

SALISBURY HISTORIC DISTRICT COMMISSION

REGULAR MEETING

MAY 4, 2021 9:00 AM VIA ZOOM

Call to Order. Present: Elyse Harney, Robert Highsmith, Tom Callahan and Carol Mason. In attendance, M.C. Taylor.

- 1) **Approval of Agenda. So Moved** by E. Harney, seconded by T. Callahan and unanimously **Approved**.
- 2) **Approval of Minutes of March 9, 2021** meeting. **So Moved** by T. Callahan, seconded by E. Harney and unanimously **Approved**.
- 3) COA for Review / Application #2021-002 / 75-77 Main Street (Stiles House) / Presented by James LaPorta, Litchfield Hills Solar.
Mr. LaPorta described the details of the proposed installation of a solar PV array on the roofs of the property's carriage barn; 24 panels on the south-facing roof and 12 panels on the west-facing roof. T. Callahan asked about the current roofing material; Mr. LaPorta answered that it is asphalt shingle which will remain. T. Callahan and C. Mason asked about alternate locations, such as to another building in the rear or a ground-mounted array. Mr. LaPorta explained that would reduce the productivity of the system, create more infra-structure and increases costs. He added that the surfaces are pitted to absorb sunlight and reduce glare, not to be reflective. T. Callahan asked if another south-facing roof was used, how much of a difference it would make; Mr. LaPorta indicated that the loss of productivity would be proportionate to the number of panels removed and that might make the project unfeasible. The Commission asked for examples of similar solar installations that they could see; Mr. LaPorta will provide those. R. Highsmith asked if a south-facing pole-mounted system would be more efficient; Mr. LaPorta answered that it would be more expensive. C. Mason asked what the proposed solar installation would look like; Mr. LaPorta answered it would be like a solid skylight. **A Motion to Accept Application (#2021-002) for a COA at 75-77 Main Street, Salisbury** was made by T. Callahan, seconded by E. Harney and unanimously **Approved**. The Commission will conduct a site visit at the property, date and time to be arranged with the owners by Mr. LaPorta. Mr. LaPorta will be present at the site visit.
- 4) COA for Review / Application #2021-003 / Congregational Church / Main Street / Presented by Mark Robbins and Rachel Fossum, MHR Development.
The Application is for a COA for installation of a new roof on the Meeting House and Parish Hall and installation of a 42 KW DC Roof-mounted solar array system. E. Harney commented on the application, noting it was detailed and helpful to get the process started. C. Mason indicated

that this application is very different from previous Certificates issued on Main Street, because of the solar array and replacing the roof with different material from what is there. The SHDC tries to maintain the historic value and seek guidance from the State. Mark Robbins did not know if there had ever been metal roofing on the buildings, but offered his opinion that standing seam metal might have been used as roofing material at some time in the past. C. Mason indicated that the Commission understands the proposal, but must continue to work with the State and have a site visit. T. Callahan pointed out that the proposal is to use modern materials on the roof and asked if a different side of the building could be used; Mr. Robbins answered that the only appropriate elevation is on the south side. T. Callahan asked if the trees would remain; Mr. Robbins couldn't say for sure, they may need to be trimmed back. R. Highsmith pointed out the difference between the rendering and the satellite view, showing different areas of coverage. Mr. Robbins indicated that the actual layout has yet to be determined; it must be discussed with the Fire Marshall and Building Inspector. C. Mason mentioned that the Commission wants to do a site visit. **A Motion to Accept the Application (#2021-003) for a COA for 30 Main Street, Congregational Church**, was made by T. Callahan, seconded by R. Highsmith and unanimously **Approved**. A site visit will be arranged.

- 5) C. Mason, Chairperson, briefly explained the COA process, what the SHDC considers and the resource website: historicalsalisburyct.org. She welcomed Michael Carter, new owner, Fitch House, 433 Salmon Kill Road. Mr. Carter asked about discussing future work on the house; C. Mason and T. Callahan indicated that any discussion should be on the agenda. E. Harney suggested that a site visit might be helpful. Liza Paredes, an architect for the owners of the Old Stone House, 264 Taconic Road, asked if the Mill House on the property is included in the Historic District also; the answer is yes, it is included.
- 6) Open Commissioner Position. E. Harney introduced M.C. Taylor who is interested in becoming a Commission member. Ms. Taylor previously served on the SHDC. She lives in the Taconic area and is interested in historic properties. **A Motion to Approve Recommending M.C. Taylor as a SHDC regular member, for the term expiring 11/2025**, was made by E. Harney, seconded by T. Callahan and unanimously **Approved**. T. Callahan will present this Recommendation to the Board of Selectmen.
- 7) COA for Review / Application #2021-004 / 8 Main Street / Kathy Voldstad (Swanson) / Replace decking on ground level front porch.
Kathy Voldstad explained the need to replace the front porch decking because the existing wood has deteriorated. Mike Swanson, contractor, indicated they would want to use composite decking which will last longer. T. Callahan explained that the change of materials requires a COA. **A Motion to Accept Application #2021-004, 8 Main Street**, with specifics of composite material and photo was made by T. Callahan, seconded by R. Highsmith and unanimously **Approved**.
COA for Review / Application #2021-005 / 8 Main Street / Kathy Voldstad (Berkshire Fence) / Extend existing privacy fence toward back of property.

Kathy Voldstad described the proposed work. They would like to extend the existing fence around the HVAC system with like-kind panels back toward the rear of the property. **A Motion to Waive Application #2021-005 for a COA** was made by T. Callahan, seconded by E. Harney and unanimously **Approved**. (The extension of the fence is approved.)

8) New Business

E. Harney commented that sending a general letter to owners of historic district properties about making changes and notifying the SHDC before doing so is a good idea; the other Commission member agreed.

T. Callahan remarked that he had sent a note to Abby Conroy, Land Use Administrator, regarding the (Historic District) Landowska House on Millerton Road. He noted that Ms. Conroy was going to forward the note to Mike Carbone, Building Inspector, advising that any proposed work would need to come before the SHDC for a COA before a building permit is issued. He added that the issue of who does the enforcement for the SHDC should be discussed at a future meeting.

Public Comment – None

9) **Adjournment. So Moved** by C. Mason, seconded by T. Callahan and unanimously **Approved**.