



TOWN OF OLD LYME

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Old Lyme Historic District Commission

Historic District Commission

Regular Meeting

Monday, April 3, 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), Debra Czarnecki, Russ Todd, Carolyn Wakeman, Tammy Hinckley (alternate, by telephone), and Edward Pinn (alternate, by telephone).

Guests: Geri Deveaux, David Deveaux, Katie Huffman, Peter Gulick, Mark Terwilliger

Call to order, Quorum call, Approval of March 6, 2023 regular meeting minutes, March 13, 2023 special meeting minutes, and March 17, 2023 special meeting minutes:

John Noyes called the meeting to order at 9:07 a.m. A quorum was present.

Dini Mallory moved, seconded by Carolyn Wakeman, to accept the March 6 regular meeting minutes as presented. In favor: D. Mallory, J. Noyes, C. Wakeman. Opposed: None. Abstentions: D. Czarnecki, R. Todd. Motion carried.

Debra Czarnecki moved, seconded by Carolyn Wakeman, to accept the March 13 special meeting minutes as presented. In favor: D. Czarnecki, D. Mallory, J. Noyes, C. Wakeman. Opposed: None. Abstentions: R. Todd. Motion carried.

Debra Czarnecki moved, seconded by Carolyn Wakeman, to accept the March 17 special meeting minutes as presented. In favor: D. Czarnecki, D. Mallory, J. Noyes, C. Wakeman. Opposed: None. Abstentions: R. Todd. Motion carried.

Communications:

Cheryl Poirier asked about the HDC's sign policy, since signs for the Midsummer Festival need to be ordered. John Noyes commented that revisions to the sign policy are being considered, that the current sign policy is in the current edition of the *Historic District Handbook*, and that proposed revisions to the *Handbook* are on today's agenda.

Action: Communicate sign policy to Cheryl Poirier (Dini Mallory).

Elizabeth Bannister replied to the HDC's recent letter about repaired or new front porch columns and a new driveway apron at 2 Sill Lane. She did not receive prior letters requesting



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action, but will submit a Like for Like form for the columns and a CofA application for the driveway apron.

Dini Mallory spoke with Pamela Hamilton about the new generator at the southeast garage corner at 106 Lyme Street and the need for a fence or plantings to shield it.

Public Open Forum:

No participation

Secretary's Report:

Martha Hansen submitted the following report:

Additional updates to the HDC webpage have been requested from 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, and the revised/corrected map of the Historic District.

Status of CofAs 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: the project is estimated to begin in September 2023. First Selectman Griswold will contact the CT Department of Transportation to request a one-year extension of the STEAP Grant, due to project delays.
2. 38 Lyme St.: renovations continue
3. 55 Lyme St.: new rear entry shed, not started
4. 55 Lyme St.: new rear walkway, on agenda today
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: responded to new letter. Porch columns are original, were removed to be repainted and then reinstalled. Driveway apron CofA requested.

Historic Plaques: no update



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Land Use Dept.: past CofAs and supporting documents are being assembled to be turned over to the Land Use dept. They have always been given copies of CofAs, but there are additional materials in my files that they may want.

Co-chairs' Report:

Dini Mallory read the following excerpt from the March 27, 2023 Zoning Commission special meeting concerning next steps concerning a possible new or overlay zone to accommodate asserted needs of non-profit organizations in the Historic District:

Ms. Marsh proposed a subcommittee be created to help move the arts district zone proposal forward. Ms. Marsh suggested that a direct change to the zoning regulations should be made for this proposal, affecting only the area proposed, not the entire Lyme St. ZEO/LUC Knapp recommended picking specific parcels for the changes, no overlay, no spot zoning. Ms. Marsh agreed with ZEO/LUC Knapp's suggestion. Ms. Marsh noted that this would allow certain things in that zone without requiring a special permit.

ZEO/LUC Knapp recommended the subcommittee assembled by the Zoning Commission should also contain people from other committees and suggests getting agreement or "buy in" on the proposal from other Commissions. Chair Orzel asked each Commission member to propose a list of candidates from other Commissions. Ms. Marsh proposed she meet with Attorney Willis to create a draft working document and ask the parties that created the original application and the Old Lyme Historic District [Commission] to review prior to subcommittee creation. Ms. Marsh said she will alert the Chair as to when it will be on the agenda and would attempt to have it ready for the May 8, 2023 Zoning Commission Regular Meeting.

John Noyes commented about the possible demolition of the Children's Learning Center's main building at 57 Lyme Street and the two HDC special meetings/site visits with CLC officials and representatives of the State Historic Preservation Office and Preservation Connecticut. He noted that those representatives presented a range of funding and tax credit options should CLC decide to renovate rather than demolish the property. The HDC hopes to post a list of such funding resources on its website. The HDC has received no communications from the CLC or its architect Nina Peck since the site visits.

Public Hearing: 78 Lyme Street, outbuilding renovations

Peter Gulick proposal renovating the existing outbuilding, to be used as sleeping quarters. The CofA application seeks approval for 1) removing the existing vinyl siding (shingles underneath) and replacing it with vertical tongue and groove pine vertical siding (1 inch by 8 inches) and 2)



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installing 12 new bronze fiberglass Marvin windows, two over two. The main house is said to date from 1726, and the outbuilding, which has timber framing, likely was constructed in the late 1700s. The chimney, which will remain, was added later. The hand-lit cedar roofing will remain, as will the door, which was originally on the main house. Discussion concerned the historic significance of vertical siding on barns and outbuildings, and the HDC's authority to authorize the finish on unpainted material. John Noyes also noted that a sign in front of the main house concerning deliveries has not been approved by the HDC.

Deb Czarnecki moved, seconded by Russ Todd, to approve the 78 Lyme Street CofA application as presented for the renovation of the existing outbuilding by replacing existing windows with Marvin windows, two over two, of the material shown in the sample presented today; repairing the framing as needed; and re-siding the structure with tongue and groove rough pine vertical siding, 1 inch x 8 inches, with the following conditions: the siding be finished with a natural stain; the total number of new windows be 12; and any future mechanicals be placed on the west side of the building and not visible from Lyme Street.

In favor: D. Mallory, J. Noyes, D. Czarnecki, R. Todd, C. Wakeman. Opposed: None. Abstentions: None. Motion carried.

Informational Discussion: 100 Lyme Street, Roger Tory Peterson Estuary Center storyboards
Katie Huffman presented an update on the proposal to install 16 storyboards at RTPEC, six of which would be placed in the Historic District. Each storyboard sign would be 18 inches x 24 inches, and no vegetation would be removed to install them. The signs would be placed in concrete buckets so they could be relocated, depending on walking patterns or future property uses. No site plan has yet been specified, but it was previously suggested that the storyboards would start at the sunken garden near the southern boundary and extend towards the Lieutenant River. The intent is to replicate a picture book in nature, using pre-printed pages. Books would change at least quarterly. Discussion concerned whether smaller dimensions would have less impact on the landscape, and whether the purpose of the storyboards could be achieved with fewer than 16 boards. Ms. Huffman commented that since the standard children's book length is 32 pages, fewer than 16 storyboards would adversely impact the choice of books. Reducing the size of each sign could also reduce the ability to use portrait-oriented books and might be restricted by copyright requirements. Members of the HDC asked that the precise location and height of the signs be clarified, and that RTPEC investigate the possibility of trimming the size of the signs. The HDC proposed that a site walk be conducted once RTPEC follows up with information about the size, height, and exact proposed location of the storyboards.

Public Hearing: 47 Lyme Street, bluestone walkway



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Geri Deveaux and David Deveau presented plans for a bluestone walkway, to replace the existing entry walk, which is deteriorating and overgrown. A metal edge would be flush with the top of the bluestone. An existing minor step leading up to the front porch will remain, with a landing area connecting the step with the walkway. The bluestone would be natural stone and mottled gray in color, with tight joints filled with stone dust. The HDC noted that if it approved the CofA application, additional approval from town officials might be needed for the portion of the proposed walkway that extends onto town land, connecting to the public sidewalk.

Russ Todd moved, seconded by Dini Mallory, to approve the 47 Lyme Street CofA application as presented, with the front entry walk to be natural bluestone per plans dated March 14, 2023, with a 4 foot x 5 foot walkway landing at the front porch entrance, and a walkway path four feet wide extending from that landing to the existing public sidewalk along Lyme Street.

In favor: D. Mallory, J. Noyes, D. Czarnecki, R. Todd, C. Wakeman. Opposed: None.

Abstentions: None. Motion carried.

Public Hearing: 55 Lyme Street, Old Lyme Historical Society walkway

Mark Terwilliger, OLHS President, presented the 55 Lyme Street CofA application for a poured concrete walkway extending from the shed that is connected to the house near its northeast corner to the driveway. The length would be 4 ½ feet on one edge and six feet on the other, with the width and material of the walkway to match the existing walkway to the other entrance on the north side of the building.

Dini Mallory moved, seconded by Russ Todd, to approve the 55 Lyme Street CofA application as presented, for a poured concrete walkway connecting the shed entrance to the existing asphalt driveway. This walkway shall match the existing walkway to the other north entrance and shall slope away from the existing shed door to the edge of the driveway, and shall have the dimensions and slope as shown on the drawing dated August 16, 2022.

In favor: D. Mallory, J. Noyes, D. Czarnecki, R. Todd, C. Wakeman. Opposed: None.

Abstentions: None. Motion carried.

Handbook updates and welcome letter:

The Commission discussed revisions to the 2019 *Historic District Handbook*, to be mailed with a welcome letter to new property owners along with the *Handbook*, to be inserted in remaining copies of the *Handbook* available at the Town Hall, and to be posted on the HDC's website.

John Noyes moved, seconded by Carolyn Wakeman, to approve the following revisions to the 2019 Historic District Handbook:



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-Page 1, last sentence: Change to read “Contact the HDC by emailing historicdistrictcommission@oldlyme-ct.gov, calling (860) 434-1605, or faxing (860) 434-1400. For more information, visit the HDC's website at <https://www.oldlyme-ct.gov/352/Historic-District-Commission>.”

-Page 10, fifth bullet point: Delete current text and replace with “Signs”

-Page 10, fifteenth bullet point: Insert after air conditioners: “, generators, and other mechanicals.”

-Page 13, heading, first line of paragraph 1, and first line of paragraph 2: Delete the word “permanent.”

-Page 17: Delete the first sentence under Exceptions.

-Page 17, under Repair or Replacement: Delete the existing text and substitute “HDC approval is not required for the repair or replacement of previously existing structures when the new is identical to the old with respect to form, size, location, material, and any lettering. However, the HDC must be notified before you undertake any replacements or repairs by filing a Like for Like form, available at <https://www.oldlyme-ct.gov/352/Historic-District-Commission>.”

-Pages 21-22: Replace the map of the Historic District with the updated map approved by the HDC in 2022.

In favor: D. Mallory, J. Noyes, D. Czarnecki, R. Todd, C. Wakeman. Opposed: None.

Abstentions: None. Motion carried.

Carolyn Wakeman left the meeting at 11:20 a.m.

Enforcement concerns:

The Commission discussed enforcement concerns within the Historic District. A draft list will be revised and sent to ZEO Eric Knapp.

Action: Revise and send list of enforcement concerns to ZEO Knapp (Dini Mallory).

New and Ongoing Business: Signage policy, lighting policy, notes for *Old Lyme Events* publication, National Votes for Women trail marker.

Signage policy: The Commission is awaiting a response from ZEO Eric Knapp to questions concerning zoning issues related to signs. The issue will be discussed at the next meeting.

Lighting policy: At its April 10, 2023 meeting the Zoning Commission will consider incorporating into the Zoning Regulations the Connecticut River Gateway Commission’s lighting policy, which would affect parts of the Historic District.

Notes for *Old Lyme Events*: The Commission discussed possible content for a column in upcoming issues.



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National Votes for Women trail marker: The Coxes (2 Lyme Street) have stated that they are agreeable to having this sign installed near their property. The proposed installation would be on the property of Christ the King Church, which would need to give its approval.

Action: Follow up with Old Lyme Events concerning its submission deadline and prepare a column (Debra Czarnecki); communicate with Christ the King Church about the National Votes for Women trail marker (Martha Hansen).

Adjournment: *Dini Mallory moved, seconded by Russ Todd, to adjourn the meeting at 11:35 a.m. In favor: D. Czarnecki, D. Mallory, J. Noyes. R. Todd. Opposed: None. Abstentions: None. Motion passed.*