



TOWN OF LEDYARD

Historic District Commission

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman Karen
Parkinson

Special Meeting

Monday, March 2, 2026

6:00 PM

Town Hall Annex -Hybrid Format

I. CALL TO ORDER

The Special Meeting was called to order at 6:01 p.m. by Chairperson Parkinson.

II. ROLL CALL

Present Commissioner Douglas Kelley
Alternate Member Vincent Godino
Commissioner Kelly Lamb
Chairman Karen Parkinson
Commissioner Rebecca Watford
Excused Commissioner Ammie Chittim
Alternate Member Kenneth Geer
Alternate Alternate Member Anne Roberts-Pierson

Also in attendance:
Ty Lamb, Town Council was present at 6:30 p.m.

The following residents were present:
Eric Treaster
Moby Larsen
Dave Schroder
Alan Burton
Cory Watford

III. APPOINTMENT OF ALTERNATES

Vin Godino was appointed as a voting member.

IV. RESIDENTS & PROPERTY OWNERS COMMENTS

Residents' comments will be discussed under New Business "Dave Schroeder's request for HDC assistance with Gales Ferry Historic District having local zoning recognition".

V. REVIEW AND APPROVAL OF MINUTES

Vote will be taken during "New Business".

VI. TOWN COUNCIL LIAISON REPORT**1. Town Council Liaison - Councilor Ty Lamb.**

Councilor Ty Lamb reported that the Commission was appointed to serve as the Historic Properties Study Committee for the Spicer Ruins. The Commission is considering holding a workshop.

It is budget season and the Commission is waiting on Finance to see what budget was approved. Councilor Ty Lamb will be focusing on budget items. A separate capital budget was prepared. Once the Finance Liaison is appointed, Councilor Ty Lamb can work with the Liaison.

VII. CHAIRPERSON REPORT**1. General Report.**

Chairperson Parkinson reported that she attended a long session with Land Use Committee and the Town Council regarding the Spicer Ruins. She also attended a separate meeting with Councilor Carmen Garcia-Irizarry and Councilor Adrienne Parad to educate them on the Spicer ruins since they abstained during the Town Council vote. Karen has had several meetings with Councilor Ty Lamb and Dave Schroder regarding Gales Ferry Historic District having local zoning recognition.

RESULT: DISCUSSED

2. Financial Report.

There is a Historic budget work session on March 10th, Mr. Godino and Chairperson Parkinson will attend. The Commission is exploring funding for the Sawmill pond possibly with State Funds.

RESULT: DISCUSSED

VIII. CORRESPONDENCE**1. Correspondence.**

Ms. Roberts-Pearson reported that she created an email for use in her Commission member position:
Alice-lhdc@att.net.

An ordinance establishing Historic District Boundaries and establishing a Historic District Commission for the Town of Ledyard was submitted by Dave Schroeder.

A resubmittal of the Gales Ferry documents was submitted by Dave Schroeder.

A letter regarding parcels of land donated by the Burton Family was submitted by Alan Burton.

RESULT: DISCUSSED

COMMITTEE REPORT

1. Sawmill Committee.

Mr. Godino reported that the Sawmill is not active currently.

Mr. Godino spoke to Steve Masalin, Public Works Director, regarding the dam. Mr. Masalin suggested narrowing down the contractor choices first prior to writing an RFP. It was suggested to go through the vendor who completed the sight review. This vendor may be able to provide a couple of ballpark numbers, which Mr. Godino hopes will be less than 5K.

RESULT: DISCUSSED

2. Nathan Lester House - Mr. Kelley.

Mr. Kelley's report:

Activity this past month and more has been limited by winter weather but has included

- . Cleanup of holiday decor
- . Preparation of house against weather
- . Estimates for tree removal and for work in cellar
- . Coordination with Ledyard Historical Society and Garden Club
- . Coordination of proposed American Heritage Girls project

The American Heritage Girls project (Stars and Stripes Award) is for a timber-framed garden shed, no larger than 10 x 15, to go within the bounds of the stone walls in the Orchard Field behind the house. When the plans are more complete, the applicant will present to this Commission for approval. We do expect to handle a Certificate of Appropriateness as part of the project.

RESULT: DISCUSSED

3. Research/Preservation - Ms. Chittim.

Chairperson Parkinson suggested that the minutes and attachments from the Town Council meetings are part of the Historic records also. Town Council voted to allow the Commission to serve as the Historic Properties Study Committee for the Spicer Ruins. The A2 survey includes .73 acres only. The study shall be limited to the parcel stated by the A2 study. The commission has been assigned to do the study. The study will begin in the spring. Councilor Ty Lamb stated that the Commission members are experts in these areas and he is looking into education ideas. The Commission hopes to complete a walk through and have drone pictures taken by late spring. Ms. Chittim will describe what can potentially be done with the site.

RESULT: DISCUSSED

4. Center School - Mr. Geer.

In Mr. Geer's absence, Ms. Watford reported that she will be part of the opening of the schoolhouses for tours. Ms. Watford will discuss what and when the School House will be open for.

RESULT: DISCUSSED

5. Social Media - Ms. Lamb.

Chairperson Parkinson suggested looking at the Ledyard Rotary Face Book page, specifically the Garden presentation. Ms. Lamb will share their page on the Ledyard Historical District Commission's page.

RESULT: DISCUSSED

X. NEW BUSINESS

1. Motion to APPROVE the Special Meeting Minutes from February 9, 2026, as written.

The Commission discussed keeping a separate fiscal role. Councilor Lamb agreed that two roles would be better (separating Chairperson from Fiscal Agent). Councilor Lamb suggested reviewing the ordinance. The Rules and Procedure and the Ordinance will both need to be updated.

RESULT: APPROVED AND SO DECLARED

MOVER: Douglas Kelley

SECONDER: Rebecca Watford

AYE 5 Kelley Godino Lamb Parkinson Watford

EXCUSED 2 Chittim Geer

2. Discussion in response to Dave Schroeder's request for HDC assistance with Gales Ferry Historic District having local zoning recognition.

Mr. Schroeder said that in 2022 the Town changed the name of Ledyard Center Village District and the Gales Ferry Design District to "Development Districts". There was also a substantial increase in the allowable height of building size (up to 25 feet high). Mr. Schroeder said these two areas are now Ledyard's highest density Commercial and mixed-use zones. Mr. Schroeder reiterated that these two areas are not protected and he would like to re-establish the Village District guidelines. Mr. Schroeder said he is not against development in these areas but rather he wants to be sure that the development fits into the scale and character of the Historical areas adjacent to the districts. Ms. Watford asked how prepared the Commissioners are to take on all the districts in Ledyard if other cases are presented to the Commission and how would just one district be picked? It was answered that in this case the Commission would only get involved to re-establish the protections that were previously there. Chairperson Parkinson said she has been looking at the Westport Historic Commission whose role is to guide but not protect. Mr. Schroeder said that he is asking the Commission to be the applicant to show stewardship. Councilor Lamb said the Commission could give a recommendation on the POCD to consider Mr. Schroeder's request. Mr. Treaster said once the overlay is in place design guidelines are created which are not mandatory. When a new home is being built, the guidelines would be reviewed, and an architect would decide if it was consistent with the design guidelines. The architect's report would go before the Planning/Zoning Commission for application approval. Mr. Treaster said in the late 1980's the State of Connecticut passed the 830g (affordable housing statute). Under this statute if the developer proposes to keep at least 1/3 of the units as affordable housing for 40 years, then all design guidelines are set back. Mr. Schroeder said there are 500 houses in the Gales Ferry District, and he has plans to get feedback and support from the homeowners and Lee Ann Berry, Gales Ferry District President.

RESULT: DISCUSSED

3. Discussion and approval for film making use of Nathan Lester House.

Mr. Kelley said he was approached about using the Nathan Lester House for a filming.

He gave a short background -

- Couples of young people use the interior and exterior areas for filming.
- March 16th would be the single day of filming.
- Filming would be in the keeping room of the house and the exterior.
- Historical Society has been engaged and confirmed that the collection is in good order.
- A certificate of insurance and a signed contract will be needed.
- Mr. Kelley will be present on the day of filming.
- The Barns will not be used.
- Four actors and eight crew members would be on site.
- \$300 has been offered.

Motion to APPROVE Wide Water Production's request to film on location at the Nathan Lester House on March 16, 2026.

RESULT: APPROVED AND SO DECLARED

MOVER: Douglas Kelley

SECONDER: Rebecca Watford

AYE 5 Kelley Godino Lamb Parkinson Watford

EXCUSED 2 Chittim Geer

XI. ADJOURNMENT

Motion to ADJOURN the Special Meeting at 7:47 p.m.

RESULT: APPROVED AND SO DECLARED

MOVER: Douglas Kelley

SECONDER: Karen Parkinson

AYE 5 Kelley Godino Lamb Parkinson Watford

EXCUSED 2 Chittim Geer

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