

SALISBURY HISTORIC DISTRICT COMMISSION

REGULAR MEETING

FEBRUARY 3, 2026 – 9:00AM (HYBRID)

1. Call to Order. Present: Carol Mason, Heidi Hoeller and M.C. Taylor. Absent: Howard Sobel.
Attending: Carl Culbreth
2. Approval of Agenda. C. Mason asked to change the order of Items #5 – 10 and to add to #10 -- Discussion of New Letter to HD Property Owners. Item #5 – Discussion: Red Book Update was Tabled. A **Motion to Approve the Agenda, as amended**, was made by H. Hoeller, seconded by M.C. Taylor, **With All in Favor**.
3. **Approval of Minutes of January 6, 2026. So Moved** by H. Hoeller, seconded by M.C. Taylor, **With All in Favor**.
4. Transfer List – December, 2025. Nothing at this time; C. Mason suggested adding a new field for HD properties.
5. Discussion: Map Update and Addition of Library Bridge to the Historic District. Curtis Rand, First Selectman, commented that he has a sense of the Library Bridge being historic and that it would need a Town vote; he will check with the Town Attorney. The goal is for this HD Commission to create a letter for an Ordinance to add the Library Bridge to the Historic District map. C. Mason commented that there could be other historic properties, such as cemeteries and other old bridges, as well. C. Mason also wants the wording on the new map to direct questions to the HDC, instead of the surveyor.
6. COA #2025-12 77 Indian Mountain Road / Replace Roof / DOR: 12/16/2025. No applicant was present. This **COA was not accepted**; a new application will be required in the future. So **Moved** by H. Hoeller, seconded by M.C. Taylor, **With C. Mason in Agreement**.
7. COA #2025-011 / 7 Ethan Allen Street (Old CNE Train Station) / Install EV Charging Station / DOR: 11/14/2025 (Updated 12/29/2025)
Curtis Rand informed the HDC that the Town is in route to getting the bid package to move the building; the structural engineers have inspected the building. C. Mason asked if the location of the EV Charger Station would interfere with the relocation of the building; Mr. Rand answered that it would not. Robert Schaufelberger, Salisbury Economic Development Committee, has been the point person on the project and described the location for the EV Charger.

9:15 am: Public Hearing Opened. H. Hoeller read the Legal Notice. Mike Styra, Artis Energy, and Robert Schaufelberger, representing the Town, were present. Mr. Schaufelberger commented that there was no new information to add. C. Mason Closed the Public Hearing. There were no further questions from the Commissioners. A **Motion to Approve COA #2025-011** was made by H. Hoeller, seconded by M. C. Taylor, **With All in Favor.**

8. Discussion: New Letter for Historic District Property Owners – C. Mason had sent the draft to the Commissioners. Since there are only mailing addresses currently, the letter asked the property owners to provide email addresses to receive updates. H. Hoeller approved of the draft and suggested putting it on SHDC letterhead; M.C. Taylor agreed.
9. Introduce Carl Culbreth. Mr. Culbreth introduced himself, talked about his background and his interest in historic preservation; he commented that he is now working with the Salisbury Housing Committee on the restoration of the house on Bostwick Street. C. Mason talked about the history of the SHDC. Mr. Culbreth suggested adding links (to the SHDC website) to the National Trust for Historic Preservation website for information available, especially about possible Federal and State tax credits, which are held to a national standard. With regard to the Old CNE Train Station relocation, Mr. Culbreth suggested that building a curb around the building would be effective, without the expense of moving it. Mr. Culbreth asked about the relationship for getting a building permit for a Historic District home and if there are triggers, regarding the need for a COA; C. Mason answered yes, but the process doesn't always work in the best way. H. Hoeller commented that with the new software system, there is a flag in the system for necessary HD approval; it was noted that the COA application will go online soon. C. Mason talked about the application for solar panels on the roof of the Congregational Church a few years ago. Mr. Culbreth commented about having to allow for new things and incorporating them into historic structures. Mr. Culbreth asked about the monthly commitment of time involved; H. Hoeller answered 1 to 2 hours, with occasional site visits. Mr. Culbreth asked how much input the SHDC had on Holley Place; it was noted that the property is not in the Historic District.
10. **Adjournment. So Moved** by H. Hoeller and **Approved, With All in Favor.**