



# TOWN OF OLD LYME

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## Old Lyme Historic District Commission

**Regular Meeting**  
**Monday, June 5, 2023, 9:00 a.m.**  
**Memorial Town Hall**  
**Minutes**

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

### **Attendance:**

Regular members: Dini Mallory (Co-Chair), John Noyes (Co-Chair), Russ Todd, Carolyn Wakeman, Debra Czarnecki (arrived at 9:10).

Alternate members: Edward Pinn

Absent: Tammy Hinckley (alternate)

Guests: David Deveaux, Geri Deveaux, Jim Graybill, Diane Prince, Richard Jones, Carol Jones, Elizabeth Fowler (by telephone).

### **Call to order, Quorum call, Approval of May 1, 2023, regular meeting minutes**

John Noyes called the meeting to order at 9:02 a.m. A quorum was present. Edward Pinn was authorized to vote in place of Debra Czarnecki until she arrived.

*Carolyn Wakeman moved, seconded by Russ Todd, to accept the May 1 regular meeting minutes as presented. In favor: D. Mallory, J. Noyes, C. Wakeman. R. Todd, E. Pinn. Opposed: None. Abstentions: None. Motion carried.*

### **Communications & Correspondence:**

Letters were mailed to:

- Thomas and Elizabeth Fowler, 6 Lyme Street re HVAC units; HD Handbook included – responded, on agenda today
- William and Jane Bachman, 47 Lyme Street re driveway edging – Deveaux Architects responded, on agenda today
- Jason Zelek and Pamela Hamilton, 106 Lyme Street re generator – Jason Zelek prepared a CofA application and forwarded it to Pamela Hamilton – no hearing scheduled yet
- Chocolate Shell, Elizabeth McCarthy and Jim Graybill, 16B Lyme St. re hanging sign; HD Handbook included – hanging sign removed
- Jim Graybill, 1 Boston Post Road re new shed – Jim Graybill responded, on agenda today



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- Jonathan Heuser and Nicola Cooney, new owners of 21 Lyme St.; HD Handbook and welcome letter mailed

**Public Comment:** none

### Secretary's Report: Active CofAs, Web page updates, Membership renewals

Web page updates have been sent to the page administrator.

Status of CofAs and Other Situations Being Monitored: The HDC is currently tracking and/or monitoring 15 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. 6 Lyme St.: mechanicals – on agenda today
3. 33 Lyme St.: fence replacement
4. 38 Lyme St.: renovations continue
5. 47 Lyme St.: bluestone walkway edging – discussion today
6. 47 Lyme St.: driveway edging – on agenda today
7. 54 Lyme St.: generator and propane tank screening – on agenda today
8. 55 Lyme St.: new rear entry shed
9. 55 Lyme St.: new rear walkway
10. 71 Lyme St.: awaiting a CofA for changes to the fence
11. 76 Lyme St.: chimney removal
12. 78 Lyme St.: outbuilding renovations
13. 84 Lyme St. (Lyme Academy of Fine Arts): new signs have been installed but protrude into the public right-of-way on the sidewalk
14. 90 Lyme St.: Lyme Art Association skylights
15. 96 Lyme St.: Florence Griswold Museum signs
16. 97 Lyme St.: garden shed – not started
17. 100 Lyme St. (RTPEC): caretaker's cottage renovations

Historic Plaques: no update

*Action: Submit additional updates for the HDC web page (Martha Hansen).*



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### Co-chairs' Report:

- Dini Mallory reported that she and Russ Todd attended the lecture "Light Pollution with Misha Semenov-Leiva & Alan Sheiness" at the PGN Library on light pollution in the Connecticut River Valley. The Commission agreed to invite one of the presenters, Misha Semenov-Leiva, to an HDC meeting to discuss the issue.
- HDC members should read the Halls Road Improvement Committee's FAQ on the town's website. The FAQs refer to a pedestrian bridge to connect Halls Road with Lyme Street, which will impact the Historic District. The FAQs are also listed in an article on LymeLine.com.
- A CofA for a new fence at 33 Lyme Street was approved by the HDC at its May meeting, but the fence that was installed is exactly like the old one. The property owner needs to fill out and submit a Like for Like form and to acknowledge the CofA will not be used. The fence has been completed.
- Dini Mallory attended the ceremony dedicating eight new Witness Stones at Black Hall and commended Carolyn Wakeman for her work.

*Action: Contact Claudia Weicker, 33 Lyme Street, about a Like for Like form, etc. for the fence (Martha Hansen).*

### Membership Renewals:

Annual membership renewals, which are the same as last year, are as follows:

- Florence Griswold Museum \$100
- CT Trust for Historic Preservation \$115
- National Trust \$75
- Old Lyme Historical Society \$100

The HDC has had a lot of activity this year and is running out of funds in the Admin line item in its budget. The Commission is awaiting a response to its request to use other funds available in its budget to cover the shortfall.

*Dini Mallory made a motion, seconded by Carolyn Wakeman, to renew the memberships as follows: Florence Griswold Museum \$100, Connecticut Trust \$115, National Trust \$75, and the Old Lyme Historical Society \$100, on the condition that these payments are not needed to help cover the shortfall in the HDC budget's Admin line item. In favor: D. Mallory, J. Noyes, C. Wakeman. R. Todd, D. Czarnecki. Opposed: None. Abstentions: None. Motion carried.*



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*Action: Submit request to Finance Department for membership payments after Admin shortfall is resolved (Martha Hansen).*

**Public Hearing:** 47 Lyme Street, driveway edging

William and Jane Bachman, represented by David and Geri Deveaux (Deveaux Architects), submitted a CofA application for cobblestone edging on the driveway. The gravel driveway was restored and regraded and stone edging was added to match the existing cobblestone apron. The owners were not aware that it required a CofA application. The edging helps to direct water to the rear of the property. The new stone edging is about two inches higher than the driveway and the grass and is similar to others in the Historic District. The HDC would like to know the dimensions of the stones and the length of the driveway edging.

*Russ Todd made a motion, seconded by Carolyn Wakeman, to approve the driveway edging, on the conditions that it is natural cobblestone to match the driveway apron and that the dimensions of the stones and length of the edging are provided to the HDC. In favor: D. Mallory, J. Noyes, C. Wakeman. R. Todd, D. Czarnecki. Opposed: None. Abstentions: None. Motion carried.*

A bluestone walkway with metal edging was approved in April, but the walkway was installed with a stone edging similar to that used along the driveway; this edging was not approved by the HDC. As stated on the CofA form, the Commission requires a new CofA application when any changes are sought for a project that has an approved CofA.

*Action: Write a letter to the Bachmans explaining the situation and asking for a CofA application for the walkway edging (Martha Hansen).*

**Public Hearing:** 1 Boston Post Road, shed

Jim Graybill submitted a CofA application for the shed. He explained that there was a shed on the north side of the property when he bought it. A new shed was recently purchased and installed on the south side of the property, and the old shed removed, in preparation for a new driveway and the division of the property into two parcels. After the new shed was installed, it was moved to a different southerly location to comply with zoning setback regulations at the request of Eric Knapp, ZEO. The shed is now located towards the rear of the property. The HDC asked Mr. Graybill to add detail (dimensions, material, style, and a sketch of the location) to his CofA application and return at the July 10 HDC meeting for consideration. The Commission discussed a possible site visit, to which Mr. Graybill agreed.

Diane Prince commented that the shed is now visible from her property at 3 Rose Lane. Some screening has been planted, but it does not block their view of the Graybill back yard and shed.



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*Action: Conduct site visit (John Noyes and Russ Todd). Add details to the CofA application and resubmit it at the July 10 HDC meeting (Jim Graybill).*

**Discussion:** 54 Lyme Street, CofA for screening propane tanks and other mechanicals, The owners of 54 Lyme Street, Richard and Carol Jones, were present for the discussion. One issue was whether the now-expired CofA for the propane tanks and generator should be extended beyond its initial one-year period (now expired) to accommodate screening the mechanicals, as required in that CofA. Carol Jones explained that their contractor was expected in April to screen the tanks and generator but was delayed. The screening, which is expected to be finished this month, will be natural cedar lattice with plantings to provide additional screening.

John Noyes stated that the HDC had approved a CofA for horizontal tanks with specific dimensions, but vertical tanks were installed instead.

Mrs. Jones said that the vertical tanks were installed after it became clear that town regulations did not allow tanks close to windows, which was the location requested by the HDC. The lattice will be high enough to block the tanks from view and tall grasses will also be planted to provide further screening.

Dr. Jones expressed his view that the real issue is to hide the tanks and stated that they are not trying to ignore HDC requirements. They considered burying the tanks but there is ledge under that area, so doing so was not practical. John Noyes noted that changes to an original CofA – in this case a change in the dimensions of the tanks – require a new CofA, and also commented that vertical tanks would block the view in the direction of the Lieutenant River more than horizontal tanks.

John Noyes asked about the mechanicals and the leaning doorway on the east side of the studio facing Lyme Street. Mrs. Jones replied that it is the meter box that has been there for a long time and now includes connections for the new generator. The door was also there, but the Joneses detached it because some of the wood connecting it to the studio was rotted. It will be re-installed after the wood is replaced and a new latch installed.

John Noyes stated that because the propane tanks are different from those approved in the original CofA, and because the latch on the door that screens the meter box on the east side of the studio is different from the one currently in place, a new CofA application concerning those matters needs to be submitted. Wood replacement could be handled via a Like for Like form.

The Joneses also submitted a Like for Like form to replace the natural shingles on the roof to their house with identical shingles. After the roof is replaced, they plan to work on the front door, which is rotted, and the transom, which is now plexiglass.



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*Action: Arrange site visit (Dini Mallory and Carolyn Wakeman). Mail CofA application and Like for Like form to Richard and Carol Jones (Martha Hansen).*

### **Enforcement concerns:**

Dini Mallory handed out a list of enforcement concerns that the Commission discussed. Progress is being made, and the HDC is working with Eric Knapp to resolve the issues.

**Sign Policy:** John Noyes distributed a draft of a revised sign policy that will be discussed at a special HDC meeting to be held on Monday, August 21, at 9:00 a.m.

### **Public Hearing: 6 Lyme Street**

Elizabeth and Tom Fowler submitted a CofA application for screening several HVAC units and a generator. They were installed in 2018 and 2019 with permits from the town, but the HDC was not notified and no CofA application was submitted at that time. One HVAC unit and the generator are located on the south side of the house facing Ferry Road. Another unit is on the northeast corner of the house next to the driveway. They will both be screened with lattices, and additional plantings will be added on the side facing Ferry Road. Another HVAC unit is located in back of the house near the terrace, but it is not visible from either Lyme Street or Ferry Road and is thus not within the HDC's jurisdiction.

Dini Mallory asked whether the unit at the northeast corner of the house could be moved farther back from Lyme Street. Elizabeth Fowler replied that it can be screened but thought there was no room to move it because of the porch and windows, etc. on that side of the house.

John Noyes asked about the lattice material. Ms. Fowler replied that it is PVC and will be attached to wooden posts. It does not look like plastic and does not require painting.

Russ Todd stated that the HDC would like to see a sample of the lattice.

John Noyes noted that HDC members would like to look at the site, and that specifications are also needed for the generator and HVAC systems that were installed in 2018 and 2019. The units need to be approved by the HDC; they may be added to the current CofA application.

Elizabeth Fowler agreed to a site visit and stated that she wants to get the screening done as soon as possible and would rather not have to wait until July for approval.

*Action: Provide specs for the generator and HVAC units and a sample of the lattice (Elizabeth Fowler). Set up site visit (Martha Hansen).*

**New and Ongoing Business:** Lighting policy, National Votes for Women trail marker  
Lighting policy: The HDC is working on a new lighting policy and would like to invite Misha Semenov-Leiva to the July 10 HDC meeting to discuss it.



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National Votes for Women trail marker: A location for the marker has not been pinned down. Christ the King Church declined to have it installed on their property near the town green. Carolyn Wakeman and Dini Mallory will look at the area again and determine whether placing the sign on the Cox property at 2 Lyme Street is possible.

*Action: Invite Misha Semenov-Leiva to the July 10 HDC meeting (Edward Pinn). Look at south green area for a new location for the National Votes for Women Trail marker (Dini Mallory, Carolyn Wakeman).*

*Russ Todd made a motion, seconded by Carolyn Wakeman, to continue the public hearings for 1 Boston Post Road and 6 Lyme Street to the July 10 meeting. In favor: D. Mallory, J. Noyes, C. Wakeman. R. Todd, D. Czarnecki. Opposed: None. Abstentions: None. Motion carried.*

Russ Todd commented that the HDC should consider whether prefabricated sheds are appropriate in the Historic District.

### **Adjournment:**

*Russ Todd made a motion, seconded by Debra Czarnecki, to adjourn the meeting at 11:33 a.m. In favor: D. Mallory, J. Noyes, C. Wakeman. R. Todd, D. Czarnecki. Opposed: None. Abstentions: None. Motion carried.*

Respectfully submitted,  
Martha Hansen