

SALISBURY HISTORIC DISTRICT COMMISSION

REGULAR MEETING

MAY 5, 2026 – 9:00AM (HYBRID)

1. Call to Order. Present: M.C. Taylor, Carl Culbreth, Howard Sobel, Carol Mason and Heidi Hoeller.
2. Approval of Agenda. C. Mason asked to add a new COA #2026-004; it will be Item 5a. A **Motion to Approve the Agenda, as amended**, was made by H. Sobel, seconded by H. Hoeller, **With All in Favor**.
3. **Approval of Minutes April 7, 2026. So Moved** by H. Sobel, seconded by M.C. Taylor, **With All in Favor. Approval of Minutes April 10, 2026. So Moved** by H. Hoeller, seconded by C. Mason, **With All in Favor**.
4. Transfer List – March, 2026. It was noted that 7 Academy Street was on the list, but was not a sale.
5. COA #2026-002 / 50 Main Street (Dr. Smith house) / Owner: Darren Berger / Applicant: Tom Callahan / New Roof / DOR: 03/31/2026 / Amended 4/27/2026
Tom Callahan described the evolution of the application, including the special meeting; the owner is applying for an asphalt shingle roof now. H. Sobel asked when the metal roof was put on; Mr. Callahan did not know. C. Mason commented that her research had found the metal roof was added in 2017 for the solar panels; previously, the house had a shingle roof. H. Sobel noted that the amended application is for an asphalt shingle roof replacement that conforms; M.C. Taylor and H. Hoeller found it acceptable. A **Motion to Accept COA #2026-002, as Amended**, was made by H. Sobel, seconded by M.C. Taylor, **With All in Favor**. The **Public Hearing will be on June 2, 2026** and noticed in the Lakeville Journal. Elyse Harney, Advisory Board Member and former SHDC Commissioner, commented that if the SHDC is considering a change in the regulations, to note that towns evolve and it is important to protect the historic buildings. Mrs. Harney suggested that all HD property owners should be notified about roof materials. H. Sobel commented that now the SHDC has information to use in the future, but there is no change to the regulations. Mr. Callahan commented that he was not familiar with a difference between residential and commercial properties. M.C. Taylor and H. Hoeller commented that they need to do research on the color of metal roofs; H. Hoeller pointed out that they are talking about adding more details to their handbook. Mr. Callahan commented that there were no regulations on fences, just individual cases. H. Sobel noted that this is a guide, not regulations, and that homeowners will be asked to provide samples of materials.

5. A. COA #2026-004 / 30 Main Street / Congregational Church / Applicant: Rachel Fossum (MHR Development) / Install one new propane generator / DOR: 5/1/2026
Mark Robbins, MHR, indicated that the generator can't be seen from Main St; it conforms to required zoning setbacks and mechanical codes. Rachel Fossum described some actual photos and some images in the same location. H. Hoeller commented that it can't be seen from Main St.; Ms. Fossum described it as far back and low profile. C. Mason went to look at it and found it OK; H. Sobel commented it was a good location. C. Mason pointed out that as it can't be see, it doesn't need a Public Hearing; C. Culbreth agreed. A **Motion to Waive COA #2026-004**, was made by H. Hoeller, seconded by C. Culbreth, **With All in Favor**. Mr. Robbins asked if this would satisfy Zoning; Abby Conroy (who had just joined the meeting) answered yes. C. Culbreth mentioned having a Certificate of No Effect; Ms. Conroy and others liked the idea. C. Culbreth will follow-up on it for the HDC.

6. Discussion: Meeting with Abby Conroy and Miles Todaro

According to Ms. Conroy, Salisbury has to have a ".gov" website in 2027, per CT State legislation. Work on the current website has stopped, while it is determined whether a new website will be needed. With the OpenGov system and online permitting, Ms. Conroy needs to know the application process in advance, rather than build it out later. C. Mason would like the discussion of the application on the June agenda, as well as the review of the map. H. Sobel suggested having the revised application and the guide in the same place on the website. Ms. Conroy noted that both would be the HDC page, the Town Documents page, and within the OpenGov platform. An introductory page would have the guide; the actual application could have prompts requesting specific details, using pieces of the guide, as well. The Land Use office will create the online application links. M.C. Taylor and C. Culbreth talked about a historic property owner needing to file an application, regardless of the proposed activity, to have some kind of a record for the property; the SHDC will make the determination. Mr. Todaro can send a draft of a pre-filled application to people to fill out and expedite the process. H. Sobel asked if unseen details are flagged now; Ms. Conroy answered yes. Regarding the guide about roofing, H. Sobel commented that there would be discretion on individual homes; M.C. Taylor mentioned precedent-setting decisions. H. Hoeller noted that profiles on individual houses exist, but haven't been updated. C. Mason asked Ms. Conroy if she would like to join the HDC meetings sometimes; Ms. Conroy will attend in June. Discussions with Ms. Conroy and Mr. Todaro will be added to the agendas.

7. Draft of Roof Replacement Guidelines

H. Sobel had distributed the proposed draft to the members. C. Culbreth commented that there is no difference between commercial buildings or houses, if they are historic buildings, they are the same; use and location don't matter. H. Sobel suggested that metal roof applications should be decided on an individual basis; C. Culbreth noted that there are individual properties, not within a district. M.C. Taylor asked how Town Hall got a metal roof; C. Mason pointed out that the building isn't historic, just the land is. H. Hoeller agreed that there should not be a distinction between commercial and residential properties, but

the style should be considered and the time period. C. Mason suggested that they keep working on this topic and individual properties. C. Culbreth commented that it may not be the HDC that does the research, it should be the homeowner who provides the information; he added that they need more involved applications with more information on them. M.C. Taylor asked what the mission of the SHDC is; C. Mason noted that the mandate is on the website, but many of these specific things aren't outlined and need to be resolved.

8 – 11. Items Tabled to meeting in June.

12. **Adjournment.** Meeting adjourned at 10:27am.