



TOWN OF OLD LYME

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Old Lyme Historic District Commission Regular Meeting Monday, May 1, 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

Alternate members: Edward Pinn

Absent: Tammy Hinckley (alternate)

Guests: Claudia Weicker, Elizabeth Bannister

Call to order, Quorum call, Approval of April 3, 2023, regular meeting minutes

John Noyes called the meeting to order at 9:08 a.m. A quorum was present.

Debra Czarnecki moved, seconded by Carolyn Wakeman, to accept the April 3 regular meeting minutes as presented. In favor: D. Mallory, J. Noyes, C. Wakeman. R. Todd, D. Czarnecki. Opposed: None. Abstentions: none. Motion carried.

Communications & Correspondence:

An email was received from Spiers Plumbing asking about sign guidelines. They would like to put up a sign directing suppliers to their building. Martha Hansen sent them the zoning and Historic District regulations on signs.

Letters were mailed to:

- Thomas and Elizabeth Fowler, 6 Lyme Street re HVAC units; HD Handbook included
- Jason Zelek and Pamela Hamilton, generator at 106 Lyme Street
- Chocolate Shell, Elizabeth McCarthy and Jim Graybill, hanging sign; HD Handbook included
- Jim Graybill, 1 Boston Post Road, new shed.

Public Comment: none

Secretary's Report:

Martha Hansen submitted the following report:

Additional updates to the HDC webpage have been submitted.



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Status of CofAs and Other Situations Being Monitored: The HDC is currently tracking and/or monitoring 14 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
4. 55 Lyme St.: new rear walkway
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. 78 Lyme St.: outbuilding renovations
9. 84 Lyme St. (Lyme Academy of Fine Arts): new signs have been installed but protrude into the public right-of-way on the sidewalk
10. 90 Lyme St.: Lyme Art Association skylights
11. 96 Lyme St.: Florence Griswold Museum signs
12. 97 Lyme St.: garden shed, not started
13. 100 Lyme St.: caretaker's cottage renovations
14. 2 Sill Lane: driveway aprons – on today's agenda

Historic Plaques: no update

Action: Submit additional updates for the HDC web page. Inform Eric Knapp of responses to enforcement letters (Martha Hansen).

Co-chairs' Report:

Dini Mallory reported that the Roger Tory Peterson Estuary Center would like accommodation for visiting scientists. They are petitioning the Zoning Commission for a modification of their Special Permit to allow four rooms in the main building and a small studio above the cottage to allow limited accommodation. The Gateway Commission is asking the Zoning Commission to amend the zoning regulations to include new wording for the Gateway Conservation Zone,, parts of which overlap the Historic District.

Public Hearing: 33 Lyme Street, fence – Claudia Weicker

Claudia Weicker submitted a CofA application to replace the existing wooden picket fence with a fence of a similar style. The new fence will be the same color and material (wood) as the old fence, in the same location, and approximately four feet high. Some of the structural posts are a



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bit narrower than the existing ones. The lights that are on the posts now will be installed on the new posts. The Commission agreed that the existing lights may be reinstalled.

Dini Mallory moved, seconded by Carolyn Wakeman, to approve the 33 Lyme Street CofA for the new fence as submitted, on the condition that there will be two 6x8 entrance posts and no more than six 6x6 other posts. The existing lights may be remounted, but similar downward-directed options may be considered. In favor: D. Mallory, J. Noyes, D. Czarnecki, R. Todd, C. Wakeman. Opposed: None. Abstentions: None. Motion carried.

Public Hearing: 2 Sill Lane, driveway aprons – Elizabeth Bannister

Elizabeth Bannister submitted a CofA application for two cobblestone driveway aprons set in concrete, each with 12 rows of cobblestones. The aprons are 24 feet wide next to the road, and 16 feet wide next to the gravel driveway. The aprons prevent gravel from the driveway from washing into the street.

Debra Czarnecki moved, seconded by Russ Todd, to approve the 2 Sill Lane CofA application for driveway aprons as presented. In favor: D. Mallory, J. Noyes, D. Czarnecki, R. Todd, C. Wakeman. Opposed: None. Abstentions: None. Motion carried.

Ms. Bannister submitted a Like for Like form for the repair of two front porch columns.

Lighting Policy:

At its April 10, 2023, meeting the Zoning Commission discussed a petition from the Connecticut River Gateway Commission to amend the Old Lyme Zoning regulations regarding lighting policies in the Gateway Conservation Zone. The proposed amendments would affect parts of the Historic District. No decision was made, and the matter was continued to the next Zoning Commission meeting. As of today the HDC does not yet have a complete copy of the proposed amendments.

The HDC discussed Eric Knapp's memo to the Planning Commission about the Gateway Commission's proposed zoning regulation amendments concerning that Commission's Conservation Zone, including amendments relating to a new lighting policy. These amendments would apply in parts of the Historic District. The HDC discussed the need for a consistent lighting policy throughout the entire District, as well as various dark sky initiatives. Lighting temperature (warm vs. cool), the direction of lights, and the number of streetlights should be considered. Discussion will continue at the next meeting.

Enforcement concerns:



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Eric Knapp, ZEO, responded to a list of enforcement concerns provided by the HDC. He asked to be copied on any HDC letters sent regarding the problems and to be notified of the responses.

New and Ongoing Business: Sign policy, notes for *Old Lyme Events*, National Votes for Women trail marker, welcome letter

Signage Policy: Zoning signage policies and HD policies. Eric Knapp is planning to write something about signage in the Historic District and will work with the HDC. He has provided preliminary answers to HDC questions about certain signage provisions in the zoning regulations. The HDC's signage policies will be discussed at the next meeting.

Notes for *Old Lyme Events*: an article has been written; the deadline for submission is May 5.

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

Welcome letter: The letter will be sent to Historic District residents and property owners with a copy of the *Historic District Handbook*.

Other new business: There was a discussion about sending an email newsletter to District residents a few times a year to update them on general Historic District matters.

Carolyn Wakeman reported that the Old Lyme Cemetery Association is working to have the Duck River Cemetery listed on the National Register of Historic Places, perhaps along with part of McCurdy Road, which has some historic houses. This would be separate from the current Old Lyme Historic District and would not affect the Historic District Commission.

Ms. Wakeman also reported that Mike Forino of the CT Trust for Historic Preservation stated that the Old Lyme Children's Learning Center is leaning towards renovating the building rather than demolishing it.

Action: mail welcome letter and HD Handbook to the new owners of 21 Lyme Street (Martha Hansen).

Adjournment: Carolyn Wakeman moved, seconded by Russ Todd, to adjourn the meeting at 10:58 a.m. In favor: D. Czarnecki, D. Mallory, J. Noyes, R. Todd, C. Wakeman. Opposed: None. Abstentions: None. Motion carried.