

SALISBURY HISTORIC DISTRICT COMMISSION

REGULAR MEETING

NOVEMBER 5, 2025 – 9:00AM (HYBRID)

1. Call to Order. Present: Carol Mason, Howard Sobel, Heidi Hoeller and M. C. Taylor.
2. Approval of Agenda. C. Mason asked for a change of order, to have Items #3 and 4 be considered after COA Items #5 and 6 then return to the business items. A **Motion to Approve the Agenda, as Amended**, was made by H. Hoeller, seconded by H. Sobel, **With All in Favor**.
3. COA #2025-009 / 84 Main Street (Buckley) / Replace Porch Railings and Add Lattice to Porch / DOR: 9/29/2025
Howard Sobel, owner, commented that if the proposed work is identical, the approved COA should migrate to the new owner. The railing is complete on the upper porch. The proposed lattice is a new idea. H. Hoeller asked if there are any time limits on approvals; C. Mason answered no, not at this time. H. Sobel described the lattice is for privacy, with an oval window; H. Hoeller suggested it was appropriate, given the period of the house. A **Motion to Accept COA#2025-009** was made by H. Hoeller, seconded by M.C. Taylor, **With C. Mason in Favor** (H. Sobel did not vote). A Special Meeting/Public Hearing was scheduled for Wednesday, November 19, 2025 at 9:00am. The Legal Notice will appear in the Lakeville Journal.
4. COA #2025-010 / 30 Main Street (Congregational Church) / Create Handicap Access Ramp / Modification of COA #2024-015 (Approved 2/2/2025)
Pat Hackett, attending for the Church, commented that the ramp can be done without railings. Joe Lesch described the adjustments which create minimal elevation. H. Hoeller described the proposal as a thoughtful solution. H. Sobel and H. Hoeller described the changes as minor. **COA #2025-010 was Waived, for minor changes**; no Public Hearing was scheduled.
5. (10) Discussion: Addition of Library bridge to the Historic District – Curtis Rand
C. Rand commented that the bridge has historic and aesthetic aspects; he will take the idea to a Town Meeting, if this Commission wants to add it to the Historic District. C. Rand noted that the DOT might only tear up the deck. H. Sobel suggested having a contiguous district, with additional homes; C. Mason pointed out that homeowners must agree. Regarding the old Lakeville train station, C. Rand reported that Mary Dunne at SHPO, will not be paying to move it, but will help with the restoration. C. Rand suggested that the Town will have to borrow it; the bid package will cost \$35k. H. Sobel asked if there are other bridges to include; C. Rand commented that old bridges should not increase in width – that is in the POCD – if the SHDC agrees, they could make a statement about it. C. Rand will think about other properties also.

6. (11) Discussion: Create letter for Historic District Property Owners
There was discussion about getting addresses and doing a mailing to property owners about being included in the Historic District areas. H. Hoeller suggested that the reasons included: Preservation of history; property values; protection of restoration efforts; possible eligibility for tax credits, if on the State or National Register. C. Mason and H. Sobel agreed that some people won't want any constraints; C. Mason suggested this could be a good project for 2026. H. Hoeller read a short paragraph from Google AI about the benefits of being in a local historic district in CT.
7. (12) Commissioner Comments: C. Mason talked about a shortened version of the Guide for HD property owners; it could become part of the mailing.
8. (3) **Approval of Minutes September 9, 2025. So Moved** by H. Sobel, seconded by H. Hoeller, **With All in Favor.**
9. (4) Transfer lists – June, July, August, and September 2025 – There were no concerns on those lists, but they would like to see “H”s or some indication of historic properties, in the future.
10. (7) Business of the SHDC –End of Year
 - Schedule of Meeting Dates –2026. Members agreed to stay on the same schedule.
 - Re-appointments of Members, Alternates, Advisory Board – M.C. Taylor agreed to another term. There are no Alternates, at this time. The Advisory Board will stay on for another term.
 - Annual Report – C. Mason has prepared it and will send a copy to the members. It was mentioned that HDC records are stored in the vault.
11. (8) Discussion: Red Book Update – Howard Sobel reported about his visit with history teachers at the Salisbury School; they are enthusiastic about enlisting students and expanding the book with details. It could be a comprehensive project for the winter term; creating a new Red Book. H. Hoeller asked if an architect would be involved; H. Sobel answered yes, someone there has written a book on architectural styles. M. C. Taylor asked about the origin of the Red Book; H. Sobel answered that was the Salisbury Association – he will inform them and also ask the Board of Selectmen for funds. The book will be for the Town, in general, and could be given away. H. Hoeller commented that there is a State survey of historic homes at the library and at the Salisbury Association that could be a reference also; it includes architectural styles. That survey, the Red Book and the SHD listings are all different.
12. (9) Discussion: Map Update – Mat Kiefer suggested waiting for the library bridge inclusion.
13. **Adjournment. The meeting adjourned at 10:13am.** The next regular meeting will be January 6, 2025.