said the Commission should expect an invoice from the Quiet Corner for off-site work.

Chairman Lamb said there is \$1,500 set aside for historic signs.

Chairman Lamb would like the Commission to start thinking about next year's budget keeping a 5-year plan in mind.

**RESULT:** DISCUSSED

**VIII. CORRESPONDENCE**

1. Correspondence.

Mr. Gonang received an original 1976 film on the Sawmill. Mayor Fred Allyn III's grandfather is in the film. The video is posted on Facebook.

A letter received from the Historical Society states that they will not hold the Annual Yuletide Celebration this year at the Nathan Lester House.

Chairman Lamb read a portion of a letter from Mayor Fred Allyn III addressed to himself and Mr. Kelley "Per the Town Attorney, do not discard any text messages, emails, voicemails, print correspondence, etc that pertains to Sharon and Matthew Primett. These items should be preserved and saved to a file as it appears we are heading towards litigation on the caretakers' quarters matter. If any other members of the Historic District Commission / Lester House Committee have any communications with the caretakers, please forward this email to them as well". Chairman Lamb said everything should be saved for Freedom of Information (FOI) requests.

Chairman Lamb said he also received a letter from the Town Council with official re-appointments for Ms. Lamb and Mr. Godino.

**RESULT:** DISCUSSED

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

Mr. Barnes reported the following:

Regarding the request for proposal on the Pen stock repair. The RFP was published in the middle of October. Only one company (Savy & Sons) came forward for the pre-bid meeting. All final questions need to be in by November 12, 2024, and submissions are due by November 21, 2024.

There is approximately \$30,000 in the Capital account which might be affected if the ARPA funds don't cover the full amount for the pen stock repairs.

Emergency electrical repair was needed. An animal nested itself in the electrical panel and caused serious damage. It took about five business days for a PO to get the work completed. Mr. Barnes said that in emergencies he would like to be able to move faster without needing to wait for a PO.

Two POs that are ARPA funded one for siding and sills, the other for the Blacksmith Shop. Work on the sills will start this week.

Fall session (October & November) is in full swing. The water is at a good level and the weather has been great.

The old film mentioned earlier by Chairman Lamb was donated by Bill Fossum. Mr. Gonang had it digitized. The Historical Society will be asked to keep the original film as an artifact.

Chairman Lamb asked if there were any comments on the Sawmill report. Mr. Kelley said that he also had emergency repairs at the Nathan Lester House in the spring. On a Friday afternoon Eversource cut off the power with no notice, he called Hespeler Electric for an emergency repair. Although Mr. Kelley was in contact with others regarding the quote and the repairs, he didn't wait for a PO to be created. Due to the nature of no power over a weekend with a family residing in the NLH he could not wait for a PO to be created. Chairman Lamb will ask the Town about getting verbal verification to proceed with repair work in times of emergency. A threshold should be set of the amount that can be used for emergencies.

**RESULT: DISCUSSED**

**2. Nathan Lester House - Mr. Kelley.**

Mr. Kelley reported that in weighing the costs and potential effects on the building a lead remediation in the caretakers' quarters of the Nathan Lester House the Town has decided not to pursue this course. The Caretakers/Tenants have completed their move, and the quarters will not be maintained as a dwelling.

An interim plan is in the works to have Caretakers' duties handled from off site and will request an additional budget for this item for Fiscal year 25-26. The existing security plan will be upgraded and the maintenance plan reviewed for appropriate changes. Restoration work on the

East Side of the house will resume as soon as the restoration contractor (Quiet Corner) can return.

Further restorations for the complete building which is the museum and the "L" (formerly referred to as the Caretakers quarters) is being reviewed and Capital improvements will be presented to the Town most likely in phases.

The last open day of the 2024 season was on October 27.

Cautionary cleaning has been extensive.

There were multiple overnight camps held with the Girls Scouts, the Heritage Girls and the Trail Life group.

The Garden Club completed a fall cleanup of the Great Oak Garden on October 19. Invasive plants were removed as well.

The Collections Committee of the Ledyard Historical Society had a meeting at the Bill Library on October 21. Plans to resume work in the house were discussed as well as questions on the missing history of the house. There is a possibility that the house predates the official date of 1796. The Society is interested in helping access historic structure reports so that collectively there could be a baseline for which to plan restoration improvements and appropriate presentation.

Mr. Kelley said as part of the Capital expenses proposal he would like a caretaker "cottage" house to be put on site. Ideally a local historic building such as an 18th or 19th Century Cape that would be lost otherwise. The interior would be renovated as a modern home for Caretakers. Mr. Geer asked if it's necessary to have a caretaker at the NLH? Mr. Kelley said it is an Historic structure which contains artifacts, housed in the woods and cannot be seen from the road which presents a danger. He added that currently it is very dry and there is a risk of fire. Approximately three years ago a campsite was found in the woods close to the house. The campsite was disassembled twice. Mr. Kelley regularly checks on the house since the caretakers have vacated the premises. Mr. Geer suggested the use of modern technology to monitor the house. Mr. Kelley said if an on-site caretaker is not possible then technology, volunteers and police presence will need to be used.

**RESULT:** DISCUSSED

**3.** Research/Preservation - Ms. Chittim.

Ms. Chittim has spoken with her father who is the head of the Historic Commission in Lewiston, Maine, for fundraising ideas. The Lewiston Commission is very lucrative, to the point where they were able to purchase a house to hold collections. Ms. Chittim said that there was a fire at one point and the sprinkler system saved the house. She offered to inquire about the sprinkler system if the Commission is interested. She asked what they did to make the Commission part of the regular conversation in Lewiston, it was answered "advertising, advertising, advertising " and hosting events.

Ms. Chittim shared some suggestions:

- Increase public outreach and visibility over the next 12-18 months.
- Begin Phase I surveys.
- Streamline the Historic Plaque process in the Town.
- Social media is free, it just takes time. Ms. Chittim said social media is a very inexpensive way to get a lot of attention quickly. Research which platform to use based on age category and use blogging, video posting and advertising space.
- Raise money selling "swag" with the Ledyard Commission's logo or the Great Oak Tree. A logo design contest could be held by hosting a community talent show with a \$100 gift card as a prize.
- Host a table at the Towns Farmer's Market to advertise, talk to residents to explain what the Commission does and have artifacts on display.
- Host events at the Nathan Lester House such as a trail runs, maybe even hold holiday ones such as a Santa Claus run or a St. Patrick's Day run. Other ideas are an Oktoberfest event with local breweries, craft fairs, bonfires, music, anything involving local artists. All of these events would be on the grounds not inside the NLH. Chairman Lamb said the Commission could look into what permits would be needed. He added that other Historic Museums rely on grants for things such as a full-time worker, gardens, petting zoo etc.

Chairman Lamb suggested that Mr. Chittim and Mr. Kelley collaborate ideas and event planning. Mr. Kelley agreed.

Mr. Barnes said the Sawmill received a grant a few years ago to have an assessment completed. He added that an assessment needed to be completed before any other grants could be considered. Chairman Lamb asked Mr. Barnes to give the grant information to Mr. Kelley so the NLH could apply for a similar grant.

Ms. Parkinson is continuing her quest to have the Spicer ruins preserved. It was said at the last Town Land Use meeting that an official survey should be completed before the Spicer ruin project was assigned to the Commission. She added that a survey would cost approximately \$5,000. The Spicer ruin area is around 4.5 acres. Ms. Parkinson and some volunteers "red flagged" the entire area. Ms. Parkinson wondered if the Commission or Land Use should pursue grant writing. Chairman Lamb suggested that the Commission takes the lead.

**RESULT:** DISCUSSED

**4.** Center School - Mr. Geer.

Mr. Geer said usually there is a \$1,500 budget for the Schoolhouse. Some of it was used last year for historic plaques.

**RESULT:** DISCUSSED

**5. Social Media - Ms. Lamb.**

Chairman Lamb spoke on behalf of Ms. Lamb. He said that she has been trying to build up the Facebook page. The Sawmill video has been posted. The video is slowing building up some presence. He added that Ms. Chittim and Mr. Kelley should work with Ms. Lamb on posting/advertising events. Chairman Lamb said he particularly likes when Ms. Kelley posts old photos for "where in Ledyard is this". Chairman Lamb encouraged the Commission to share before and after photos of renovations.

**RESULT:** DISCUSSED

**X. OLD BUSINESS**

None.

**XI. NEW BUSINESS**

**1. Motion to APPROVE the Historic District Commission 2025 meeting date calendar as written.**

Chairman Lamb said the only potential conflict he saw was the meeting on March 17, 2025, which is St. Patrick's Day. The Commission decided to move the March meeting up a week to March 24, 2024.

January 27*	February 24*	March 24*	April 21
May 19	June 16	July 21	August 18
September 15	October 20	November 17	December 15
January 26, 2026*			

Motion to APPROVE the Historic District Commission 2025 meeting date calendar with an amendment to move the March 17 meeting to March 24.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Ty Lamb

**SECONDER:** Kenneth Geer

**AYE** 5 Barnes Kelley Geer Lamb Chittim

**EXCUSED** 2 Godino Lamb

**XII. ADJOURNMENT**

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

A motion was made by Commissioner Kelley, seconded by Commissioner Barnes, that this be Approved and so declared. The motion carried by the following vote:

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Douglas Kelley

**SECONDER:** William Barnes

**AYE** 5 Barnes Kelley Geer Lamb Chittim

**EXCUSED**    2    Godino Lamb

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