

Historic District Commission
Regular Meeting
Monday, March 6, 2023, 9:00 a.m.
Memorial Town Hall

This meeting was conducted with in-person and remote (conference call) attendance options.

Attendance:

Regular members: Dini Mallory (Co-Chair), John Noyes (Co-Chair), Carolyn Wakeman, and Russ Todd by telephone

Alternate members: Edward Pinn; Tammy Hinckley by telephone

Absent: Debra Czarnecki (regular)

Tammy Hinckley was authorized to vote in place of Debra Czarnecki

Guests: Alisha Milardo, Bill Ross, Nina Peck, Marie Ryan, Dana Gatchek

Call to order, Quorum call, Approval of February 6, 2023, regular meeting minutes:

John Noyes called the meeting to order at 9:04 a.m. A quorum was present.

*Carolyn Wakeman made a motion, seconded by Russ Todd, to accept the February 6 meeting minutes as presented. In favor: D. Mallory, C. Wakeman. R. Todd, J. Noyes, T. Hinckley
Opposed: None. Abstentions: None. Motion passed.*

Communications: Bill Ross, Sullivan Landscaping, emailed the HDC asking to attend the March meeting and present some landscaping ideas. Alisha Milardo, RTPEC, emailed the HDC asking to attend the March meeting and present plans for story boards on the center's grounds.

Public Open Forum:

Bill Ross of Sullivan Landscaping presented landscaping ideas for the Mergy property at 22 Lyme Street. The ideas include a fountain and stone wall on the south rear boundary of the property, along an arborvitae hedge. Visibility from Lyme Street would be limited. Mr. Ross will check with Zoning about setback requirements. HDC members will schedule a site visit to look at the area.

Alisha Milardo presented plans for story boards on the grounds of the Roger Tory Peterson Estuary Center in partnership with the Phoebe Griffin Noyes Library. Ms. Milardo provided photos of 3' x 2' story boards for children mounted on either a wooden or black metal post. There would be 16 along the south side of the property beginning at the sunken garden near the hedgerow. The story boards could be removed when not in use, and the stories would be changed several times a year. HDC members asked if the number of story boards could be reduced and about their height. Ms. Milardo will check on those issues and submit a formal application at the April meeting.

Action: Follow up with Bill Ross regarding a site visit (Martha Hansen).

Secretary's Report: Martha Hansen

Additional HDC webpage updates have been submitted to the webpage administrator. Updates include a new CofA form and fee schedule with clarified guidelines, information on legal notices, and an update on the Historic Plaque program, including historic research links.

Status of C of As and Other Situations Being Monitored: The HDC is currently tracking and/or monitoring 13 properties involving active CofAs or other situations.

1. Ferry Road sidewalk: project will take place sometime this year (2023)
2. 21 Lyme St.: driveway improvements
3. 38 Lyme St.: renovations continue
4. 55 Lyme St.: new rear entry shed, not started
5. 56 Lyme St.: driveway improvements, walkway
6. 71 Lyme St.: awaiting a CofA for changes to the fence
7. 76 Lyme St.: chimney removal
8. 84 Lyme St. (Lyme Academy of Fine Arts): new signs have been installed but protrude into the public right-of-way on the sidewalk
9. 90 Lyme St.: Lyme Art Association skylights
10. 96 Lyme St.: Florence Griswold Museum signs
11. 97 Lyme St.: garden shed, not started
12. 100 Lyme St.: caretaker's cottage renovations
13. 2 Sill Lane: no response yet to letters about front porch pillars

Historic Plaques: Research is still in process for signs for 62 Lyme Street, 5 Library Lane, and 10 Ferry Road. Jean Potter has done some research on her home at 19-1 Lyme Street (part of the Boxwood property) and is interested in a plaque.

There was a discussion about making the historic plaque research that has already been done available on the HDC web page.

Dini Mallory reported that the Land Use department would like to complete their CofA database. Martha Hansen will provide them with the original CofAs, etc. that she has in her files.

Action: Continue historic plaque research and follow-up; give CofAs to Land Use (Martha Hansen).

Co-Chairs' Report: Dini Mallory commented on a zoning issue for 2 Lyme Street, which is in the Historic District. Currently the property is approved for a four-bedroom Bed and Breakfast/Airbnb. The owners would like to use the property as a wedding venue and to increase the number of bedrooms to six. The proposed changed uses are a matter for the Zoning Commission. Pursuant to its statutory authority, the HDC may also need to examine parking and may wish to comment to Zoning.

John Noyes reported that the Zoning Commission denied the Historic District Overlay Zone petition, and referenced the February 13, 2023, Zoning Commission minutes.

CT River Gateway Commission lighting policy: Dini Mallory received information yesterday about the Gateway Commission's new lighting policy, which will be presented to the Zoning Commission in May. The HDC will discuss it at the April meeting.

Old Lyme Children's Learning Center, 57 Lyme St. discussion:

Marie Ryan, OLCLC Board member, and Dana Gatchek, OLCLC Director, submitted a history of the Children's Learning Center, which was started in 1987.

Nina Peck, architect, spoke about the condition of the building, which is in very bad shape. The foundation needs work and many of the supporting timbers are rotted or have been cut to install plumbing. There is a lot of mold and the main roof beam is sagging. Everything needs to be replaced. The original structure has been remodeled or added to since it was originally built in 1860. The Old Lyme Children's Learning Center would prefer to tear it down and replicate the existing building using the same footprint and roof pitches, etc. Ms. Peck stated that measured drawings would be taken of the existing building before a new building was designed. A new building would have wood-like clapboard siding, not vinyl, and be designed with corner boards, skirt boards, and new windows. She is willing to provide an engineer's report on the condition of the building.

HDC members would like to schedule a site visit next week to look at the structure. A CofA approval is needed before the town can issue a demolition permit.

Action: Follow up with Nina Peck regarding a site visit; file a Special Meeting agenda for the site visit; scan the history of the OLCLC and email to HDC members (Martha Hansen).

Signage, etc. policy: John Noyes suggested that policies be developed to provide a set of "dos and don'ts" for signs, HVACs, generators, fences, driveways, etc.. The discussion will continue at the April meeting.

New and Ongoing Business:

National Votes for Women Trail marker: Dini Mallory contacted the homeowners at 2 Lyme St. about the proposed new marker location and is awaiting a response. The annual Ice Cream Social has been set for July 20, and the Old Lyme Historical Society would like to speak about the suffragette sign if it is installed before then.

Action: Contact the owners about the new placement of the sign (in front of the shrubs to the left of the driveway) (Martha Hansen).

HDC members: there is an opening for one alternate member

Old Lyme Events: the next Old Lyme Events magazine will cover the period of June 12 to September 4. Articles are due by May 5.

Letters to new owners of property in the HDC: new owners should receive a welcome letter with a OLDC Handbook included.

106 Lyme St has a new generator next to the garage, which appears to be within the HD and to need a CofA application.

Action: Draft a welcome letter; confirm location of 106 Lyme St. generator (John Noyes). Send letter to Zelek Electric re 106 Lyme Street generator if necessary (Martha Hansen).

Adjournment: Carolyn Wakeman made a motion, seconded by Dini Mallory, to adjourn the meeting at 10:58 a.m. In favor: D. Mallory, J. Noyes. R. Todd, C. Wakeman. T. Hinckley.

Opposed: None. Abstentions: None. Motion passed.

Submitted by Martha Hansen, Dini Mallory, and John Noyes