



TOWN OF OLD LYME

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Old Lyme Historic District Commission Special Meeting Friday, Sept. 22, 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 (by phone; arrived at 9:15 a.m.), Carolyn Wakeman

Alternate members: Edward Pinn, Tammy Hinckley

Guests: Katie Huffman, Alisha Milardo, David Noe, Bill Bartlett, Marie Ryan, Kathleen Harrison, Todd Brink (by phone), and Teresa McShane (by phone)

Call to order; Quorum call; Approval of July 10, 2023, regular meeting minutes, August 21, 2023, special meeting minutes, and September 11, 2023, regular meeting minutes.

Dini Mallory called the meeting to order at 9:08 a.m. A quorum was present. Ed Pinn was authorized to vote until Russ Todd arrived.

Ed Pinn moved, seconded by Carolyn Wakeman, to accept the July 10 regular meeting minutes as presented. In favor: D. Czarnecki, D. Mallory, J. Noyes, E. Pinn, C. Wakeman. Opposed: None. Abstentions: None. Motion carried.

Carolyn Wakeman moved, seconded by Ed Pinn, to accept the August 21 special meeting minutes as presented. In favor: D. Czarnecki, D. Mallory, J. Noyes, E. Pinn, C. Wakeman. Opposed: None. Abstentions: None. Motion carried.

Dini Mallory moved, seconded by Carolyn Wakeman, to accept the September 11 regular meeting minutes as presented. In favor: D. Mallory, J. Noyes, E. Pinn, C. Wakeman. Opposed: None. Abstentions: D Czarnecki. Motion carried.

Public Hearing: 100 Lyme Street, RTPEC story boards – Katie Huffman and Alisha Milardo. Following the discussion at the September 11, 2023, regular meeting about proposed story board signs for children at the Roger Tory Peterson Estuary Center, the Center submitted a CofA application for the installation of the story board signs. A series of illustrated signs would begin in the Historic District and extend toward the Lieutenant River near the southerly border of the property, with the number, location, structural details, and landscaping of those signs as specified in the CofA application. Today's discussion focused on the landscaping near the signs and their visibility from Lyme Street.



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John Noyes moved, seconded by Russ Todd, to approve the 100 Lyme Street CofA application for story board signs as submitted, on the conditions that (1) the sign posts be black matte-finish metal; and (2) the line of sight from Lyme Street to the signs located in the Historic District be minimized by vegetative screening. In favor: D. Czarnecki, D. Mallory, J. Noyes, R. Todd, C. Wakeman. Opposed: None. Abstentions: None. Motion carried.

When the story on the signs changes, no new CofA application is required. Any changes in the material, size, height, location, or screening of the signs would, however, require a new application.

Public Hearing continued: 57 Lyme St., OLCLC renovation – David Noe, Bill Bartlett, Marie Ryan, Kathleen Harrison.

Today's continuation of the September 11, 2023, regular meeting hearing focused on additional details requested by the Commission at that meeting concerning the proposed renovations at the Old Lyme Children's Learning Center. The discussion focused on details concerning the front door, windows, the placement and removal of air conditioners, door lighting fixtures, the chimney, roofing, and the size of the proposed open but roofed connector to a rear building.

John Noyes moved, seconded by Dini Mallory, to approve the 57 Lyme Street CofA application for house renovations as submitted along with pictures, sketches, and a site plan, with the following conditions: (1) Marvin double hung windows, three over three with 5/8-inch mullions, shall be installed; (2) the front door shall be solid wood with either three or four horizontal windows at the top; (3) the HVAC unit currently in front of the house shall be moved to the southerly side of the house, placed as far back from the front of the house as feasible, and screened with evergreen plantings at least as tall as the top of the unit; (4) the wall air conditioner units currently placed in windows shall be removed; (5) the light fixture at the front door shall be the historic style fixture shown in submitted drawings, with a cap on top and illumination below 3,000 Kelvin; (6) the solid wood door from the house onto the connector shall also have an historic style light fixture similar to the one approved for the front door; (7) the new brick veneer chimney shall be in the same location, of the same style, and of the same width and length as the existing chimney, and shall be approximately 4 feet, 4 inches high; (8) the landscape lights shown on the submitted site plan sketch shall not be installed; (9) new roofing needed for the connector and to patch around the chimney shall match the existing roofing on the house; and (10) the connector, which is open to the exterior, shall be 113 square feet. In favor: D. Czarnecki, D. Mallory, J. Noyes, R. Todd, C. Wakeman. Opposed: None. Abstentions: None. Motion carried.



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Discussion of Speeding Traffic and Public Safety in the Historic District:

The Commission discussed the public comments about speeding traffic in the Historic District that were made at the September 11, 2023, regular meeting. The connection between those concerns and the Commission's mission relating to the preservation of the nature of the Historic District was also discussed.

Carolyn Wakeman moved, seconded by Debra Czarnecki, to send a memo passing along the comments received by the HDC about speeding traffic and public safety to various government boards and authorities. In favor: D. Czarnecki, D. Mallory, J. Noyes, R. Todd, C. Wakeman. Opposed: None. Abstentions: None. Motion carried.

Public Hearing: 97 Lyme St., shed – Todd Brink and Teresa McShane.

At the September 11, 2023, regular meeting, during discussion of a potential renewal of an expired CofA for the construction of a shed at 97 Lyme Street, the property owners indicated that their plans for the shed had changed. The changes would ensure that the shed would be of the same style and material as the nearby barn. The changes required a new CofA application, which was filed with an accompanying sketch, aerial photo, and other photos. The shed would be built principally within the existing 17- by 12-foot foundation of an earlier shed or chicken house, which is surrounded by fieldstones. A proposed unenclosed lean-to, attached to the shed, would extend a few inches beyond the foundation on the north side, necessitating the removal of the fieldstones on that side. The west-facing front door would need a ramp to allow equipment to be wheeled or driven into the shed. The floor of the shed and attached lean-to would be wood, supported by short concrete sonotube pillars.

HDC member Debra Czarnecki recused herself but spoke during the public comment portion of this public hearing as a neighboring property owner. She highlighted the importance of respecting nearby wetlands and property upkeep.

John Noyes moved, seconded by Ed Pinn, to approve the CofA as submitted, with the conditions that: (1) the concrete sonotube pillars supporting the wooden floor of the shed and lean-to shall be as short as possible, extending only a few inches above the property grade; (2) the existing fieldstones around the historic foundation shall remain on the easterly, southerly, and westerly sides of the shed, except immediately in front of the west-facing shed door; and (3) an entrance ramp to the west-facing shed door shall be constructed of natural materials, topped with brownstone or granite stones. In favor: D. Mallory, J. Noyes, R. Todd, C. Wakeman. Opposed: None. Abstentions: D. Czarnecki. Motion carried.



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The property owners agreed to share with the HDC approvals or conditions received from the Inland Wetlands Commission.

Sign Policy Discussion:

The Commission continued its discussion, which began at its August 21, 2023, special meeting, about possible revisions to the HDC Sign Policy.

Tammi Hinckley left the meeting at 10:29 a.m.; Russ Todd left the meeting at 10:45 a.m., and Ed Pinn was authorized to vote in his place; and Carolyn Wakeman left the meeting at 10:55 a.m.

Katherine Ludington Sign Discussion:

The Katherine Ludington Votes for Women sign was temporarily installed on the south town green near the former Ludington house. The former Ludington property is currently for sale, and Commission members thought it advisable to remove the sign until the HDC could consult with new owners about the possibility of permanently installing the sign on the former Ludington property. If that is not possible, the sign should be moved closer to that property.

Adjournment:

Dini Mallory moved, seconded by Ed Pinn, to adjourn the meeting at 11:20 a.m. In favor: D. Mallory, J. Noyes, D. Czarnecki, E. Pinn. Opposed: None. Abstentions: None. Motion carried.