

SALISBURY HISTORIC DISTRICT COMMISSION

MARCH 9, 2021

(RE-SCHEDULED FROM MARCH 2, 2021)

Present: Carol Mason, Elyse Harney and Tom Callahan. Absent: Robert Highsmith

- 1) Approval of Agenda. So Moved by T. Callahan, seconded by E. Harney and unanimously Approved.
- 2) Approval of Minutes of February 2, 2021. So Moved by T. Callahan, seconded by E. Harney and unanimously Approved.
- 3) Discussion about the work of the Commission with the Commissioners – Tabled
- 4) COA Application – 414 Salmon Kill Road – Stephen Belter / Tomlinson.  
E. Harney indicated that the style of the proposed new garage addition is character with the house. T. Callahan mentioned that the addition is much larger in scale to the original house, but he is okay with how it sits on the land.  
Steve Belter described the new addition as slightly larger than originally proposed, but no taller. The siding and windows will be the same as the rest of the building. The south elevation is changed, but not visible from the road. The north elevation faces Salmon Kill Road.  
E. Harney asked about the fencing; Mr. Belter answered that it is ‘recreational.’ T. Callahan asked about the garage door material; Mr. Belter answered that it looks like wood and will look like the rest of the garage and house.  
A Motion to Accept the Application for a Certificate of Appropriateness for the construction of a new garage with living space above at 414 Salmon Kill Road, Lakeville, CT, was made by T. Callahan, seconded by E. Harney and unanimously Approved.  
A Motion to Approve the Application for a Certificate of Appropriateness for the construction of a new garage with living space above at 414 Salmon Kill Road, Lakeville, CT was made by T. Callahan, seconded by E. Harney and unanimously Approved.  
Mr. Belter asked the Carol Mason if the house, currently identified as House #31, could be renamed “Tomlinson House”, the name of the current owners. Ms. Mason indicated that research on that would be needed.
- 5) New Business – T. Callahan asked for future agendas, minutes and applications to come all together in one email for easy access.

6) Public Comment

Bruce Palmer asked if the plan was online for the public. Answer: The plan and application is not online yet as it is being received by the Commission at this meeting. Copies of the application and plan will be sent to the Town Clerk, Land Use office and the Building official. Mary Close Oppenheimer and Pat Hackett, Salisbury Affordable Housing Commission (SAHC), pointed out that a portion of the Pope property (on Salmon Kill Road) is in the Salisbury Historic District. T. Callahan indicated that he had outlined rules and procedures to be used in his portion of the Pope Report (included). The entire Pope Report is available on the Town website: [www.salisburyct.us](http://www.salisburyct.us). While those are not official guidelines, he highlighted some important elements such as scale and preserving the character of the community. E. Harney suggested working with the configuration of the land; the Commission can't approve anything unseen. The Commission suggested that the SAHC could alert them when there is something to be considered. T. Callahan mentioned that anything that would be permanent is within the SHDC purview and approvals can be conditioned.

7) Adjournment. So Moved by T. Callahan, seconded by E. Harney and unanimously Approved.

PLC Report to Salisbury Board of Selectmen

Prepared by Thomas M. Callahan

Vice Chairman, Salisbury Historic Districts Commission

On March 25, 2018, I gave a detailed presentation to the PLC on rules and procedures of the SHDC.

The Ordinance establishing the Salisbury Historic District Commission located in the town of Salisbury Ct was passed on February 19, 1970. On July 16, 1971 under Ordinance #27 the historic district in the center of Salisbury was extended to include the Miner and Pope fields. (Ordinance #27 attached) The SHDC is organized and operated under the authority set forth in Chapter 93a; Section 7-147 of the Statutes of the State of Ct. The intent of the SHDC is to preserve the distinct character of our community dating from different periods in history. Of the non-wetland area under review for future uses (19.2 acres) app. 9.7 acres are within the Salisbury Historic District. Town building and zoning officials will require a SHDC Certificate of Appropriateness approval before issuing a permit of activity within the 9.7 acres. The Ct. State enabling law and SHDC's Rules and Regulations require that the following standards be used in

determining appropriateness as outlined in the Rules and Procedures which can be obtained at the Salisbury town hall or on our website ([www.HistoricSalisburyCT.com](http://www.HistoricSalisburyCT.com)).

- Historical and architectural value and significance
- Architectural style
- Scale
- General design
- Arrangement
- Texture and material of the architectural feature
- Types and style of exterior windows, doors, light fixtures, signs, above ground utility structures, mechanical appurtenances.
- Type and texture of building materials.
- The relationship to the exterior architectural style and pertinent features of other outdoor buildings and structures in the neighborhood and district.

More specific guidelines and briefs are provided by the U.S. Secretary of the Interior to aid homeowners in historic districts. These can be reviewed at:

[www.nps.gov/history/hps/tps/standards\\_guidelines .htm](http://www.nps.gov/history/hps/tps/standards_guidelines.htm)