



TOWN OF LEDYARD
CONNECTICUT
TOWN COUNCIL
HYBRID FORMAT

741 Colonel Ledyard Highway
Ledyard, CT 06339

860 464-3203
Roxanne Maher

Chairman Kevin J. Dombrowski

MINUTES
LAND USE/PLANNING/PUBLIC WORKS COMMITTEE –
REGULAR MEETING

Monday, October 2, 2023

6:00 PM

Town Hall Annex Building

DRAFT

- I. CALL TO ORDER – The meeting was called to order by Councilor Paul at 6:00 p.m. at the Council Chambers, Town Hall Annex Building.

Councilor Paul 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 –

Attendee Name	Title	Status	Location	Arrived	Departed
Gary Paul	Committee Chairman	Present	In-Person	6:00 pm	6:20 pm
John Marshall	Town Councilor	Excused			
S. Naomi Rodriguez	Town Councilor	Present	In-Person	6:00 pm	6:20 pm
Earl (Ty) Lamb	Historic District Commission	Present	In-Person	6:00 pm	6:16 pm
Karen Parkinson	Tri-Town Trail Association	Present	In-Person	6:00 pm	6:16 pm
Roxanne Maher	Administrative Assistant	Present	Remote	6:00 pm	6:20 pm

- III. CITIZENS' PETITIONS

Mr. Earl (Ty) Lamb, 95 Lambtown Road, Ledyard, Historic District Commission.

Mrs. Karen Parkinson, 55 Rose Hill Road, Ledyard, Tri-Town Trail Association President.

Mr. Lamb explained that the Historic District Commission and the Tri-Town Trail Association were working together to identify local historical sites and create small parks that were off shoots from the Tri-Town Trail where people could take some time to read the plaques providing some historical facts regarding the site that would be placed along the Trail and to take a rest. He noted the two Groups were currently looking at the following properties and working through the process to get the sites Registered as Historical Sites with State Archaeological Department:

- Spicer Ruins located on the Clark Farm, 1025 Colonel Ledyard Highway -which they would be talking about this evening.
- Lambtown Road had a location where they would like to create a Pollinator Garden, which was on the Groton Open Space Association (GOSA) land.
- Rogerene sites in Ledyard.

Mr. Lamb stated that he and Mrs. Parkinson were present this evening to discuss the Spicer Ruins Site that was located on the Clark Farm, 1025 Colonel Ledyard Highway. He stated the site was already part of the Tri-Town Trail noting that from the Preston Plains Trailhead the site was about three-miles in. He stated the Spicer Ruins site could also be accessed from the Parking Lot by the old Red Barn on the Clark Farm by crossing the bridge and following the trail to the left.

Mr. Lamb went on to explain that the Historic District Commission's involvement would be to make a Historical Registered Park in the area of the stonewalls, stream, dual cellars, and where the old house was.

Mrs. Parkinson stated Ledyard Rotary Club gave the Tri-Town Trail Association \$1,000 for fencing and signage. However, she stated that they had not used the money yet, because they did not know how much of the area the Historic District Commission would want to encompass for the Park.

Mrs. Parkinson stated currently the site was unprotected noting that the Tri-Town Trail has been working through the process and have received an Archaeological Site Number. She explained that the Tri-Town Trail Association received Grant funding from the Community Foundation noting that some of the money was put aside to put in a crosswalk the Preston Plains Park Trailhead; and that \$3,000 of the grant was used to hire Sarah Holmes, PhD Archaeology Consultant to conduct the Archaeological Land Record Study to verify that that the site was the Peter and Mary Spicer Homestead dating back to 1670. She went on to explain that then they had to submit the verification to the State Archaeological Organization and that they provided them with the Archaeological Site Number. She explained that the Site Number does not have any strings attached to it; noting that it just gives it a number identifying that it was a site. She stated if they moved forward to get the site preserved and protected then they would have State Laws that could be posted on the property stating that you could not remove anything, etc. She noted without having the site protected anyone could desecrate the property without any real punishment, except for a misdemeanor. She stated if the property was protected under the State Archaeological Department that there would be much bigger fines should anyone cause damage or remove anything from the site. However, she explained the Tri-Town Trail's Mission was not to protect historical sites, which was the reason the Historic District Commission has agreed to take-on this project.

Mrs. Parkinson noted the paperwork that was provided for tonight's meeting was the Archaeological Study that was conducted, and she provided an overview of the background provided in the Report regarding the Spicer Ruins site that was located on the Clark Farm, 1025 Colonel Ledyard Highway, Ledyard noting the following:

“The earliest 17th century land deeds granted to Peter Spicer from New London only provided a vague description of the actual metes and bounds and in many instances are incomplete.

Initially, Peter Spicer's lands were bounded with a swamp on the west and south. Other early land records identify a brook on the northern bound. Although it was not definitively proven through title search where Peter Spicer's first dwelling was located, the landscape in the vicinity of the "Spicer Rock" contains extensive field systems enclosed within stonewalls, along with a well and cellar holes that suggest great time depth.

Peter Spicer's descendants, Edward (2) and John (3) Spicer lived in separate residences in 1723 John Spicer's (4) farm included the land recently purchased by John Spicer (4) from Daniel Whipple of approximately 16 acres 11 rods.

The Whipple purchase became the north line of the Spicer farm measuring 115 rods in width (east to west) and provided the location of the northeast corner bound at the brook and highway (located near to the newly installed footbridge on the northwestern side of the large field at 1025 Colonel Ledyard Highway).

John Spicer's (4) last will and testament, dated May 6, 1769, stated he left his two sons, John Spicer (5) and Cyrus Spicer (5), his farm. The estate was equally divided, although John (4) left Cyrus the house.

The division of John Spicer's (4) in 1772 describes a 146 acre farm.

John Spicer (5) also receives one half of the orchard lying east of the dwelling house on the eastern side of the 146 acres.

Survey of division agreement/line:

- *to begin the division line at a heap of stones in the north line of said farm 55 (52?)¹ rods westerly from northeast corner*
- *running south from said heap of stones 11 degrees east 150 rods to a heap of stones south of the barn*
- *south 7 degrees east 95 ½ (15 ½?) rods to an heap of stones*
- *south 5 degrees west 22 rods to an heap of stones*
- *south 7 degrees east 14-1/2 rods to heap of stones on north line of Capt. Robert Geer land*

Survey of John's orchard:

- *one half of orchard lying east of dwelling house*
- *beginning at southwest corner of George Geer land*
- *running south 13 degrees east across said orchard to heap of stones by a wall*
- *east 22 degrees north 11 ½ rods to George Geer's land*
- *with said George Geer's land to the first mentioned bound*
- *containing 1 acre 20 rods*

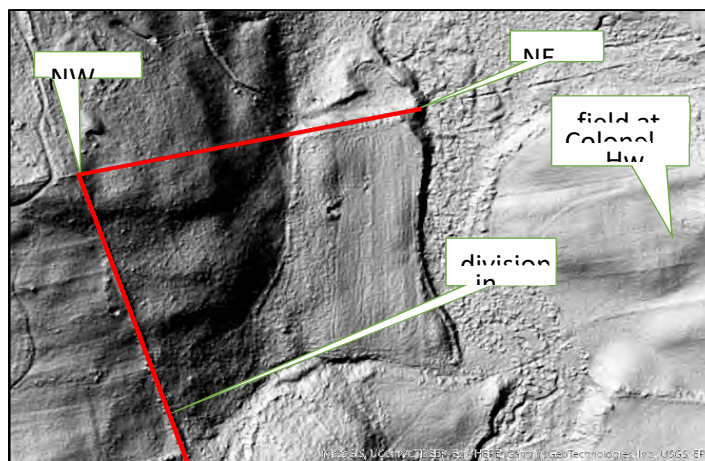
The title search indicated the abutters on the Spicer property remain constant over time in regard to Cyrus Spicer's inheritance from his father John Spicer (4) in 1769. Benjamin Geer and George Geer's property abutted the Spicer land on the east, often with a brook as a boundary.

To review, the clearest survey regarding the location of any appurtenances including the Spicer dwelling is from the last will and testament of John Spicer's (4) in 1769 and the division of his estate totaling 146 acres inherited by his sons Cyrus and John Spicer in 1772.

Mrs. Parkinson noted that the Archaeological Report included the following suggestions:

If the Town is interested, a request for an archaeological site number and an archaeological site form could be filed with the Office of State Archaeology. The site form would describe, at a minimum, the immediate area to the south of the bridge near "Spicer Rock", the possible cellar holes and the stone-well. The archaeological site description could also include the field system in this area.

Maps related to Spicer landholdings.

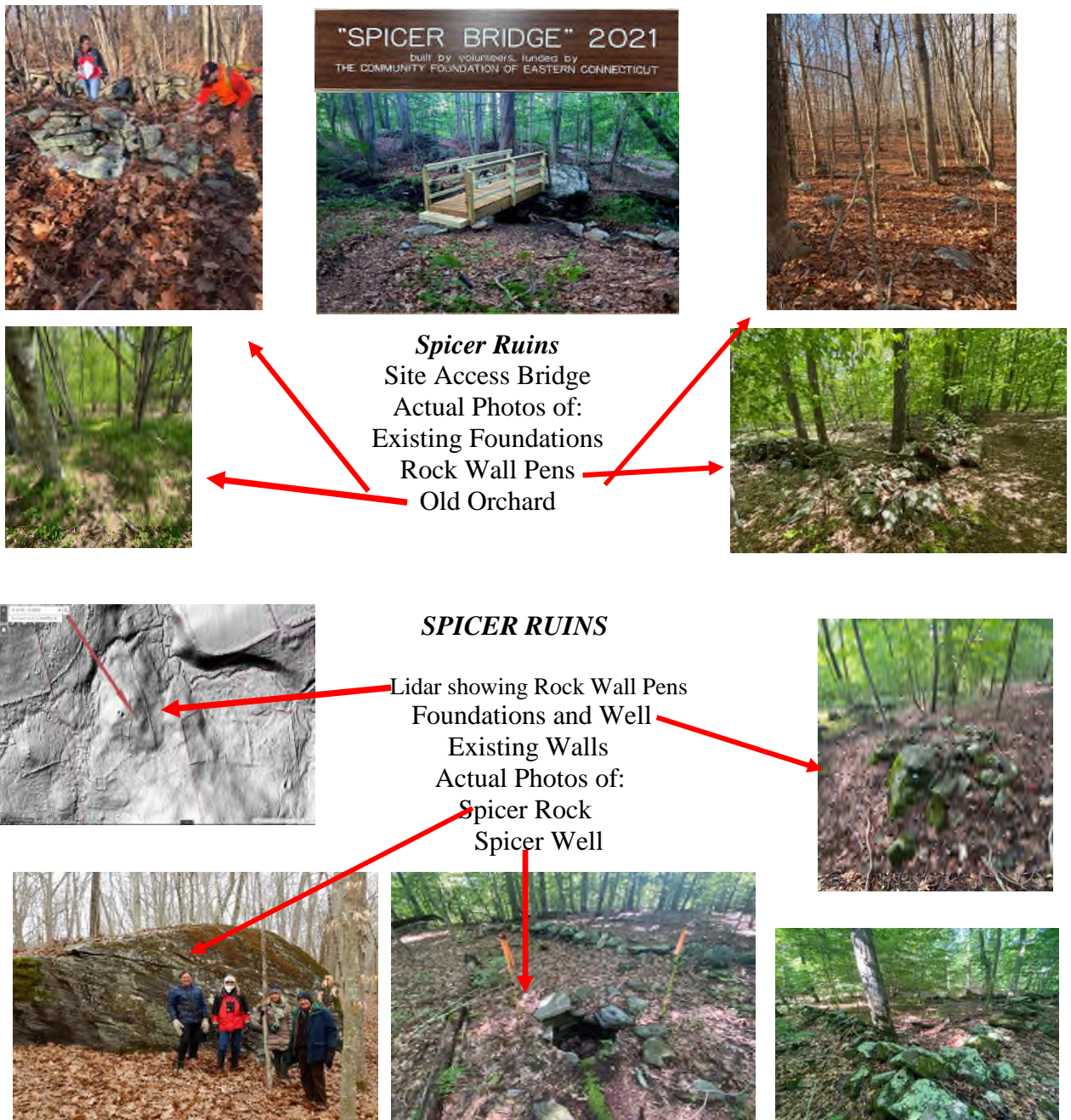


Mr. Lamb noted that his role on the Historic District Commission was Preservation and Research. He stated the Clark Farm was town property, and therefore, the Historic District Commission would like to request the Town Council place the Spice Ruins under the Commission's Administrative Control to continue their work in preserving it as a historic site and to create a small park.

Councilor Rodriguez requested clarification regarding the location of property. Mrs. Parkinson stated that the Spice Ruins was within the 101-acre Clark Farm parcel which was located at 1025 Colonel Ledyard Highway. She stated that currently Mr. Walter Majcher leased both sides of the Joe Clark Brook for farming to grow hay and corn, noting that Mr. Majcher was not able to get to the other side of the Brook because there was no bridge. She stated as they could see on the map (above) the Spicer Homestead re was a rectangular area further north on the property.

The LUPPW Committee, Mrs. Parkinson and Mr. Lamb reviewed the parcel on the Town's Geographic Information System (GIS) Mapping System. Mr. Lamb pointed out the Spicer Rock and he noted that they would like to preserve about one to two-acres around the rock explaining that the Spicer Rock would be about in the middle of the preserved area. He stated the Spicer Ruins was in the hilly wooded area of the property, noting that where Mr. Majcher was farming was quite a distance away in the field area. He stated the Spicer Ruins was about three-miles from the Preston Plains Park Trailhead and about one and half miles coming into the property from the other side near the old Red Barn.

Mrs. Parkinson stated it appears that the area has been undisturbed since the house burned down many years ago and she noted the following photographs were also included in the meeting packet:



The LUPPW Committee noted the Clark Farm was currently under the Town Council's Administrative Control. They agreed to schedule a Stie Walk on Friday, October 20, 2023 at 9:00 a.m. to walk the property as they continued to research the process to preserve the site and to identify the process possibly assign a site within the Clark Farm property to the Historic District Commission to provide the Administrative oversight.

Councilor Paul thanked Mrs. Parkinson and Mr. Lamb for attending tonight's meeting.

Mrs. Parkinson and Mr. Lamb left the meeting at 6:16 p.m.

RESULT: CONTINUED

Next Meeting: 11/06/2023 6:00 p.m.

IV. PRESENTATIONS/INFORMATIONAL ITEMS- None.

V. REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

MOTION to approve the Regular Meeting Minutes of August 7, 2023

Moved by Councilor Paul, seconded by Councilor Rodriguez

VOTE: 2 - 0 Approved and so declared

IV. OLD BUSINESS

1. Enforcement of regulations to address blight issues.

Councilor Paul noted that the last Report the LUPPW Committee received was in July, 2023.

Councilor Rodriguez stated that she received a comment from a Resident and that she would speak to Blight Enforcement Officer Eric Treaster; and provide an update at the LUPPW Committee's November 6, 2023 meeting.

RESULT: DISCUSSED/CONTINUED

Next Meeting: 11/06/2023 6:00 p.m.

2. Security and safety concerns regarding the Park on East Drive (Christy Hill Park).

Councilor Paul stated that he checked with Police Chief John Rich noting there have been no new issues reported. He stated he recently visited the Park noting that it looked great. He thanked the Police Department, Parks & Recreation Director Scott Johnson, Jr. and Public Works Department for all of their work and he also thanked the Residents for their involvement and support.

Councilor Rodriguez stated that she had not spoken to Mr. Jamison since their last meeting, and that she would have an update for their November 6, 2023 meeting.

RESULT: DISCUSSED/CONTINUED

Next Meeting: 11/06/2023 6:00 p.m.

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

V. NEW BUSINESS

1. MOTION to recommend the Town Council extend Archery Hunting on Certain Town Owned Lands and Certain Open Space Properties for one-year in accordance with provisions in Ordinance#100-018 (rev. 1) "*An Ordinance Providing Archery Hunting on Certain Town Owned Lands and Certain Open Space Properties*".

Moved by Councilor Rodriguez, seconded by Councilor Paul

Discussion: Councilor Paul stated Ordinance#100-018 (rev. 1) provided for Archery Hunting on Certain Town Owned Lands and Certain Open Space Properties. He stated in accordance with Section 4. "*Annual Expiration*" the Ordinance would expire annually at the end of the calendar year, unless a vote of the Town Council was taken to approve to extend it for one year. He stated that this was simply an Administrative Action.

VOTE: 2 – 0 Approved and so declared

RESULT: 2 – 0 APPROVED AND SO DECLARED

MOVER: S. Naomi Rodriguez, Town Councilor

SECONDER: Gary Paul, Town Councilor

AYES: Gary Paul, Naomi Rodriguez

EXCUSED: John Marshall

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

IX. ADJOURNMENT-

Councilor Rodriguez moved the meeting be adjourned, seconded by Councilor Paul.

VOTE: 2 - 0 Approved and so declared, the meeting was adjourned at 6:20 p.m.

Respectfully submitted,

Gary Paul
Committee Chairman
Land Use/Planning/Public Works Committee