

SALISBURY HISTORIC DISTRICTS COMMISSION

REGULAR MEETING

JUNE 1, 2021 9:00AM (VIA ZOOM)

- 1) Call to Order. Present: Carol Mason, Robert Highsmith, Elyse Harney and Tom Callahan. Approval of Agenda. So Moved by E. Harney, seconded by T. Callahan and unanimously Approved.
- 2) Approval of Minutes May 4, 2021. So Moved by T. Callahan, seconded by R. Highsmith and unanimously Approved. T. Callahan pointed out that he had sent an email to Emily Egan regarding the BoS 6/7/21 agenda, about the recommendation to appoint M.C. Taylor to the SHDC for a term ending 11/2025.
- 3) Commissioners Discussion:
There was brief discussion about the SHDC P.O. Box; mail is being forwarded to C. Mason. Also, paperwork is coming for the COA application for the Holley-Williams House; it got sent to the wrong place.
- 4) COA Review (Application #2021-002) / 75-77 Main Street / James LaPorta / Litchfield Hills Solar. The Commission discussed a report from Commissioner R. Highsmith, following a site visit in May, which E. Harney also attended. Both R. Highsmith and E. Harney suggested that a ground-mounted solar array system would be preferable to the roof-mounted system proposed in the application. Mr. La Porta explained that other buildings on the property are not feasible for roof-mounts. He also explained that he cannot recommend a ground-mounted system to the owners because ledge is an issue and the exposure is not ideal. T. Callahan asked that the impact to the neighbors be considered; a ground-mount system would not be intrusive to the property owners to the south. There was further discussion about the impact to the historic buildings and the SHDC mandate to preserve the town's historic character. Mr. LaPorta indicated that he had reviewed alternative locations already. T. Callahan suggested re-submitting the COA application with a ground-mount system proposal. Mr. LaPorta indicated that he would look at a ground-mount site and present it to the property owners. The Commission indicated that this COA application would remain open for re-submission and further discussion.
- 5) COA Review (Application #2021-003) / Congregational Church / Main Street / Mark Robbins / MHR Development.
The Commission had a lengthy discussion about this application for the installation of a new roof on the Meeting House and Parish Hall and the installation of a roof-mounted solar panel array system. C. Mason has 3 major concerns: the roof, using alternate materials is discouraged; the solar, if it can be put on the existing roof and the impact if it was just put on the second

(building) roof; and the lighting, where and what it would look like. E. Harney mentioned that solar panels on a metal roof are less obvious than on shingles and a metal roof with solar would be easier to install and remove. She asked if the roof needed to be replaced. T. Callahan brought up the roofing materials: asphalt shingles and metal roofs are newer materials, but he is not against using them for the new roof on the Congregational Church. R. Highsmith pointed out that asphalt shingles would be 'like-kind', in this case. He feels the Meeting House is one of the few iconic buildings that need to be preserved in a holistic way. The second building is newer and open to change. Mark Robbins, MHR Development Corporation, offered explanations for some of the concerns that were raised. He said that the lighting component had already been completed; they replaced interior lighting, not exterior fixtures. E. Harney asked again about the roof. C. Mason indicated that replacing an entire roof on a historic building with different materials would be discouraged. Mr. Robbins explained that the structural engineer they hired supports a metal roof. The current asphalt roof will need to be replaced and it isn't historic in any way. He further described the merits of a standing seam metal roof as being architecturally and historically more appropriate; it would also add to the structural resiliency of the building in the future. T. Callahan explained that the existing roof would need to be removed; he asked if examples of the proposed charcoal or bronze material could be shown to the Commission. He also indicated that the roof replacement and the solar panels should be 2 separate COA applications. C. Mason asked that the second building be considered, by itself, as an alternative. She also pointed out that the buildings have high visibility in the town and a public hearing would be required. After further discussion, the Commission determined that they want to see 2 separate applications for the roof and the solar panels. Mr. Robbins indicated that he would consult with his clients and get back to the Commission. C. Mason concluded with an offer to schedule a special meeting, after hearing from Mr. Robbins about the 2 separate applications.

- 6) COA Review (Applications #2021-006 and #2021-007) / 63 Millerton Road / Lakeville / Jason Lemon.

The Commission determined that the COA Application #2021-006 for replacement of the roof with "like-kind" materials will be waived (when re-submitted as a separate application) at the next meeting. The COA Application #2021-007 for the repairs to the front porch/soffit/fascia, installation of new piers on the front porch, installation of new column bases and replacement of lattice was reviewed. The same fir decking, as exists, will be used. The column bases will match the existing ones. The lattice will be replaced using the same dimensions as existing. The Commission will set a date for a Public Hearing, to be published.

- 7) Discussion of possible renovations: Old Stone House / 264 Taconic Road / Salisbury / Catherine Schoen-Turk / BarlisWedlick Architects LLC.

Liza Paredes, BarlisWedlick, would like to engage with the SHDC early on in the process and set up a site visit. R. Highsmith will coordinate setting up the visit sometime in June.

Adjournment. So Moved by T. Callahan, seconded by R. Highsmith and unanimously Approved.