



# TOWN OF OLD LYME

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## Old Lyme Historic District Commission

### Agenda

Regular Monthly Meeting

September 11, 2023 @ 9:00 a.m.

Memorial Town Hall Meeting Room

52 Lyme Street, Old Lyme, CT 06371

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

#### **Attendance:**

Regular members: Dini Mallory (Co-Chair), John Noyes (Co-Chair) arrived at 9:05, Russ Todd, Carolyn Wakeman (regular)

Alternate members: Edward Pinn, Tammy Hinckley

Absent: Debra Czarnecki (regular)

Guests: Todd Brink, Tracy Navarro, Pamela Hamilton, Jim Graybill, Bill Velez, Todd Brink, Theresa McShane, David Vitali, Alisha Milardo, Katie Huffman, David Noe, Bill Bartlett, Katherine Harrison, Marie Ryan

#### **Call to Order, Attendance, Approval of July 10, 2023, regular meeting minutes and August 21, 2023, special meeting minutes.**

Dini Mallory called the meeting to order at 9:00 a.m.

**Public Comment:** Tracy Navarro expressed her concern about the high speed of traffic in the Historic District, which is home to three schools. She witnessed a near accident involving a child crossing the street, and cars parked along the sides of the street have been hit. Ms. Navarro would like to see additional stop signs or flashing signs in the Historic District. She notified the police but did not get a response. More people, including children, are being encouraged to visit the Historic District and enjoy new activities, including Audubon programs for children and witness stones visits. Russ Todd commented that north of I-95 the speed limit is 40 mph, and the state DOT in the past had rejected a request to lower the speed limit. Todd Brink, who lives in a Historic District in Mystic and owns a house in Old Lyme's Historic District, also noted high speeds along Lyme Street north of I-95. He commented that electronic speed monitors in Mystic have helped to slow down traffic there. The Commission thanked Ms. Navarro and Mr. Brink for their comments.



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**Public Hearing:** 106 Lyme Street, generator: Pamela Hamilton submitted a CofA application for a generator which was installed next to the south edge of the garage. After it was installed, it was found to be within the 300-foot Historic District setback from Lyme Street. The CofA application shows the generator screened by evergreen plantings; due to those plantings, the generator is not now visible from Lyme Street.

*Dini Mallory moved, seconded by Russ Todd, to approve the CofA as presented. In favor: D. Mallory, J. Noyes, R. Todd, C. Wakeman, Opposed: None. Abstentions: None. Motion carried.*

**Public Hearing:** 45 Lyme Street, granite fence posts: Julie and Peter Edmondson submitted a CofA application for granite fence posts that were found when the picket fence in front of their house was being replaced. The granite posts were enclosed with wood as part of the fence that was being replaced. The wood cladding has been removed and the fence has been attached to new, smaller wooden posts installed next to the granite ones. The Edmondsons would like the granite posts to remain as part of the history of the house, which was moved to its present location in stages beginning about 1837.

*Carolyn Wakeman moved, seconded by Dini Mallory, to approve the CofA as presented. In favor: D. Mallory, J. Noyes, R. Todd, C. Wakeman, Opposed: None. Abstentions: None. Motion carried.*

**Public Hearing:** 1 Boston Post Road, shed: Jim Graybill and Bill Velez

Jim Graybill submitted a CofA application for the shed, which houses a generator to power equipment that is vital to some people living in the house, which is a state-regulated group home. The new shed, which is about five years old and located to the south of the house, was never approved by the HDC. It replaced an older shed in poor condition that was located north of the house. Mr. Graybill would like to keep the shed close enough to the house so that it is not hard to move the generator when it is needed. The generator cannot be kept in the garage due to state regulations.

The HDC would like to make sure that the shed is screened from the view from the road and from the neighbors, who have complained. Mr. Graybill passed around photos of the shed and its location, including photos of the shed from the neighbors' property. The style of the shed was discussed. Mr. Velez, who lives in the house, said that the shed was paid for by the state, and he was authorized to spend only a certain amount on it. Various options for screening were discussed.

*Russ Todd moved, seconded by John Noyes, to approve the CofA for the shed, on the following conditions: that the shed be screened on three sides (east, south, and west) with evergreens or a*



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*trellis; that the north side have some partial height screening; that the screening effectively block views of the east, south, and west sides of the shed year-round; that the screening be large enough to create an effective screen soon; and that the screening be deer-resistant. In favor: D. Mallory, J. Noyes, R. Todd, C. Wakeman, Opposed: None. Abstentions: None. Motion carried.*

**97 Lyme Street CofA renewal:** Todd Brink and Teresa McShane. The project, which was approved in 2020, was delayed. The owners are now ready to move forward with it. The shed will have the same siding and roofing as the existing barn. It will be installed on an existing stone foundation. The HDC would like Mr. Brink and Ms. McShane to submit a new CofA application since there have been some changes to the original plan. They are also advised to notify the Inland Wetlands Commission. The new CofA can be considered at the September 22, 2023, Special Meeting.

*Action: Confirm meeting time with Todd Brink and Teresa McShane, advertise public hearing, send neighbor notices (Martha Hansen).*

John Noyes authorized Tammy Hinckley to vote in place of Debra Czarnecki.

**38 Lyme Street CofA renewal:** David Vitali provided an update on the renovation of the house and property. He has been working on it bit by bit and is working with an engineer to design a new septic system. No changes have been made to the original plan. *John Noyes moved, seconded by Carolyn Wakeman, to approve a 1-year extension of the CofA. In favor: D. Mallory, J. Noyes, R. Todd, C. Wakeman, T. Hinckley, Opposed: None. Abstentions: None. Motion carried.*

**Public Hearing:** 100 Lyme Street, RTPEC story boards: Alisha Milardo, Katie Huffman. John Noyes and Dini Mallory visited the site last week to look at the location of the proposed story board signs, starting about 75 feet from the road and extending towards the rear of the property. The 16 story boards will be on black aluminum posts spaced evenly about eight feet apart and will be visible from part of Lyme Street. Some additional plantings will be installed to screen them. Russ Todd asked if the story boards would be located east of the front façade of the house. Alisha Milardo responded that the first sign will be approximately even with the front façade but far from it, located next to the sunken garden on the south side of the house and tucked in near the southerly property line.

The HDC asked Ms. Milardo to fill out a new CofA application and include more details about the project. It can be considered at the September 22, 2023, Special Meeting.



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*Action: Email a new CofA application form to Alisha Milardo, advertise public hearing, send neighbor notices (Martha Hansen).*

**Secretary's Report:** Active CofAs, web page updates, plaque program update

Status of CofAs and Other Situations Being Monitored: The HDC is currently tracking and/or monitoring 9 properties involving active CofAs or other situations.

1. Ferry Road sidewalk: the project is estimated to begin in September 2023. A one-year extension of the STEAP Grant has been approved due to project delays.
2. 6 Lyme St.: HVAC and screening – new CofA requested
3. 38 Lyme St.: renovations continue, CofA extension expires 9/12/24 (approved today)
4. 71 Lyme St.: awaiting a CofA for changes to the fence
5. 76 Lyme St.: chimney removal – expires 2/6/24
6. 84 Lyme St. (Lyme Academy of Fine Arts): new signs have been installed but protrude into the public right-of-way on the sidewalk
7. 96 Lyme St.: Florence Griswold Museum signs – expires 2/6/24
8. 97 Lyme St.: garden shed – new CofA requested
9. 100 Lyme St.:(RTPEC): caretaker's cottage renovations – expires 2/6/24

Plaque program update: 62 Lyme Street – still trying to confirm a construction date for the house. The property was originally part of 60 Lyme Street, so it is difficult to separate out the dates of the buildings.

**Co-Chairs' Report:** Dini Mallory reported the HDC continues to be interested in lighting. Russ Todd has submitted some guidelines for a lighting policy update. John Noyes noted that Edie Twining, chair of the Halls Road Improvement Committee, would come to the regular October HDC meeting. The HDC has jurisdiction pursuant to state statute to make recommendations concerning sidewalks and certain other structures even if they are outside the Historic District, if they affect the District.

**Public Hearing:** 57 Lyme Street, OLCLC repair and renovation.

Katherine Harrison, OLCLC Director, submitted a CofA application for the repair and renovation of the building. David Noe, of 360 Design Plus, presented the plans with Bill Barlett, the contractor. A small addition is proposed for the rear of the building, but otherwise the footprint will remain the same. The existing casement windows will be replaced by 6 over 6 double hung windows, and a new wooden front door will be installed. The chimney that extends



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above the roofline will be removed, rebuilt and clad with thin brick. The rest of the chimney inside the building will be removed. The plans call for the current walkway between the main building and a smaller building to be converted to a covered breezeway. The vinyl siding will remain, but the window and door moldings will be redone. The roof will not be replaced. John Noyes said that he would like to see more details about the windows. The HVAC unit should be moved from the front of the building to the side or back and screened from view. The dimensions of the “new chimney” and of the proposed new room, and information about the HVAC location and screening, need to be provided. Russ Todd also asked for details about the light fixtures, including the color temperature, intensity, and lighting direction. The public hearing was continued to the September 22, 2023 Special Meeting.

*Action: Inform Katherine Harrison, Marie Ryan, David Noe, and Bill Bartlett of the meeting time (Martha Hansen).*

### **New and Ongoing Business:**

National Votes for Women trail marker – the discussion will continue at the September 22, 2023 Special Meeting.

*Old Lyme Events* column – This is published four times a year. The HDC has submitted columns for two recent issues can periodically provide an update on current matters that the HDC is working on.

Carolyn Wakeman reported that Old Lyme’s National Historic Registry listing will change to include the Duck River Cemetery. This will not impact the Historic District, the HDC, or homeowners in the area. It will help the town qualify for grants to fix the Duck River bridge in the cemetery, which is in disrepair. There will be a meeting at the Duck River bridge in the cemetery on September 26.

Dini Mallory checked on whether town department forms note the need for HDC action. There is a general form that asks if a property is in the Historic District, but there has been a problem with oversight in the past. The Commission needs to determine whether the online forms match the physical forms available at Town Hall.

HDC lighting policy – to be discussed at a future meeting.

The HDC will hold a Special Meeting on September 22, 2023. The meeting will include several public hearings, and a discussion on the sign policy.

There was a discussion about the problem of traffic and speed in the Historic District. The HDC will pass along the comments and concerns conveyed at today’s Public Comment session to various town authorities.



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### **Adjourn**

*John Noyes made a motion, seconded by Carolyn Wakeman, to adjourn the meeting at 12:05 p.m. In favor: D. Mallory, J. Noyes, R. Todd, C. Wakeman, T. Hinckley. Opposed: None. Abstentions: None. Motion carried.*

There will be a special meeting on Friday, September 22, 2023, at 9:00 a.m.  
The next regular meeting will be on October 2, 2023, at 9:00 a.m.