

SALISBURY HISTORIC DISTRICT COMMISSION

REGULAR MEETING

OCTOBER 3, 2023 – 9:00AM (VIA ZOOM)

1. Call to Order. Present: Tom Callahan, M. C. Taylor, Robert Highsmith, Heidi Hoeller (Alternate) and Georgia Petry (Secretary). H. Hoeller was seated as a Voting Member. Carol Mason needed to call in to the meeting and asked Tom Callahan to act as Chair.
2. **Approval of Agenda.** T. Callahan requested that an Item, #4.b., COA, Town of Salisbury, Replace All Windows at Town Hall, be added to the agenda. A **Motion to Approve the Agenda, as Amended**, was made by T. Callahan, seconded by R. Highsmith and unanimously **Approved**.
3. **Approval of the Minutes of September 5, 2023. So Moved** by M.C. Taylor, seconded by R. Highsmith and unanimously **Approved**.
4. A. **Public Hearing** -- COA #2023-014 / Stiles Meadow (Salisbury Association Land Trust – Sobel) / Install New Sign / DOR: 8/3/2023
A **Motion to Open the Public Hearing** was made by T. Callahan, seconded by M.C. Taylor and unanimously **Approved**. Georgia Petry read the Legal Notice published in the Lakeville Journal. There were no public comments. A **Motion to Close the Public Hearing** was made by M.C. Taylor, seconded by R. Highsmith and unanimously **Approved**. There was no further discussion by the Commission. A **Motion to Approve the COA Application #2023-014, Stiles Meadow, Install New Sign**, was made by M. C. Taylor, seconded by R. Highsmith and unanimously **Approved**.

B. COA #2023-016 / Salisbury Town Hall (Curtis Rand) / Replace All Windows in Town Hall / DOR: 10/2/2023
Curtis Rand described the need to replace all of the double-hung windows, eyebrow windows and 2 doors in Town Hall. Local contractor, Seth Churchill, bid on the job and will do custom Marvin replacements with clad exteriors; there will be no difference in appearance on the outside. C. Mason pointed out that the original Town Hall was included in the Historic District, with the Cemetery. C. Rand noted that the original building was significant, but not this one; the Town is maintaining the cemetery. R. Highsmith asked if the windows would be true divided-light; Mr. Rand answered yes. C. Rand added that there are no viable alternatives. C. Mason commented that these windows are identical in appearance, except for the wood, and sound like “in like kind” replacements; the other Commissioners agreed. A **Motion to Waive COA Application #2023-016, as Like Kind Replacement**, was made by H. Hoeller, seconded by M.C. Taylor and unanimously **Approved**.

5. Pope Land Design Committee, Ray McGuire, Introduction to Current Plans

Ray McGuire, Chair, Pope Land Design Committee (PLDC), gave a brief introduction of the history of the PLDC and the work they have done so far. A consulting firm was chosen, FHI Studio, and six design concepts were developed. Of those, the PLDC has selected Concept Design 6 to present to the various Commissions and the public. Mr. Phil Barlow and Mr. Kent McCoy of FHI Studio gave the presentation of Concept Design 6 (Revised). The plan can be viewed at: <https://www.salisburyct.us/pope-land-design-committee/>. Mr. Barlow presented elements of the plan, including: improved recreational facilities; 64 units of Affordable Housing; a preference for smaller buildings; no driveways adjacent to the rail trail and a village concept around a green. He pointed out that about two-thirds of the land will be preserved; the use of Trotta Field will remain the same; multi-family housing and the density proposed is allowed; housing would be duplex, 4 unit and 6 unit buildings; most of the hedgerow would be preserved. Mr. McCoy presented preliminary concepts and precedents of housing types that are compatible and appropriate; they are not exact copies as they are trying for variety and a natural look. The SHDC had questions about the spacing of the housing units; the materials that would be used; the type of lighting proposed; and about the parking spaces; Mr. McCoy indicated that there would be refinements to the details. T. Callahan asked if the neighbors had commented on the parking and lighting; R. McGuire indicated that parking hadn't been an issue. Curtis Rand mentioned that they had been getting concerns from the neighbors over the scale of the project. T. Callahan and R. Highsmith asked about the approval process, going forward. C. Rand indicated that the PLDC would be presenting the Concept Design to the Inland Wetlands & Watercourses Commission (IWWC) and to Planning & Zoning (PZC) for their reviews. Further steps will include Public Hearing by SHDC and IWWC; ultimately Town Meeting approval will be required. He added that the SAHC will have to weigh in, regarding funding; the Town may apply for grants for the infrastructure, but Town funds will not be used for building the housing. R. Highsmith asked if the SAHC can ultimately afford to build what the SHDC approves; Mr. Barlow suggested that will all be worked out for the PZC eventually. C. Rand thanked everyone for all of their efforts and noted that the whole process will take time.

6. Commissioner Updates

C. Mason brought up 2 points to discuss: the appointment of Heidi Hoeller to fill Elyse Harney's term and the consideration of Howard Sobel as an Alternate member. T. Callahan expressed his thanks to E. Harney for everything she has done for the HDC and noted that she will remain on the Advisory Board; he added that H. Hoeller will be a great member. C. Mason asked for a vote to approve H. Hoeller to fill E. Harney's term through November, 2027, which will then go to the BOS for appointment. A **Motion to Approve Heidi Hoeller to fill the term of Elyse Harney through November, 2027**, was made by T. Callahan, seconded by M.C. Taylor and unanimously **Approved**. C. Mason asked Howard Sobel to introduce himself. Mr. Sobel commented that he appreciates the work being done by the HD. He has a great interest in colonial architecture and has studied it. He is a recently retired attorney and can help with rules and regulations on issues. He is a member of the Salisbury Land Trust Committee. T. Callahan pointed out that H. Sobel will be a great help to the HDC with the Pope Land development project. C. Mason

pointed out that an Alternate member should come to every meeting and will vote, if asked. The term is for one year. A **Motion to Approve Howard Sobel as an Alternate member and Recommend his Appointment to the BOS**, was made by T. Callahan, seconded by M.C. Taylor and unanimously **Approved**.

Curtis Rand asked to give an update on the train station in Lakeville; they are completing the application this week to move the station back, but not spin it around. He believes SHPO (State Historic Preservation Office) will provide funding; Crosskey Architects were hired. The structural integrity will be evaluated, if it needs to be lifted and it may be raised to expose the brick underneath; the building may be lifted and moved back. He noted that SHPO will pay for the renovation, but not the actual move.

7. August Transfer List – Tabled
8. Update – meeting with Abby Conroy about the RFP for the pamphlet. C. Mason indicated that she and R. Highsmith met with A. Conroy and Miles Todaro; there will be a further update.
9. No update – Subcommittee M.C. Taylor and C. Mason
10. Other business – T. Callahan would like an item on the November agenda to discuss having in-person meetings starting in January.
11. **Adjournment. So Moved** by C. Mason, seconded by T. Callahan and unanimously **Approved**.