



TOWN OF LEDYARD

Historic District Commission

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman Karen
Parkinson

Regular Meeting

Monday, March 16, 2026

7:00 PM

Town Hall Annex -Hybrid Format

I. CALL TO ORDER

The Regular Meeting was called to order by Chairperson Parkinson at 7:06 p.m.

II. ROLL CALL

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

Also in attendance:
Ty Lamb, Town Councilor

Residents:
Eric Treaster
Jo Ann Kelley
Dave Schroeder
LeAnn Barry via Zoom
Debra Edwards via Zoom

III. APPOINTMENT OF ALTERNATES

Not needed.

IV. RESIDENTS & PROPERTY OWNERS COMMENTS

No comments.

V. REVIEW AND APPROVAL OF MINUTES

1. Motion to APPROVE the Special Meeting Minutes from February 9, 2026, as written.
Motion to APPROVE as amended to correct Chairperson Robinson's name in the slate vote.

RESULT: APPROVED AND SO DECLARED

MOVER: Karen Parkinson

SECONDER: Kelly Lamb

AYE 5 Kelley Lamb Chittim Parkinson Watford

EXCUSED 1 Geer

VI. TOWN COUNCIL LIAISON REPORT

1. Town Council Liaison - Councilor Ty Lamb.

Councilor Lamb said he spoke with Chairperson Parkinson, and they agreed that since the Spicer Ruin package is ready, they will present the draft as a Town Council workshop special meeting.

Council Lamb suggested that the Commission reviews the budget Excel document for accuracy. Mr. Godino asked if the first phase of the Capital plan is approved does it carry weight for future phases? Councilor Lamb said only one year at a time can be approved but it is a positive step to have it in the plan.

RESULT: DISCUSSED

VII. CHAIRPERSON REPORT

1. General Report.

Motion to AMEND the agenda to add for the Ledyard Historic District Commission, as the "applicant", submits a zoning regulation amendment and a POCD amendment for the purpose of establishing the area indicated on the attached map as the Gales Ferry Village District pursuant to Connecticut Statue 8.2, this attached map is entitled "proposed village district overlay boundary for the Gales Ferry, Connecticut" subject to approval by Gales Ferry Historic District I and II.

Chairperson Parkinson said she had a busy month.

- Meeting with Dave Schroder and Eric Treaster.
- Worked on the Spicer Ruins.
- Explored the idea of adding a fiscal agent.

RESULT: APPROVED AND SO DECLARED

MOVER: Karen Parkinson

SECONDER: Douglas Kelley

AYE 5 Kelley Lamb Chittim Parkinson Watford

EXCUSED 1 Geer

2. Financial Report.

Mr. Godino reported:

- The NLH donation account has not changed.
- No changes in the Capital accounts.
- Sawmill Donation account = \$8,000.

Chairperson Parkinson asked about the handling of fees vs. donations. Ms. Watford said the NLH doesn't charge fees, but rather "suggested donations". Supporting events is considered a donation.

RESULT: DISCUSSED

VIII. CORRESPONDENCE

1. Correspondence.

Copies of the Gales Ferry Historic area was distributed.

IX. COMMITTEE REPORTS

1. Sawmill Committee.

Mr. Godino reported that he received a \$2,500 quote for the dam cost analysis which will require a purchase order. Mr. Godino will ask Mayor Fred Allyn III to sign the quote. Once started the work can be completed in two weeks.

Mr. Godino reported that volunteers met on Saturday (March 15, 2026) to prepare for the Sawmill's April 4th opening. Mr. Godino said the Commission needs an active Sawmill Committee Chairperson. Ms. Watford mentioned that the Sawmill should keep a login book to keep track of the volunteers coming and going. Chairperson Robinson agreed and said for grant purposes it is important that every volunteer hour is logged.

Chairperson Parkinson noted that Senator Osten submitted a bill restoration of river ways and dams, she would like to get more information. Councilor Lamb said in the future as a Town Councilor he could reach out to Senator Austin for the next Grant and/or bond.

Ms. Robert-Pierson reported that she did some research and found out that the only time the pond was dredged was in 1976 when it first became a park. There were discussions held ten years later to re-dredge, but the funding was not available and eventually the discussions disappeared. Ms. Roberts-Pierson was told by the Public Works Director to ask Mr. Godino as he is the Historian of the site. Mr. Godino asked what the cost of the dredging was in 1976. Ms. Robert-Pierson shared an old newspaper clipping dated 1974 which mentioned the pond was to be dredged to a max depth of 6ft and at a cost of \$3000. Ms. Chittim said an environmental consultation would need to be completed before dredging can take place.

RESULT: DISCUSSED

2. Nathan Lester House - Mr. Kelley.

Mr. Kelley reported that the filming was completed today (March 16, 2026). The film's working title is "The Plan". The Nathan Lester House was one of several sites that the film crew (Wide Water Productions) used in Southeastern CT and into Rhode Island. There was positive feedback from the film crew, The film will bring publicity to the NLH and to the movie. This is the first movie without a tenant onsite. A donation was made of \$300.00.

Mr. Kelley said that the dangerous oak will be taken down by H&H landscaping on March 19, 2026. The cost of removal will take up most of the budget. Mr. Kelley said the tree must be removed otherwise if it falls it will either fall into the driveway or across the power lines into the parking lot. Mr. Kelley commented that the removal has been in the works for two years and several contractors said they would not touch the tree. Ms. Chittim suggested keeping a piece of the oak to be carved or kept for prosperity.

The 250 celebrations will need funds to start planning. These events take a lot of volunteers to make the celebrations work properly. Mr. Kelley said that volunteer participation has gone down for the NLH events. He added that not only has volunteer participation gone down in Town but in general on a national level.

RESULT: DISCUSSED

3. Research/Preservation - Ms. Chittim.

Ms. Chittim said she will piggyback off Mr. Kelley by saying that one of her ideas to increase public awareness and outreach growth was to create an archaeology outreach program. Ms. Chittim would like to build a volunteer base and would like to start small at the Nathan Lester House.

Possibilities with the archaeology outreach program:

- Historical story map online using GIS.
- Digitizing all the historic properties in Town.
- Friends of Archaeology grants.

Opening Day for prepping the units is planned for April 11, 2026, and opening day for the public is April 18 or May 3rd, weather dependent. \$1,2000 is needed for equipment to get the project off the ground and \$1,000 more will be required further down the road. The equipment would be stored at the NLH. Eventually an office space would be needed at the NLH. A computer purchase will be required to host GIS.

Research questions:

- What was the day-to-day domestic life of the inhabitants of the NLH?
- What was the economic standing in conjunction with and expansion of the NLH as it relates to the Town?
- Confirmation of the date of the structure and how does it relate to the greater historical context of Ledyard and the region especially in relation to the wars.
- What evidence of Native Americans is there considering the location of the Great Ledyard Oak.

Mr. Schroeder asked about excavations at the Great Oak. Ms. Chittim said she doesn't believe that there is anything there since it is considered a sacred space so nothing would be left behind. Ms. Chittim said the Museum Director at the Coast Guard Academy reached out to her to collaborate with public outreach centering around America 250 and the Great Oak Tree. Ms. Watford added that the Mystic Seaport may want to participate since they often bring new employees to the NLH for oak tree identification and to view the oak artifacts and history.

Chairperson Parkinson asked how it would be publicized. Ms. Chittim said she plans to make a

video to post on social media, a write up in the Ledyard Events magazine and to host a table at the Ledyard Farmers Market. Chairperson Parkinson suggested sharing at table at the Tri-Town Trail event.

Chairperson Parkinson read the Town Council motion from their February 11, 2026, meeting: "MOTION to hereby appoint the Ledyard Historic District Commission to serve as the Historic Properties Study Committee for the Spicer Homestead ruins pursuant to CGS §7-147q. The study shall be limited to the parcel defined in the Town-commissioned survey dated January 14, 2025, unless otherwise authorized by the Town Council. This appointment is for study and recommendation purposes only, and does not constitute approval of any designation or ordinance."

Chairperson Parkinson said she would like the motion to be changed to include 4.4 acres. This change will be revisited at another time.

RESULT: DISCUSSED

4. Center School - Mr. Geer.

Since Mr. Geer was absent Ms. Watford reported that she will be part of the opening of the schoolhouses for tours. Ms. Watford has dates of her availability to open the Ledyard Center School house plus holidays (Memorial Day parade, June 13 & 27, July 4 & 18 and Aug 1, 15). Ms. Watford recommended that the dates and hours the Historic Sites are opened are listed in the Ledyard Events magazine and on the electronic sign in the Center of Town.

RESULT: DISCUSSED

5. Social Media - Ms. Lamb.

No updates.

RESULT: DISCUSSED

X. OLD BUSINESS

1. Continued review of Rules and Procedures and current Ordinance.

Chairperson Parkinson did some research and said under the ordinances the Commission can assign special committees and liaisons. The Commission will need to make a request for a new computer, software and Wi-fi for finances and grant writing. Microsoft Office Suite will include everything for the Commission's needs. Possibility of a donated laptop. Ms. Chittim will donate a laser printer. Discussion of quotes for laptops. Mr. Kelly said he can add some of these needs to his NLH budget in the next fiscal year. Chairperson Parkinson requested that a Commissioner seeks quotes to have ready for the next meeting.

Motion to ACCEPT the Rules and Procedure as adopted on November 21, 2022.

RESULT: APPROVED AND SO DECLARED

MOVER: Ammie Chittim

SECONDER: Rebecca Watford

AYE 5 Kelley Lamb Chittim Parkinson Watford

EXCUSED 1 Geer

- 2. Continued discussion of support for zoning changes to restore Gales Ferry Historic Districts; overlay plan.

Motion that the Ledyard Historic District Commission, as an "applicant" submit a Zoning Regulation amendment and a POCD amendment for the purpose of establishing the area indicated on the attached map as the Gales ferry Village District pursuant to CGS 8.2.j, the attached map is entitled proposed village district overlay boundary for the Gales ferry, CT, Subject to approval by Gales Ferry Historic District.

Ms. Watford said she disagrees and believes the Design District area is an overreach, only the area that is registered as Historic should be included. The area should be smaller and should not include CVS and the Gales Ferry Corridor. Ms. Watford also doesn't think the Commission should be the applicant. Mr. Kelley said he believes that part of the Commission's responsibility is to preserve history, not to say there can't be changes in the development but rather the changes should be appropriate changes supporting the historic feel. Design recommendations have mostly been in Ledyard Center, and none in Gales Ferry. Encroachment of historic developments are incurring. Ms. Kelley spoke up in favor of the motion. Ms. Chittim said in her experience it is better to ask for more, wider is always better because it's not just the house that is important but also the view around it.

Chairperson Parkinson said she would like the Commission to partner with the EDC to be part of the process, as in the Commission would be the applicant and the EDC would be the endorser.

RESULT: APPROVED AND SO DECLARED

MOVER: Karen Parkinson

SECONDER: Douglas Kelley

AYE 4 Kelley Lamb Chittim Parkinson

NAY 1 Watford

EXCUSED 1 Geer

- 3. Any Other Old Business to Come Before the Commission.
None.

XI. NEW BUSINESS

- 1. Sustainable CT Ad Hoc Committee Discussion: Action Item 5.5. continued.

No action. Chairperson Parkinson asked the Commissioners to review the attachment. There will be a discussion during the next meeting.

- 2. Any Other New Business to Come Before the Commission.

Kelly Lamb announced her resignation. She will remain on the Commission until a replacement is found.

RESULT: DISCUSSED

XII. ADJOURNMENT

Motion to ADJOURN the Regular meeting at 8:43 p.m.

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