



# TOWN OF LEDYARD

## Historic District Commission

### Meeting Minutes

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

Chairman Ty Lamb

#### Regular Meeting

---

**Monday, May 20, 2024**

**7:00 PM**

**Town Hall Annex -Hybrid Format**

---

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

Chairman Lamb called the meeting to order at 7:00 p.m.

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

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

Also in attendance was Sharon Primm, Nathan Lester House Caretaker.

#### **III. APPOINTMENT OF ALTERNATES**

Not needed.

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

None.

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

- 1.** Motion to APPROVE Regular Meeting Minutes from April 15, 2024, as written.

Approved with amendments to:

Change "Erikson" to "Ericson" and "Finlayson" to Primm

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Douglas Kelley

**SECONDER:** Kelly Lamb

**AYE** 5 Barnes Kelley Lamb Lamb Chittim

**EXCUSED** 1 Geer

**VI. TOWN COUNCIL LIAISON REPORT****1. Town Council Liaison - Councilor Tim Ryan.**

Councilor Tim Ryan was not present.

**VII. CHAIRMAN REPORT****1. General Report.**

Chairman Lamb noted that Ms. Chittim and Ms. Parkinson are both working on Research and Preservation. In the future Ms. Chittim will be taking more of a leadership role.

It was agreed that the Commission should do some research on the historic status of the buildings and update the registries. It was mentioned that the Sawmill was designated historic in 1972.

**RESULT:** DISCUSSED

**2. Financial Reports.**

No changes in the Sawmill donation account.

Chairman Lamb asked previous Chairman, Godino if most of the funds in the NLH donation account were from the movie productions, he answered yes.

Chairman Lamb asked about the source of donations in the Sawmill account. Mr. Barnes said the Sawmill has had some significant donations from visitors. He added that there are no restrictions as to how the money could be spent, spending is at the discretion of the Sawmill. The donations are not used often. It may need to be used this year for the penstock.

Chairman Lamb also asked about the source of donations in the NLH donation account. It was answered that it consists of modest visitor donations and two movie production donations.

ARPA - Funds have recently been used for the NLH siding project and the Sawmill raceway.

Mr. Barnes asked to clarify that the remaining ARPA funds are mostly set aside for the Sawmill. Chairman Lamb agreed.

Chairman Lamb will ask for new reports because additional funds have been used since the reports were created. There were several POs created for the Sawmill, Nathan Lester House Renovations, and an electrical emergency at the NLH that are not reflected in the current reports.

**RESULT:** DISCUSSED

**VIII. CORRESPONDENCE**

Chairman Lamb mentioned that if there are any forms of correspondence meant for the Commission it should be forwarded to both him and Ms. Lamb.

Mr. Barnes reached out to the State of CT Development Management via email. Jessica Bilyard from the Office of Innovative Partnerships and Planning Connecticut Department of Energy & Environmental Protection responded to his questions. Mr. Barnes reached out to ask if there are special requirements for the lining of the Penstock. There is an application that will need to be completed.

In addition, the State of Connecticut may start having less oversight on smaller dams. Mr. Barnes stated that the session is closed for the year but may be applicable next year.

## **IX. COMMITTEE REPORTS**

### **1. Sawmill Committee - Mr. Barnes.**

The highest priority for the Sawmill is the lining of the penstock. For this project the State requires an application and not filing is considered a violation. The expectation is to file, get approval, send out bids and select a vendor. Mr. Barnes questions the ability to complete all the required steps in time to use the ARPA funding. If the deadline is missed, the Capital and Sawmill donation funds would be available. Mr. Barnes said he will be seeking assistance in the application process to ensure that no details are missed. He will request a quote for the assistance cost.

Mr. Barnes reported that the tail race repairs, and restructured landscaping have been completed and look great. One item still left to finalize is to reinstall the handrails. Possibly Mr. Kelley could help with welding and restoring. Mr. Barnes requested a motion on reinstalling the handrails. Mr. Kelley asked if a vote is needed to approve Sawmill subcommittee items. Mr. Godino answered no and added that Bill could withdraw the motion. Chairman Lamb agreed.

A structural assessment is being completed by Beth Ackley and she will have some suggestions for improvements. Mr. Barnes said the sum cost of all the projects needed for the Sawmill may exceed the Sawmill funding, therefore the projects will need to be prioritized. For example, the siding of the mill may not be required. Once Ms. Ackley has the recommendations ready for review, Mr. Barnes, Mr. Ganong and Mr. Godino will prioritize the list. A few known necessary improvements will be improvements to the outside of the Sawmill (but not a completely new siding), and the gutter on the back side of the Sawmill. Ideally the pitch of the gutter should go in the opposite direction to what it is now.

On June 1, 2024, the Historical Society will be holding a meeting at the Sawmill. It was asked if permits were needed for food trucks and getting approval from the Town. It was answered no because the Commission is in full control of the Sawmill and the surrounding 11 acres.

**RESULT: DISCUSSED**

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

Mr. Kelley reported that the restoration work on the East side of the Nathan Lester House has made significant progress. The partnership with the Quiet Corner has been an outstanding experience. All siding on the East side has been removed and all materials have been handled

per lead remediation regulations. Inspection of the exposed sheathing showed that some required replacement which has been done with white oak. A couple of limited areas of timber framing underneath the sheathing have been found to contain either rot or old termite damage. There is no new termite infestation. Fortunately, the small amount and the exact placement of the sites meant that using advanced epoxy was a good solution, rather than the far more extensive work that would have been needed if pulling and replacing timber was required. The sites are above the second floor and do not support the attic story, therefore the Committee is confident that the repairs will hold up, especially with new sheathing in place.

Status:

Sheathing repair is complete.

A new membrane is attached.

Western red cedar siding has been delivered.

The stock for the water replacement table was delivered to Quiet Corner.

Window restoration is off site and under way.

Interior maintenance projects are ongoing.

Mr. Barnes stated that overall, he is very pleased with the progress, quality of work and partnership with the vendor.

Mr. Kelley has been working with the Historical Society to assist with their new inventory system. This consists of consolidating inventory ledgers into a computer system. Chairman Lamb expressed concern that information the owners and donors of the items will be lost in the new system. Mr. Kelly said the program the Historical Society is using is also used by museums and will contain the accession number, description, where it is held, the item's condition and all other information on the item. The Historical Society will also have the ability to edit and add information as need be. Mr. Kelley said often during tours and reunions people request information and it would be helpful to have details on hand to give them. The tool collections will also be incorporated into this system.

Mr. Godino asked if the table he made from the cherry tree that died (front entrance), would be given back (not sold) if the table is not wanted in the future. Chairman Lamb agreed.

Chairman Lamb said that the Ledyard Oak tree died that it has not been replaced. He put up for consideration that it be replaced with the offspring of the original tree. It was mentioned that Sprig and Twig donated an oak (not of historical significance), that is now about 20'-25' tall.

The Ledyard Rotary Club had a meeting at the NLH on May 9, 2024. Sharon Primmet, Nathan Lester House Caretaker greeted the guests, gave an update on the Committee's activities, and answered questions.

Mr. Kelley asked the electrician to remove the floodlights that were non-operational on the East side of the NLH. At the same time, he asked the electrician to look at the floodlights on the back of the carriage house. He determined that not only were they non-operational, but they had burnt out and a possible fire hazard. He then asked the electrician to review the current going into the NLH. The electrician engaged Eversource on the review. Eversource determined that all the wiring from the connection down was unsafe and proceeded to turn off the power. The

electrician disputed this opinion but could not arrange for a grace period to have repairs made. The electrician assisted with activating the generator, and then worked Sunday to replace the line down to the meter.

Interior maintenance projects are underway and will be on view when the NLH opens for the season. This maintenance will delay the opening past the Memorial Day weekend to June 1, 2024.

The Application for a Certificate of Appropriateness for the proposed addition to new exterior doors to the front of the barn is on the docket for this evening's public meeting, held just prior to this meeting.

**RESULT:** DISCUSSED

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

Archeology days at the Nathan Lester House will re-open on June 22nd, 9:00 a.m. - 1:00 p.m., asking for RSVP's.

Mr. Lamb mentioned that the BOE connect with Ms. Chittim on these endeavors. Ms. Chittim is offering help presently as to the timing of her leave finishing up in the middle of July.

Chairman Lamb, Ms. Ericson, Goshen and the Garden club will be working on clearing the land in late summer and putting up the sign by Fall at the Lambtown Pollinator site.

Ms. Parkinson talked about the Spicer project during a site walk on May 21, 2024, at 4:00 pm with the Land Use Committee. A meeting to be held with the Land Use Committee on the road map and general discussions of the next steps. The Town already owns the Clark Farm, it's not an open space. The intention is to get the Spicer Ruin identified as a local historic site first and then recognized by the State later.

The Committee will request a meeting of the Land Use Committee and the Town Council regarding the designated area so the town Council can give rights to the Ledyard Historic District Commission. Will also need to designate the boundary lines, the foundation, the well and gardens. Chairman Lamb suggested keeping it simple. A question was asked if the site would need to be surveyed and if so, who would pay for the survey? Peter Gardner was suggested as a surveyor. Breakdown of the phases of the Clark site: Agreement of the property, get administrative control to the District Commission.

**RESULT:** DISCUSSED

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

Discussed the Gallup Hill Elementary School visit to the Ledyard Center One Room Schoolhouse. There were people present who had attended one of the one room schoolhouses which made it more special.

**RESULT:** DISCUSSED

**5. Social Media - Kelly Lamb.**

Updates of the projects and pictures. Posting of the before, process and final stages of Commission projects: One Room Schoolhouse (Ledyard Center), Sawmill and the Nathan Lester House.

Events to post - Ms. Lamb asked all Commission members to be mindful of events and projects, to send information and pictures to be posted on social media.

Ms. Lamb asked members to spread the word of the Commission's Facebook page. Mr. Kelley asked if Ms. Lamb had access to the Instagram page. She said, not at this time but she is working on it with Ms. Dyson.

**RESULT:** DISCUSSED

**X. OLD BUSINESS**

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

**XI. NEW BUSINESS**

1. Motion to ACCEPT the Certificate of Appropriateness for the Nathan Lester House Barn Door.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Ty Lamb

**SECONDER:** Douglas Kelley

**AYE** 5 Barnes Kelley Lamb Lamb Chittim

**EXCUSED** 1 Geer

2. Any Other New Business to come before the Commission.  
None.

**XII. ADJOURNMENT**

Motion to ADJOURN the Regular Meeting at 8:18 p.m.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Douglas Kelley

**SECONDER:** William Barnes

**AYE** 5 Barnes Kelley Lamb Lamb Chittim

**EXCUSED** 1 Geer

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