



TOWN OF LEDYARD

Historic District Commission

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman Ty Lamb

Regular Meeting

Monday, September 15, 2025

7:00 PM

Town Hall Annex -Hybrid Format

I. CALL TO ORDER

The Regular Meeting was called to order by Chairman Lamb at 7:01 p.m.

II. ROLL CALL

The meeting was called to order at 7:00 p.m.

Present Commissioner Douglas Kelley
Chairperson Ty Lamb
Commissioner Kelly Lamb
Commissioner Ammie Chittim
Commissioner Karen Parkinson
Alternate Alternate Member Vincent Godino
Alternate Member Kenneth Geer
Alternate Member Rebecca Watford

Ammie Chittim was present via Zoom.

William Barnes, Town Council joined the meeting via Zoom at 7:03 p.m.

Vin Godino arrived at 7:06 p.m.

III. APPOINTMENT OF ALTERNATES

Not needed.

IV. RESIDENTS & PROPERTY OWNERS COMMENTS

None present.

V. REVIEW AND APPROVAL OF MINUTES

1. Motion to APPROVE the Regular Meeting Minutes from August 18, 2025, as written.

RESULT: APPROVED AND SO DECLARED

MOVER: Ty Lamb

SECONDER: Douglas Kelley

AYE 5 Kelley Lamb Lamb Chittim Parkinson

VI. TOWN COUNCIL LIAISON REPORT

1. Town Council Liaison - Councilor Bill Barnes.

Bill Barnes, Town Councilor, reported information from the last Town Council meeting. He said that Chairman St. Vil shared an update from the Land Use Committee that the Commission has the authority to proceed with the survey. He added that if there is a need from the Commission to bring something to the Town Council (regarding the Spicer Ruins) that it should go to Land Use first for endorsement. Ms. Parkinson read a portion of Chairman St. Vil's letter:

"under this provision the Historic District Commission is authorized to serve as the Historic District Study Committee and has the ability to take on tasks to investigate the feasibility of preserving Historic properties such as the Spicer Homestead Ruins".

RESULT: DISCUSSED

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

Nothing to report.

2. Financial Report.

Chairman Lamb spoke with employees at the Town Hall who verified that the funds from last fiscal year have not been moved over to the new fiscal year yet. Chairman Lamb looked at last year's ending number and subtracted purchase orders from this fiscal year to calculate current balances.

General Fund -

Nathan Lester House Maintenance account - \$6,505

Chairman Lamb reviewed the specific allotments of the budget:

Interior painting and repairs - \$1,500

Exterior and repairs - \$2,000

Tree removal Phase II - \$2,000

Plumbing and electrical upgrade - \$2,000

Sawmill Maintenance - \$3151

Nathan Lester House Operating - \$2,985

Sawmill Operating - \$670

Miscellaneous - \$1,500

Sawmill Donation - \$8,002

Nathan Lester House Donation - \$9052.37

Ms. Parkinson asked if there was a line-item for expenses associated with paperwork for Spicer Ruins. Chairman Lamb said there is \$1500 available for Preservation and Research.

RESULT: DISCUSSED

VIII. CORRESPONDENCE**1. Correspondence.**

Letter from Chairman St. Vil.

RESULT: DISCUSSED

IX. COMMITTEE REPORTS**1. Sawmill Committee.**

Chairman Lamb reported that there hasn't been a lot going on other than the fire alarm issue. There is potential for a new storage building. Mr. Godino said his son reviewed the engineering report, visited the Sawmill in person and put together an estimate of cost for approximately half a dozen items breakdown of costs is included. Chairman Lamb said a ROM would need to be completed and put into the Capital format before requesting a meeting with Mayor Allyn III.

RESULT: DISCUSSED

2. Nathan Lester House - Mr. Kelley.

Mr. Kelley's report is as follows:

The Lester House has held one public event this past month. Our Trail Renewal Day was this past Saturday the 13th, and we were joined by 41 volunteers who reblazed the trail markers on all trails, including the connector to the Atkinson property. Scout troops, navy personnel, a family and a newer resident pitched in.

We continue to plan for our Fall Festival this month on the 27th, and are still seeking exhibitors and helpers.

Volunteer activity continues, and has resulted in clearing most of the stone wall immediately across from the house, more clearing of the fields in back, and donations to the proposed Children's History Barn.

The Dinosaur Garden in planning for the Northeast corner of the Great Lawn is ready for turf removal and shaping of the site. This work will be a donation to the project by a landscape designer/contractor.

* Is there a need for Commission approval for use of landscaping equipment in this space?

The missing Great Oak Log Books have been located. They were among the artifacts packed away for safekeeping prior to filming the Fog of War movie. All those artifacts have either been restaged in the museum or have been set aside for the Historical Society to enter into their new database.

The museum office is complete, with donated office furniture arranged. It will be used for museum business as well as made available to our long-term partners.

Discussions with town staff have continued on our proposed events contract and fees, electronic payments, and status of our service contractor. While the fees are approved, the contract required further review. We are able to append the new fee schedule to our current contract as needed. When that contract is complete and in use, it will likely be signed by a town official rather than the NLH Committee Head.

* Approval of this Fee schedule is requested.

* The town requests the Commission approve by vote to approve further service contractor expenditures, as well as enumerating the duties of the contractor for museum services.

* My proposal would include:

Program and education development and delivery. Expansion of events capability. Assistance with fundraising opportunities. Community outreach and engagement. Planning, installation, and promotion of changing museum exhibits.

Ms. Parkinson said she has an old fireproof safe in her basement that is not being used. She offered to donate it to the Nathan Lester House if someone could pick it up.

RESULT: DISCUSSED

3. Research/Preservation - Ms. Chittim.

Ms. Chittim reported that Michael Johnson from the Mashantucket Pequot Nation reached out to her and said they are very excited to do a collaboration educational outreach program with the Commission especially in the form of the Ledyard Tree but also in general NLH education.

Ms. Chittim would like to discuss further the purchase order for an archeological excavation. Chairman Lamb said it will be discussed later in the meeting.

Ms. Parkinson said the next step for the Spicer Ruins is to present a packet to the State. The packet will include a study of the site, a map, a description, and a draft revision of the ordinance. Ms. Parkinson said the current ordinance needs to be revised to include Spicer Ruins as a Historic place, she will write a draft to present to the Commission.

RESULT: DISCUSSED

4. Center School - Mr. Geer.

Mr. Geer said the schoolhouse needs to be cleaned between the Back-to-School-Bash event and the Church's Clam chowder event on September 20th. Ms. Watford said she would take care of it. Mr. Geer suggested making another key for the Schoolhouse since the Commission only has one. Chairman Lamb said the Back-to-School-Bash went well. Chairman Lamb set up a table and Ms. Watford dressed in period clothing. Ms. Watford said that a restorer who worked with Mr. Fossum attended and shared a lot of history. Mr. Geer reported that the outside flag is missing and said that the Center School will need another one before September 20th. Mr. Kelley said he could give the school one of the Nathan Lester House flags.

RESULT: DISCUSSED

5. Social Media - Ms. Lamb.

Ms. Lamb reported that the Sawmill's Facebook page has 208 followers and the Nathan Lester House's page has 130 followers, a slight increase from the previous month.

Mr. Godino said Savy and Sons will have photos that could be posted. Ms. Lamb said to send them to her, and she will continue to post pictures of historical sites and historical sites around town.

RESULT: DISCUSSED

X. OLD BUSINESS

1. Any Other Old Business to come before the Commission.

None.

XI. NEW BUSINESS

1. Any Other New Business to come before the Commission.

Nathan Lester House Gardens - The garden project is ready for turf removal in the Northeast corner heading towards the trails. The Commission has no issues with this request. The Garden Club is moving the dinosaur tracks and planting historic trees. Mr. Godino asked for a sketch of the area. Mr. Geer was approached regarding stone posts which are not part of the original garden by the garden Club. The Garden Club would like to put a plaque on the posts; Mr. Kelley will follow up.

Nathan Lester House - Mr. Kelley reported that discussions regarding proposed events contract and fees, electronic payments, and status of the service contractor with Town Hall have continued. The service contract needs further review. The Fee schedule can be appended to the current contract as needed.

Motion to APPROVE the proposed schedule of event fees as written.

RESULT: APPROVED AND SO DECLARED

MOVER: Kelley

SECONDER: Chittim

AYE: 5 Kelley Lamb Lamb Chittim Parkinson

The town requests the Commission's approval by vote to approve further service contractor expenditure, as well as enumerating the duties of the contractor for museum services.

The service contract duties are as follows:

- Programming and education development and delivery

- Expansion of events capability
- Assistance with fundraising opportunities
- Community outreach and engagement
- Planning, installation, and promotion of changing museum exhibits

Ms. Roxo has been fulfilling these duties from May through August 2025. If the contract is approved a bid process will need to be followed.

Motion to APPROVE further service contract expenditure, as well as enumerating the duties of the contractor for museum services.

RESULT: APPROVED AND SO DECLARED
MOVER: Kelley
SECONDER: Parkinson

AYE: 5 Kelley Lamb Lamb Chittim Parkinson

The Commission discussed the vote further. Chairman Lambs said the donation account only has \$9,000 available and proposed a motion amendment to be no more than \$9,000 and keep it as a period performance contract.

Motion to AMEND motion to approve further service contract expenditure for up to \$9,000, as well as enumerating the duties of the contractor for museum services for an allotted time period.

RESULT: APPROVED AND SO DECLARED
MOVER: Lamb
SECONDER: Kelley

AYE: 5 Kelley Lamb Lamb Chittim Parkinson

Capital discussions:

Sawmill - Engineering evaluations of a potential storage unit as capital expenditure.

Nathan Lester House Safety issues - There is reported safety issues with the Oil tanks. During Structural work in the basement a leaning of the wall from the heaving of floor was noticed. The Oil tank needs to be replaced, which will cost approximately \$7,000. Mr. Geer has not had a chance to review. Chairman Lamb recommends a second opinion; he asked Mr. Geer to look at the tank. Anderson Oil is the supplier. Mr. Geer said he thinks Anderson Oil will charge about 1,500 to swap out tanks. Mr. Kelley proposed waiting till the end of season when the tank is somewhat empty. The tank is not rusty. New regulations will require purchase of a new tank. The foundation needs to be re-poured.

Nathan Lester House grounds - The large oak needs to be cut down. Chairman Lamb believes that there is \$2,000 already allotted for tree removal in the maintenance account. Last fall the removal was estimated to be \$4,000. Chairman Lamb asked Mr. Kelley to get a new quote.

Nathan Lester House interior - The floor in the Children's activity corner in the barn has issues and needs to be repaired. Mr. Kelley estimated approximately \$6,000. Possible recommendation is to group the source issue repairs for the barns. Mr. Godino added that the stairs in the barn is a possible safety issue.

RESULT: APPROVED AND SO DECLARED

MOVER: Ty Lamb

SECONDER: Douglas Kelley

AYE 5 Kelley Lamb Lamb Chittim Parkinson

XII. ADJOURNMENT

Motion to ADJOURN the Regular meeting at 9:09 p.m.

RESULT: APPROVED AND SO DECLARED

MOVER: Douglas Kelley

SECONDER: Karen Parkinson

AYE 5 Kelley Lamb Lamb Chittim Parkinson

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