

SALISBURY HISTORIC DISTRICT COMMISSION

REGULAR MEETING

JULY 2, 2024 – 9:00AM (HYBRID)

1. Call to Order. Present: Carol Mason, Heidi Hoeller, M.C. Taylor, Tom Callahan and Howard Sobel (Alternate). Absent: Robert Highsmith.
2. **Approval of Agenda.** C. Mason asked to add a new COA #2024-012, to the Agenda. A **Motion to Approve the Agenda, as amended**, was made by T. Callahan, seconded by M.C. Taylor and unanimously **Approved**.
3. **Approval of Minutes June 4, 2024. So Moved** by T. Callahan, seconded by H. Hoeller and unanimously **Approved**.
4. COA #2024-010 / Old Stone House / 264 Taconic Road / Proposed New Addition Connected With Breezeway to Existing House; Driveway; and Refurbishment of Existing Windows / DOR: 6-25-2024
Owners Arek Ferendjian and Elina Tunyan were present, along with Dan Kaplan, Nam Kim (Architects) and Emily Majer (Window Specialist). Mr. Kaplan gave a brief update on the proposed window refurbishment, instead of replacements. Ms. Majer described the details of the window refurbishment process, which the Commission appreciated. Mr. Kaplan went over the details of the proposed changes to the driveway and the structural engineering changes, which he submitted in the plan materials; the new driveway will be gravel. A **Motion to Accept COA application #2024-010, as Presented**, was made by T. Callahan, seconded by H. Hoeller, with **All in Favor. A Public Hearing (Special Meeting) was scheduled for July 16, 2024 at 9:05am.**
5. COA #2024-011 / 63 Millerton Road / Removal of Existing Timber Wall and Build New Retaining Wall / DOR: 6-26-2024
Seth Churchill and Peter Tiemann, Churchill Building Company, represented the application and described the details of the proposed work. Mr. Churchill described the features of the proposed new wall materials (Verti-Blocks), the re-grading of the slope needed and the height of the wall; the new wall would not be as high as the previous timber wall. Additional documentation about the material chosen was provided to the Commission. The material can be stamped to resemble stone and can be stained, if necessary; they will try to match it closely to the house. Following discussion, C. Mason asked to see a sample of the material, before or at the next meeting. A **Motion to Accept COA #2024-011, with all Details Stated**, was made by C. Mason, seconded by T. Callahan, with **All in Favor. A Public Hearing (Special Meeting) was scheduled for July 16, 2024 at 9:05am.**

6. Transfer List – March, April and May, 2024 – Nothing new in the Historic District.
7. Update re: mtg. with Abby Conroy – C. Mason reported that they met and talked about the new portal, which can go live this fall, after the new COA form is completed and approved at the September meeting. A test case will be run, to go through the process. H. Sobel pointed out that he did modify the last portion of the new draft COA form, to avoid repetition and clarify when the application would be accepted. H. Sobel will reach out to the Town Land Use Attorney for clarification about the dating of COAs and coordinating with the HDC meeting schedule.

(At this time, C. Mason introduced the COA application submitted by Howard Sobel)

COA #2024-012 / 84 Main Street / Replace Roof and Routine Maintenance of Siding & Windows / DOR: 7-1-2024.

H. Sobel described the details of the proposed work. The roof replacement would be with the same shingles, Western Red Cedar, used at his residence at 75 Main Street. They would remove the siding, make necessary repairs and replace with clapboard. Damaged windows will be replaced with true divided-light windows; they are in the rear of the house and not seen. The work will not begin until the current owners have vacated the property. Following discussion, a **Motion to Accept COA #2024-012, 84 Main Street**, was made by C. Mason, seconded by T. Callahan, with **All in Favor**. A **Public Hearing (Special Meeting) was scheduled for July 16, 2024 at 9:05am**.

Chairman's Comments: C. Mason related her conversation with Robert Highsmith, who is moving out of state, about his resignation from the HDC.

T. Callahan announced that he will be resigning from the HDC at the end of the year, after having served over 10 years on the Commission. He will be involved with other issues in the Town, but will remain as an Advisory Board Member. New recommendations will be welcomed. C. Mason asked H. Sobel if he would be willing to continue R. Highsmith's term as Full Member; H. Sobel agreed. The recommendation will go to the Board of Selectmen.

8. Update re: Mat Kiefer – map – He is still working on it.
9. Public Comment – None
10. Discussion of COA Form – Discussion will be continued in September.
11. Pamphlet Review Follow-up – H. Sobel will finish after the new COA form is approved. The Land Use office will help with the formatting.
12. Other Business – None
13. **Adjournment – So Moved** by T. Callahan, seconded by H. Hoeller and unanimously **Approved**.