



TOWN OF OLD LYME

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Old Lyme Historic District Commission

Minutes of the Regular Meeting of January 5, 2026 @ 9:00 a.m.

LOCATION: Memorial Town Hall Meeting Room with a virtual option

Disclaimer. Please note these Minutes are considered a draft until accepted at the next meeting.

Call to Order: Russ Todd, Co-Chair, called the meeting to order at 9:05 a.m.

Attendance:

Regular Members: John Noyes (Co-Chair), Russ Todd (Co-Chair), Debra Czarnecki, Edward Pinn, Carolyn Wakeman

Alternate Members: David Ludington

Absent: Julie Malloy

Guests: Curly Lieber; Alisha Milardo; Martha Shoemaker

Approval of December 1, 2025, meeting minutes:

MOTION by Carolyn Wakeman, SECONDED by Debra Czarnecki, to approve the December 1, 2025, minutes as submitted. VOTED: D. Czarnecki, J. Noyes, R. Todd, C. Wakeman.

ABSTAINED: E. Pinn. OPPOSED: None. APPROVED 4/1/0.

Public Comment: none

Co-Chairs' Report: John Noyes, Russ Todd

John Noyes reported that Russ Todd and he submitted a memo to the Zoning Commission outlining the scope of the HDC's jurisdiction with respect to CofA applications in conjunction with the Florence Griswold's application for zoning approvals.

Alena Jalbert, a town hall intern, will help to develop an Excel spreadsheet to track the history of actions the HDC has taken on Historic District properties.

Russ Todd said that he has drafted a memo to Martin and Matt Griswold concerning cooperation between the HDC and the State Historic Preservation Office to support the Griswold Point Historic District and acknowledging the work the Griswolds are doing to

save the historic 1750s house at 26 Griswold Point. Members of the HDC had no additional comments on the draft memo.

Action: Send the Griswold Point memo (Martha Hansen).

Public Hearing: 52 Lyme Street, Military Memorial Markers: Town of Old Lyme, Duck River Garden Club.

The CofA application, submitted by First Selectwoman Martha Shoemaker, to install two Gold and Blue Star Memorial markers at the town hall was discussed at length. The Board of Selectmen support the project, which was proposed by the Duck River Garden Club, and approved the purchase of the markers at their December 8, 2025, meeting. The HDC raised questions about sign clutter in the Historic District and the possibility of placing the signs at other locations and would like to discuss those matters with proponents of the project who were not able to attend today's meeting.

MOTION by Debra Czarnecki, SECONDED by Edward Pinn to CONTINUE the public hearing to the February meeting. VOTED: D. Czarnecki, J. Noyes, E. Pinn, R. Todd, C. Wakeman. ABSTAINED: None. OPPOSED: None. MOTION PASSED 5/0/0.

Public Hearing: 100 Lyme Street, CT Audubon Society, Roger Tory Peterson Estuary Center sign: Alisha Milardo.

Alisha Milardo submitted a CofA application for the Roger Tory Peterson Estuary Center sign. The existing sign was supported by posts which had rotted and were unstable. The rotted sections of the posts were removed, and the sign was installed on shorter posts. The new sign location is now at the eye level of passing traffic. The Commission would like to have a photo of the sign and the dimensions of the posts and sign added to the CofA application and continue the public hearing at its February meeting.

MOTION by John Noyes, SECONDED by David Ludington, to CONTINUE the public hearing to the February meeting. VOTED: D. Czarnecki, J. Noyes, E. Pinn, R. Todd, C. Wakeman. ABSTAINED: None. OPPOSED: None. MOTION PASSED 5/0/0.

Action: Investigate whether the shorter sign constitutes a change from a nonconforming use under the Zoning Regulations (John Noyes and David Ludington).

Proposed new Zoning Regulations: The regulations were discussed at length. The Zoning Commission will hold a public hearing on January 12 to discuss comments on the new regulations. John Noyes will prepare a memo summarizing the HDC's reactions.

Action: Prepare a memo summarizing HDC reactions and recommendations concerning the proposed new Zoning Regulations (John Noyes).

Secretary's Report: Active CofAs, Annual CLG Report, FY26/27 budget

Status of CofAs, other situations being monitored:

The HDC is currently tracking and/or monitoring 16 situations involving active CofAs or other matters.

1. 1 Rose Lane: CofA for a kitchen addition expires 10/5/2026.
2. 1 Lyme St.: CofA for windows expires 4/6/2026; CofA for renovations of porch and foundation expires 6/1/2026.
3. 6 Lyme St.: CofA for the picket and stockade fences expires on 11/9/26
4. 27 Lyme St.: Like for Like roof replacement
5. 32 Lyme St.: Like for Like replacement of two doors on the sunroom has been completed.
6. 36 Lyme St.: CofA for temporary front door railings has expired. The railings should be removed, or a CofA submitted to change or make them permanent.
7. 38 Lyme St.: CofAs for renovations and the front step railings expires 11/9/2026
8. 49 Lyme St.: Center School front door/bluestone walkway CofA expires 5/5/2026; new CofA for changes to door expires 5/5/2026. The door has been installed but without the transom glass and sidelights.
9. 59 Lyme St.: LYSB CofA for HVAC screening fence has been completed.
10. 72 Lyme Street: CofA for a new shed expires 9/7/2026.
11. 74 Lyme St.: The new house has been started; CofA renewed, expires 10/5/26. CofA for a pool, fence, driveway details, porch light, porch steps, and hedge expires 9/7/2026. CofA for driveway apron expires 11/9/26.
12. 96 Lyme St.: The FG Museum driveway CofA expires 11/30/26
13. 97 Lyme St.: CofA for garden shed expires 7/7/2026.
14. Halls Road sidewalk proposal: Part of a proposed new sidewalk is in the Historic District, and the part outside the District affects it.
15. 105 Lyme St.: Like for Like forms have been submitted for fence repairs and fire damage repairs to the exterior of the house. A CofA application for an addition expires 11/9/26.
16. 110 Lyme St.: Like for Like forms have been submitted for driveway gravel and fence repair.

Action: Check again on status of Center School door transom glass and sidelights (Martha Hansen).

Historic plaque program:

1. 62 Lyme Street history: No update.
2. 23 Ferry Road: Fred Gaston submitted research on his house, which was formerly a

soap factory. The property was separated in 1923 from the adjacent property at 21 Ferry Road. Carolyn Wakeman has provided some old photos/etchings of the area.

Action: Continue research on 62 Lyme Street and 23 Ferry Road (Martha Hansen).

CLG Report: The annual Certified Local Government report, covering the Federal Fiscal Year from October 1, 2024, to September 30, 2025, has been submitted to the State Historic Preservation Office.

Budget: The HDC's FY26/27 budget has been submitted to the Finance Department.

New and Ongoing Business: website revisions, realtor sign guidelines, demolition guidelines, Plan of Conservation and Development: Discussion postponed to the February meeting.

Adjourn

MOTION by Carolyn Wakeman, SECONDED by Debra Czarnecki, to adjourn the meeting at 10:45 a.m. VOTED: D. Czarnecki, J. Noyes, E. Pinn, R. Todd, C. Wakeman. OPPOSED: None. ABSTAINED: None. APPROVED: 5/0/0.

Respectfully submitted,
Martha Hansen, Clerk