

SALISBURY HISTORIC DISTRICT COMMISSION

REGULAR MEETING

APRIL 7, 2026 – 9:00AM (HYBRID)

1. Call to Order. Present: Heidi Hoeller, M.C. Taylor, Carol Mason and Howard Sobel. Absent: Carl Culbreth.
2. Approval of Agenda. C. Mason asked to add a new COA #2026-003 to the Agenda, Item 5.a. 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 March 3, 2026. So Moved** by H. Sobel, seconded by H. Hoeller, **With All in Favor**.
4. Transfer List – February, 2026 – Nothing for HDC.

5. COA #2026-002 / 50 Main Street (Dr. Smith house) / Owner: Darren Berger / Applicant: Tom Callahan / New Roof

The cedar shake roof, over 10 years old, has to be replaced. The new material would be black matte seamless metal; they may need a small asphalt shingle area; the solar panels may be removed because energy levels have fallen. H. Sobel asked why not used cedar shingles; Mr. Callahan answered that it is too expensive and an insurance issue. H. Hoeller asked about using metal or other options; there's no precedent for metal roofs on historic residences in town. M. C. Taylor asked what the original roof was; Mr. Callahan answered maybe metal. H. Hoeller commented that there are pre-approved lists of architectural shingles, in some towns. C. Mason recalled that the Congregational Church needed a metal roof for the solar panels and suggested the SHDC should do their homework to figure out a standard; H. Hoeller agreed. Mr. Callahan indicated that the owner must do the work by June; the cedar shingles cost 30% more and are a big issue for insurance companies. C. Mason suggested having a special meeting to discuss it further. M.C. Taylor asked if expense is factor to consider. H. Sobel suggested accepting the application today and then doing the research. Mr. Callahan commented that his client could choose something else; H. Hoeller suggested bring in a sample for a "Plan B."

A Motion to Accept COA #2026-002, With the Condition of a Special Meeting and Research, was made by H. Hoeller, seconded by H. Sobel, **With All in Favor**. The Special Meeting was scheduled for April 24, 2026 at 9:00am.

H. Sobel commented that insurance companies have different standards and this would create a precedent for residential properties. H. Hoeller commented that on her property, cedar shake couldn't be used, according to SHPO; they couldn't use real slate because of the weight, but it was OK to use fake slate. H. Sobel commented that the SHDC can't impose use of a certain

material like cedar shake, but asked if metal is OK to use. H. Hoeller will research what other materials HDC's in CT are approving. M.C. Taylor and H. Sobel will look into architectural history; H. Sobel will consider precedent.

5. A. COA #02026-003 / 58 Main Street / Owner: Leena Johnson / Applicant: Rick Ehle / Emergency Roof Repair

Application not accepted, at this time. H. Sobel will take a look at the house later.

6. Discussion: Red Book Update – H. Sobel

H. Sobel reported that the Salisbury School class project was a nice idea. The template given was not followed; the presentations were inconsistent and can't be used to revise the Red Book. Maybe 3 or 4 could be used as posters for a presentation at the Library. M.C. Taylor suggested just re-publishing the original Red Book; H. Sobel will find out if it can be re-produced. C. Mason will check on funding available.

7. Discussion: Map Update – C. Mason reported that Mat Kiefer may come to the SHDC meeting in June; the property at 1 East Main Street needs research to find out if it is in the Historic District.

8. Addition of Library Street Bridge Update – C. Mason suggested going ahead with the map; the Bridge and anything else can be added later on. The map is needed to put online for the new webpage.

9. Discussion: Letter for Historic District property owners and attachment. C. Mason will email the Commissioners; it will be added to the Special Meeting Agenda on April 24, 2026.

10. Commissioner Comments / Other Business – None

11. **Adjournment. So Moved** by H. Sobel, **With All in Favor.**