



TOWN OF LEDYARD

Land Use/Planning/Public Works Committee

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman S. Naomi
Rodriguez

Regular Meeting

Monday, June 3, 2024

6:00 PM

Town Hall Annex - Hybrid Format

In -Person: Council Chambers, Town Hall Annex Building

Remote Participation Information Noted Below:

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

<https://us06web.zoom.us/j/83219418840?pwd=gCgXjbJw5Th6yk5PUWictD0de0RJoo.1>

Or by Audio Only: Telephone: +1 646 558 8656; Meeting ID: 832 1941 8840; Passcode: 631727

I CALL TO ORDER

The meeting was called to order by Councilor St. Vil at 6:00 p.m. at the Town Hall Annex Building.

Councilor St. Vil welcomed all to the Hybrid Meeting. He stated for the Town Council Land Use/Planning/Public Works Committee and members of the Public who were participating via video conference that the remote meeting information was available on the Agenda that was posted on the Town's Website - Granicus-Legistar Meeting Portal.

II. ROLL CALL

Present: Gary St. Vil
Jessica Buhle
Kevin Dombrowski

In addition, the following were present:

S. Naomi Rodriguez Town Council Chairman
Karen Parkinson Historic District Commission Member
Alex Samalot Blight Enforcement Officer
Roxanne Maher Administrative Assistant

III. RESIDENTS & PROPERTY OWNERS COMMENTS

None.

IV. PRESENTATIONS / INFORMATIONAL ITEMS

None.

V. APPROVAL OF MINUTES

MOTION to approve the following and Use/Planning/Public Works Committee Minutes:

- Regular Meeting Minutes of May 6, 2024
- Site Walk Minutes of May 21, 2024

Moved by Councilor Buhle, seconded by Councilor Dombrowski

VOTE: 3 - 0 Approved and so declared

RESULT: APPROVED AND SO DECLARED

VI. OLD BUSINESS

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

Councilor St. Vil noted an updated Blight Report for the period ending May 31, 2024 was provided for tonight's meeting. He noted that one case was adjudicated and/or retired.

The LUPPW Committee discussed with Blight Enforcement Officer Alex Samalot the Report noting that there were five new properties listed, and all seemed to be making progress. He stated that it appears that the provisions contained in Ordinance #300-012 (rev 1) 300-012 "*An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard*" were effective, noting that Blight Enforcement Officer Alex Samalot has been able to get property owners to comply.

Councilor Dombrowski noted that some of the new Blight Cases appeared to be the improper storage of trash on the property. Mr. Samalot attending remotely, agreed stating in some instances that was the case.

Chairman Rodriguez questioned whether the trash was for a bulky waste pick-up. Mr. Samalot stated the trash did not appear to be waiting for a bulky waste pick-up because it was not organized, or put on the curb.

Councilor Buhle noted the importance to remind residents that they needed to call the trash hauler when they had a bulky waste pick-up, especially because Ledyard had a lot of military families, who may not know that they needed to schedule a bulky waste pick-up.

RESULT: CONTINUE

2. Spicer Homestead Ruins - Historical Research and Photos.

Councilor St. Vil stated that he appreciated the research Councilor Dombrowski has done to outline the process required to seek and obtain a historic designation of an identified property.

Councilor Dombrowski stated that he reviewed the State Statute; Chapter 97; Sec. 7-147b and he paraphrased the next steps as follows:

IAW CGS Chapter 97, Sec. 7-147b:

1. The Legislative Body shall appoint or authorize the Chief Elected Official of the municipality to appoint an Historic District Study Committee for the purpose of making an investigation of a proposed Historic District or Districts.
2. The Historic District Study Committee shall:
 - a). Perform an analysis of the historic significance and architectural merit of the buildings, structures, places or surroundings to be included in the proposed historic district or districts and the significance of the district as a whole.
 - b). Provide a general description of the area to be included within the district or districts, including the total number of buildings in each such district or districts listed according to their known or estimated ages.
 - c). Create a map showing the exact boundaries of the area to be included within the district or districts. Councilor Dombrowski noted that this would require an A2 Survey.
 - d). Develop a proposed ordinance or proposed ordinances designed to create and provide for the operation of an Historic District or Districts.
 - e). Determine such other matters as the Committee may deem necessary or advisable.
3. The Historic District Study Committee shall transmit copies of its report to the Department of Economic and Community Development, the Planning Commission and Zoning Commission, or the Combined Planning and Zoning Commission, of the Municipality, if any, and, in the absence of such a planning commission, zoning commission or combined planning and zoning commission, to the Chief Elected Official of the municipality for their comments and recommendations.
 - a). Each such Commission, Board or Individual shall deliver comments and recommendations to the Committee within *sixty-five days* of the date of transmission of such report.
4. The Historic District Study Committee shall hold a public hearing on the establishment of a proposed Historic District or Districts not less than *sixty-five nor more than one hundred thirty days* after the transmission of the report to each party listed above.
 - a). Except that, if all such parties have delivered their comments and recommendations to the Committee, such hearing may be held less than sixty-five days after the transmittal of the report.
 - b). The comments and recommendations received pursuant from the above listed, shall be read in full at the public hearing

5. The Historic District Study Committee shall submit its report with any changes made following the public hearing, along with any comments or recommendations received, and such other materials as the Committee may deem necessary or advisable to the Legislative Body and the Clerk of the Municipality within sixty-five days after the public hearing.
6. The Clerk or his designee shall, not later than sixty-five days from receipt of such report, mail ballots to each owner of record of real property to be included in the proposed District or Districts on the question of creation of an Historic District or Districts, as provided for in CGS sections 7-147a to 7-147k, inclusive.
7. The form of the ballot to be mailed to each owner shall be consistent with the model ballot prepared by the *Historic Preservation Council of the Department of Economic and Community Development* established pursuant to CGS section 10-409. The ballot shall be a secret ballot and shall set the date by which such ballots shall be received by the clerk of the municipality. The ballots shall be mailed by first class mail to each owner eligible to vote in such balloting at least fifteen days in advance of the day on which ballots must be returned.
8. If two-thirds of all property owners voting cast votes in the affirmative, the Legislative Body of the Municipality shall by majority vote take one of the following steps:
 - a). Accept the Report of the Committee and enact an Ordinance or Ordinances to create and provide for the operation of an Historic District or Districts in accordance with the provisions of this part;
 - b). Reject the Report of the Committee, stating its reasons for such rejection;
 - c). Return the report to the Historic District Study Committee with such amendments and revisions thereto as it may deem advisable, for consideration by the Committee. The Committee shall submit an amended report to the Legislative Body within sixty-five days of such return.

Any Ordinance, or amendment thereof, enacted pursuant to this part, which creates or alters District Boundaries, shall contain a Legal Description of the area to be included within the Historic District. The Legislative Body, when it passes such an Ordinance, or Amendment thereof, shall transmit to the Municipal Clerk a copy of the Ordinance or Amendment thereof. Such Ordinance, or Amendment thereof, shall be recorded in the land records of the municipality in which such real property is located and indexed by the municipal clerk in the grantor index under the names of the owners of record of such property.

Councilor St. Vil stated during the LUPPW Committee's May 21, 2024 Site Walk of the Spicer Homestead Ruins that he learned from Connecticut Preservation Archaeologist Stefon Danczuk, who accompanied the group on the Site Walk, that the following steps were required and he stated that they would need to decide whether they were seeking the following types of Historic Designation for the Spice Homestead Ruins:

- First, the Town would designate the property as a historic stie.
- Second, the State would designate the property as a historic stie.
- Third, the property would potentially be recognized by the Federal Government as a historic stie.

Councilor St. Vil stated he reviewed Ordinance #300-019 “*An Ordinance Establishing Historic District Boundaries and Establishing a Historic District Commission for the Town of Ledyard*” which addressed providing Administrative Control of a property that has been deemed a historic site. He explained once they identify that the town had a site of historic significance; and then the town would grant the Administrative Control of the site to the Historic District Commission. He went on to note that the Spicer Homestead Ruins lied within the 101.80-acre Clark Farm property located at 1025 Colonel Ledyard Highway, which was currently under the Town Council’s Administrative Control. Therefore, he questioned the process for the Spicer Homestead Ruins to become a historic site and to assign Administrative Control of a property that was within a larger property.

Councilor Dombrowski explained that the Historic District Commission would need to request that a subset of the Clark Farm be designated as a historic area. He stated based on the Historic District Commission’s recommendation that the Town Council could provide the local historic designation; and they could assign the Administrative Control of the defined area to the Historic District Commission. He went on to note that there were a few properties in which there was more than one town department/commission that jointly shared the Administrative Control, such as the Gales Ferry Community Center, which was under the Administrative Control of both the Library Commission and the Parks, Recreation & Senior Citizens Commission.

Mrs. Karen Parkinson, Rose Hill Road, Historic District Commission Member, thanked the LUPPW Committee for participating in the May 21, 2024 Site Walk of the Spicer Homestead Ruins, noting that Connecticut Preservation Archaeologist Stefon Danczuk accompanied them on the site walk. She stated although they currently do not have a map of the area that in working on the Tri-Town Trail (Bluff Point to Preston Plains Park) that some geographical and turbulence of the land was done, in which they identified the locations of the stone walls and other landmarks. She described the Trail beginning at the Red Barn, noting that they walked up the trail, through the meadow, and across the bridge, where the trail split, which was where they saw the Spicer Homestead Ruins and the large Spicer rock. She stated initially the Tri-Town Trail was mapped to go through the Spicer Homestead Ruins, until they realized what they had there; at which time they rerouted the Tri-Town Trail not to disturbed the Spicer Homestead Ruins. She stated they were talking about making the boundaries from the creek, over to the town line, and along the two stone walls.

Mrs. Parkinson continued by stating as of May 2024, the following three steps have been accomplished, noting that this work was documented in the report titled “*The Spicer Ruins Project 2022*”. The site was acknowledged (verified), recognized and described in the report by Sarah Holmes, Ph.D. (Archaeology Consultant).

1. **Acknowledge** - The property has been verified, acknowledged providing recognition that stated the area was actually the ruins of the original Spicer Homestead.
2. **Recognize** - The property was recognized as being a valuable and historic site. Mrs. Parkinson stated that there were very few, if any, such well preserved, undisturbed homestead sites with intact stone walls.
3. **Describe** - The site was evaluated by an expert of early American life, particularly the 100 years before the Revolutionary War. This was done by Sarah Holmes, Ph.D. (Archaeology Consultant)

Chairman Rodriguez questioned the acreage of the Spicer Homestead they were looking to preserve with a historic designation. Mrs. Parkinson stated at this time they do not know the acreage of the area they would like to preserve. She stated that once they have determined the boundaries and have a map that they would then know the acreage, noting that she would expect that it would be less than one acre. She stated if they decided to use the natural landmarks that the site to be preserved could be both stone walls, the creek, and the town line. Councilor Dombrowski suggested they use the Eversource Easement as a boundary, as not to cross any jurisdictional line.

Mrs. Parkinson noted that Connecticut Preservation Archaeologist Stefon Danczuk stated Spicer Homestead Ruins was worthy of State Recognition and that it may also be worthy of National Recognition.

The LUPPW Committee agreed to send a letter to the Historic District Commission to request following:

- Provide a general description of the area to be included within the historic designation, including the total number of buildings and landmarks according to their known or estimated ages.
- Create a map showing the exact boundaries of the area to be included within the historic designation.
- Request that the Administrative Control of the designated area of the Spicer Homestead Ruins be assigned to the Historic District Commission.

RESULT: CONTINUE

3. Any other Old Business proper to come before the Committee.
None.

VII. NEW BUSINESS

1. Any other New Business proper to come before the Committee.
None.

IV. ADJOURNMENT

Councilor Buhle moved the meeting be adjourned, seconded by Councilor Dombrowski.

VOTE:3 - 0 Approved and so declared, the meeting was adjourned at 6:21 p.m.

Respectfully submitted,
Gary St. Vil
Committee Chairman
Land Use/Planning/Public Works Committee

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