

**HISTORIC PRESERVATION COUNCIL MEETING
STATE HISTORIC PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
Wednesday, June 3, 2026 @ 9:30 am**

MINUTES

Meeting was conducted in two (2) parts, each part conducted on a separate online platform.

Part 1: 9:30am – 10:30am – Microsoft Teams

Council: Ms. Elizabeth Acly, Chairman Paul Butkus, Ms. Marguerite Carnell, Mr. Thomas Elmore, Dr. Leah Glaser, Dr. Andy Horowitz, Mr. Kent McCoy

Absent: Ms. Vincencia Adusei, Ms. Elizabeth Burgess, Ms. Deanna Rhodes and Dr. Sarah Sportman

Staff: Mr. Cory Atkinson, Mr. Kevin Berger, Ms. Julie Carmelich, Ms. Mary Dunne, Ms. Erin Fink, Mr. Jonathan Kinney, Ms. Catherine Labadia, Mr. Todd Levine, Ms. Jenny Scofield, Ms. Elizabeth Shapiro, and Ms. Marena Wisniewski

Guests: Mr. Mike Forino, Ms. Priyanka Panjwani, and Ms. Stacey Vairo

I. Call to Order for Part 1 of Meeting

The meeting was called to order at 9:33 a.m.

II. Review of Public Comment Procedures

Chairman Butkus read aloud the Review of Public Comment Procedures.

III. Code of Conduct/Conflict of Interest

Chairman Butkus read aloud the Code of Conduct/Conflict of Interest and asked if there were any conflicts with staff members or Council. There was one:

- Ms. Acly recused herself from agenda item V.B.3. Preservation CT Circuit Rider Program

IV. Review and Approval of Minutes and Transcripts

1. Minutes – May 6, 2026 Meeting

On a motion by Ms. Carnell, second by Mr. McCoy, the Council voted to approve the May 6, 2026 meeting minutes.

(Y-6, N-0, Abstaining-1, Absent-4, Recused-0) (Roll call vote)

V. State Historic Preservation Grants – Action Items

A. Unfinished Action Items

B. New Action Items

1. Survey and Planning Grant, Town of Madison, Historic Resources Inventory, Madison

On a motion by Mr. Elmore, second by Ms. Carnell, the Historic Preservation Council voted to award a Survey and Planning Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown. All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant as administered by the Department of Economic and Community Development. Staff recommended this application for funding.

(Y-6, N-0, Abstaining-1, Absent-4, Recused-0) (Roll call vote)

Applicant: Town of Madison
Amount: \$20,000

Ms. Dunne presented this application. The town of Madison requested funding in the amount of \$20,000 to obtain the consulting services of a CFR-qualified architectural historian/historian team to prepare a historic resources inventory. Madison is a certified local government, and this is one of their five basic responsibilities because of their partnership with this office and the National Park Service. SHPO fully supported this application. Ms. Erin Mannix, Town of Madison, had a previous engagement. Ms. Dunne answered questions or concerns.

Dr. Glaser asked that when the applicant does the survey, they are cognizant of the cultural landscape as much as some of the structures because of the importance of the shoreline and its evolution. The Madison Beach Hotel was demolished in 2009. The only thing left is some of the natural cultural landscape and other resources, which were part of the hotel.

Chairman Butkus added since it's a non-matching grant, there's no indication of how many properties they want the survey to include. The three-part task list seems ambitious, especially Part 3 and making recommendations. It would be good to have some indication, at least when you get the proposals back, as to what can be included for the \$20,000 fee since it could be quite extensive.

Ms. Dunne replied, they may need to do this in separate grants because SHPO used to award \$30,000 for these, and that was just for a straight survey, and that could usually include about 150 properties.

The cost is down to \$20,000 and it is already three phases. She believes just the identification of the properties alone is probably going to be what they can cover under this first grant, unless there just aren't as many properties as she believes

they have. We will discuss that and make sure it's clear and invite them to apply for additional funding if they need to after they finish this one.

2. Survey and Planning Grant, Friends of the Office of State Archaeology, Geophysical Survey of Human Burials, Eastern Pequot Tribal Nation Cemetery, North Stonington, CT

On a motion by Ms. Acly, second by Mr. McCoy, the Historic Preservation Council voted to award a Survey and Planning Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown. All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant as administered by the Department of Economic and Community Development. Staff recommended this application for funding.

(Y-6, N-0, Abstaining-1, Absent-4, Recused-0) (Roll call vote)

Applicant: Friends of the Office of State Archaeology
Amount: \$7,500

Ms. Dunne presented this application. The Friends of the Office of State Archaeology requested funding in the amount of \$7,500 to obtain the consulting services of a CFR-qualified archaeologist to prepare a geophysical survey of human burials at the Eastern Pequot Tribal Nation Cemetery. The survey area or the known survey area is a little about half an acre, but they're going to expand that to one acre just to be sure that they can know what impacts current development and future planned development may have on unknown burials. Mr. Tom Ford from FOSA was not on the call to answer any questions. Ms. Cathy Labadia, SHPO Archaeologist, who was also familiar with the project and the organization was on the call for any questions or concerns.

Ms. Acly wanted some clarification on the burial area.

Ms. Labadia replied, the boundaries of the cemetery were never formally defined. There was a map done in the late 90s, and it was based on where there were upright stones. Stones don't always match where people have been buried and the cemetery had hardly been used for a couple 100 years. When the construction began, there was concern from some of the tribal members about what the impact might be. Mr. Kevin McBride donated some of his time to have some GPR work done immediately, as well as to do some monitoring and that's what that is based on. They did not find anything in those areas, but it just highlighted the need to get ahead of it.

Dr. Horowitz asked if NAGPRA concerns came into play with this project even though nothing is being disturbed? Ms. Labadia replied NAGPRA is mostly about collections and not unanticipated discoveries and confirmed that there will be no disruption of graves.

Chairman Butkus asked if clearing all the brush was going to be done separately, outside of the \$7,500 for the grant. Ms. Labadia replied, this is being done separately from the grant.

3. Partners In Preservation Grant, Preservation Connecticut, Circuit Rider Program, SFY 2027, Statewide

*Ms. Acly was recused

On a motion by Mr. Elmore, second by Ms. Carnell, the Historic Preservation Council voted to award a Partners In Preservation Grant, funded by the Community Investment Act of the State of Connecticut, to the below-listed applicant in the amount shown. All grant guidelines and state requirements shall be met by the below-listed applicant upon receipt of a grant as administered by the Department of Economic and Community Development. Staff recommended this application for funding.

(Y-5, N-0, Abstaining-1, Absent-4, Recused-1) (Roll call vote)

Applicant: Connecticut Trust for Historic Preservation d/b/a Preservation
Connecticut

Amount: \$250,000

Ms. Dunne presented this application. Preservation Connecticut requested funding in the amount of \$250,000 to support the Circuit Rider program for Fiscal Year 2027. SHPO has been working with Preservation Connecticut for decades and has been helping with the Circuit Rider program for quite a while. It is a huge help to our office, given the fact that staff capacity is stretched pretty thin, it's really helpful to be able to turn to Preservation Connecticut and get assistance with pretty much anything we need from helping with educational programs, to easement visits, to even assisting applicants that might not have the capacity to fill out applications, just assisting in a lot of different ways. Dr. Mike Forino, Preservation Connecticut, was on the call to answer any questions or concerns.

Chairman Butkus asked, under this 250,000 there's TAC support and also support for CEPA actions. Just a general question based on some earlier discussions related to other CEPA actions, have there been any further discussions between the SHPO office and Preservation Connecticut to make sure everybody is clear as to which projects they will be assisting with, or any additional steps that might be required to make sure that we're both prepared to support those actions?

Ms. Dunne replied she'd rather have Mr. Kinney weigh in on the CEPA part and how we decide when we're going to need assistance from PCT. As far as TAC is concerned, very often we will refer someone to Preservation Connecticut. We also get fabulous quarterly reports. There are no duplication of effort and no surprises as far as the technical assistance consultancies.

Mr. Kinney added that for this recent cluster of CEPA actions, SHPO and Preservation Connecticut have been doing a good job of getting together early in the process to coordinate who's going to be involved from each organization and what the plan will be. We have been trying harder to get ahead of that going into these CEPA items.

VI. State Register of Historic Places Nominations

A. Unfinished Action Items

B. New Action Items

VII. Local Historic District/Property Study Report/s

VIII. Archaeological Preserves

X. Preservation Restrictions

XI. Report on State Historic Preservation Office – Jonathan Kinney

Mr. Kinney reported that information was sent out about an upcoming webinar, next Thursday on June 11th at noon. That is going to be a fun event where we're going to be unveiling the new statewide historic preservation plan. The registration link for that event is in the chat. He has been remiss in updating the Council's membership terms and who needs a reappointment. He hopes to have an update at the July meeting as to where everyone stands and any actions that need to be taken.

XII. Report on Museum Properties – Liz Shapiro

Ms. Shapiro just dropped a link into the chat, and that will bring you to the website for all our museums. There is some really robust programming going on. It doesn't matter that museums are emptied of all collections right now. If anyone would like to explore any of these things, and if you're interested in attending, please reach out to her. And I know really the hardest thing is to figure out the time. A time can be accommodated for your visit.

Old-Newgate Prison

Ms. Shapiro reported that everyone is super excited about the play that we're going to be presenting at Old-Newgate Prison and Copper Mine this summer, Escape from Old Newgate. She will try and find that link and throw it in there. It's up to date on the website. The play will happen after the museum closes. Guests will be allowed in after 5:00 p.m. and it starts at 5:30 p.m., taking place at three different locations on the museum property. You will need to get your tickets in advance. Feel free to support us by purchasing your ticket. She believes they are well on their way to a sold-out season for this play, but I'm just going to tell you, if you're interested in seeing the site with new eyes, she encourages them to bring the family, and it is child appropriate depending on how much they love history. The play takes place in the main building that will be open

in the museum complex, which is the guard house. Then all will move en masse with the other attendees down through the prison to the mine, then will end up outside in a third space for the resolution. And it is really looking at the ambiguity of the situation that surrounded the escape, the only successful, at least successful for a short moment in time, escape from Newgate during the Revolutionary War period. It's really great and she is super proud of it.

Eric Sloan Museum

If you have time and you find yourself in the northwest corner, stop by the Eric Sloan Museum. Take a look and see what's going on there. It is not the same museum as it was. It is very different and people go and they just shake their heads. They're amazed by what they see when they go there. Not that all our museums aren't fabulous.

Connecticut Open House Day is coming up. It is the second Sunday of the month with free admission to all the museums. And it's a great day to go visit museums in Connecticut in general.

XIII. Old Business

XIV. New Business

XV. Liaison with Public & Private Agencies

XVI. Public Forum

XVII. Adjournment of Part 1 of Meeting

On a motion Dr. Horowitz, second, Ms. Acly, Part 1 of the meeting was adjourned at 10:00 a.m.

Respectfully submitted by:
Deborah D. Gaston

**HISTORIC PRESERVATION COUNCIL MEETING
STATE HISTORIC PRESERVATION OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
Wednesday, June 3, 2026 @ 10:30 am**

MINUTES

Part 2: 10:30am – 12:30pm – Zoom

Council: Ms. Elizabeth Acly, Chairman Paul Butkus, Ms. Marguerite Carnell, Mr. Thomas Elmore, Dr. Leah Glaser, Dr. Andy Horowitz, Mr. Kent McCoy, Sarah Sportman

Absent: Ms. Vincencia Adusei, Ms. Elizabeth Burgess, and Ms. Deanna Rhodes

Staff: Mr. Cory Atkinson, Mr. Kevin Berger, Ms. Julie Carmelich, Ms. Mary Dunne, Ms. Erin Fink, Mr. Jonathan Kinney, Ms. Catherine Labadia, Mr. Todd Levine, Ms. Jenny Scofield, Ms. Elizabeth Shapiro, and Ms. Marena Wisniewski

Guests: Dr. Mike Forino, Ms. Priyanka Panjwani, Ms. Stacey Vairo, Ms. Wendy Barnes, Ms. Polly Zarella, Ms. Janice Atkeson, Mr. Peter Holland, Mr. Peter Coombs, Ms. Caroline Grist, Ms. Claire Matthews, Mr. Nathan Rosadini, Ms. Gillian Carson, Ms. Melissa Josefiak, Ms. Kathleen Reeves, Mr. Lou Mazzaresse, Mr. Brad Schide, Mr. Brien Riedell, Mr. Michael Furgueson, Ms. Pam Peters, Ms. Susan Ward, Ms. Cary Duques, Ms. Wendy Mawhinney, Ms. Priyanka Panjwani, Mr. David Kirsch, Ms. Hope Proctor, Ms. Mary Anne Pleva, Ms. Elizabeth Jones, Ms. Nan Zyla Wisendale

I. Call to Order for Part 2 of Meeting

Part 2 of the meeting was called to order at 10:34am.

II. Review of Public Comment Procedures

Chairman Butkus read aloud the Review of Public Comment Procedures.

III. Code of Conduct/Conflict of Interest

Chairman Butkus read aloud the Code of Conduct/Conflict of Interest and asked if there were any conflicts with staff members or Council. Ms. Acly recused herself from agenda item IX.A.

Vice-Chairman Butkus clarified that the role of the HPC in this matter is not to determine the historical merit of the building(s) in question but to determine if the proposed demolition is unreasonable and whether feasible alternatives to demolition exist. After hearing the presentations, the Council will vote on whether or not the matter should be referred to the Office of the Attorney General.

IX. Threatened Properties

1. 40 Prospect Street, Essex, CT - Todd Levine

On a motion by Mr. McCoy, second by Ms. Carnell, this item was brought to the table for discussion.

Mr. Todd Levine presented a summary of SHPO's involvement in this matter, which began on March 13th, 2026 when the Town of Essex notified the office that an intent to demolish had been filed by the property owner on March 12th. At that time, the subject property was neither listed on the National Register, nor "under consideration" for listing. A demolition delay of 90 days was initiated. On May 6, 2026, SHPO staff Jenny Scofield, National Register coordinator, sent notice of consideration for listing of the Essex Village National Register of Historic Places District to property owners, including 40 Prospect Street, identified within the nomination as the Captain Post House, built 1835, as a contributing resource. The State Review Board will review the nomination at their upcoming June 12th, 2026 meeting.

Ms. Stacey Vairo of Preservation Connecticut made a presentation to Council that outlined the architectural and historical significance of the property, its importance to both the historic district and the City, and the desire to see the building preserved and retained as an important part of the historic district and the streetscape. Council members asked several questions of Ms. Vairo.

Mr. Nathan Rosadini (legal counsel for the property owner) was present for the meeting, but did not do a presentation to Council. Mr. Rosadini indicated that he was there to listen to the proceedings.

Seven members of the public addressed the Council:

- Ms. Janice Atkeson (In favor of referral to OAG)
- Mr. Peter Coombs (In favor of referral to OAG)
- Ms. Gillian Carson (In favor of referral to OAG)
- Ms. Pam Peters (In favor of referral to OAG)
- Ms. Mary Anne Pleva (In favor of referral to OAG)
- Ms. Elizabeth Jones (In favor of referral to OAG)
- Ms. Nan Zyla Wisendale (In favor of referral to OAG)
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Following deliberation amongst the members, the Council voted to refer the matter to the Office of the Attorney General. A letter will be sent from SHPO to the OAG regarding next steps.

(Y-7, N-0, Abstaining-1, Absent-3, Recused-1) (Roll call vote)

XVII. Adjournment of Part 2 of Meeting

On a motion by Mr. McCoy, second by Ms. Carnell, the meeting was adjourned at 11:34 p.m.

***Next regularly scheduled Council meeting:
Wednesday, July 1, 2026 – Meeting format to be determined***