

SALISBURY HISTORIC DISTRICT COMMISSION

REGULAR MEETING

JANUARY 6, 2026 –9:00AM (HYBRID)

1. Call to Order. Present: Carol Mason, Heidi Hoeller, Howard Sobel and M.C. Taylor.
2. Approval of Agenda. So Moved by H. Hoeller, seconded by H. Sobel, With All in Favor.
3. Approval of Minutes of November 5 and 19, 2025. So Moved by H. Hoeller, seconded by H. Sobel, With All in Favor.
4. Transfer Lists – October and November. 91 Main Street, MacDonald House, was noted. A welcome letter will be sent to the new owners.

5. COA #2025-011 / 7 Ethan Allen Street / (Old CNE Train Station) / Install EV Charger Station / DOR: 11/14/2025

H. Hoeller described the proposed location. H. Sobel commented that the building may be moved back and asked how the installation would be affected. Robert Schaufelberger, representing the Town (Economic Development Committee), reviewed the diagrams of the potential move and commented that there could be brief electrical down-time; he described the location and described the single charger station. H. Sobel has concerns about the details of moving the building. Mr. Schaufelberger commented that they would wait until after the relocation, if needed; the relocation project could be far off. Mike Styra (Applicant), Artis Energy, mentioned that they have installed this type of EV charger at Salisbury School and that they are easy to use. Mr. Schaufelberger, speaking for the Town, pointed out that they do have the money for the EV charger; Mr. Styra noted that he does have a letter of authorization, to be the applicant, from Curtis Rand. C. Mason would like to speak with Mr. Rand first. H. Sobel suggested accepting the application, subject to discussion with Mr. Rand, regarding the movement of the building. R. Schaufelberger commented that the HDC is the last approval needed; Mr. Styra indicated that they can install the charger as soon as they can get in the ground. C. Mason pointed out that there has to be a Public Hearing. R. Schaufelberger explained that the Land Use office told them to come to the SHDC. The Commissioners discussed their procedure and how to move this application forward.

Motion: To Accept COA #2025-011, Subject to a Conversation with the First Selectman, to the Effect that Any Potential Movement to the Train Station Would not be Adversely

Affected by the Proposed Location of the Charging Station in the Application Received.

The **Motion** was made by H. Sobel, seconded by H. Hoeller, **With All in Favor**. A Public Hearing will be held on Tuesday, February 3, 2026 at 9:30am.

6. COA #20225-012 / 77 Indian Mountain Road / Replace roof / DOR: 12/16/2025
No one representing the application was present; the application was Tabled to the next meeting in February. Further information is required about the current roof and proposed replacement; if it is the same material, a simple explanation is all that's needed. The applicant will be contacted again about coming to the next meeting.
7. Discussion: Red Book Update – H. Sobel reported that Salisbury School is about ready to go on the project; they are arranging groups of students. H. Sobel has suggested starting with Main St. buildings and moving on to houses; he may bring his builder to show examples of historic construction methods. They are looking at the old Red Book also, to figure out how many structures to include; they will talk to the art groups also to see if the students are willing to draw a map. They will also try to arrange field trips to historic houses to meet with the owners. C. Mason asked if they would be able to put together an electronic file; H. Sobel answered probably. M.C. Taylor asked H. Sobel if he had looked at the Academy Building books; H. Sobel responded that there is no volume for structures in the center of Salisbury. H. Hoeller commented that the purpose of that study was to include new things and other areas, but not Salisbury center. H. Sobel will provide examples for the students to look at. C. Mason asked about the relation to the HDC; H. Sobel responded that it would be the SHDC project. They will get a realistic process, start at the White Hart, then move along on Main Street.
8. Discussion: Map Update – C. Mason reported that the map is ready, except for the addition of the bridge and cemeteries; She will speak to Curtis Rand.
9. Discussion: Addition of the Library bridge to the Historic District. Mr. Rand is thinking about other bridges, as well; he will be invited to the next meeting.
10. Discussion: Create letter for HD property owners. C. Mason will send the draft to the members for review and will create a letter to send to the new owners at 91 Main St.
11. Commissioner Comments: G. Petry will reach out to Carl Culbreth and ask him to contact C. Mason, if he is interested in joining the HD Commission.
12. **Adjournment. So Moved** by H. Sobel, seconded by H. Hoeller, **With All in Favor**.

