

**Salisbury Historic District Commission**  
***June 30, 2021***

The Salisbury Historic District Commission met in regular session on Wednesday, June 30, 2021. The meeting took place on a zoom video conference with attendance as follows:

**COMMISSION MEMBERS PRESENT**

Scott Saxman, Chairman – Not Present  
Jillian Burns- Present  
Matt Auchey, Vice Chairman – Present  
Brad Phillips – Present  
Brenden Frederick – Present  
Jane Messenger – Present

**CITY OFFICIALS PRESENT**

Laura Hay, City Attorney- Present  
Heather Konyar, City Attorney – Not Present  
Amanda Pollock, Infrastructure & Development- Present  
Jessica Budd, Infrastructure & Development- Present  
Henry Eure, Infrastructure & Development- Present

1. **CALL TO ORDER** – Mr. Matt Auchey, Vice Chairman, called the meeting to order at 7:00 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Chairman explains the procedure of the meeting to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** – Approved meeting minutes for May 26, 2021. Mrs. Jane Messenger makes motion to approve minutes as submitted. Mrs. Jillian Burns seconds the motion. The Commission votes unanimously to approve the minutes as submitted.
4. **CONSENT DOCKET** – Mr. Brendan Frederick makes a motion in the following cases to be approved as submitted. Mr. Brad Phillips seconds the motion. The Commission votes unanimously to approve the cases on consent docket as submitted.
  - **#21-11- \*218 W Main St- Install a Fence**
  - **#21-12- 314 Maryland Ave- Front Porch Replacement**
  - **#21-13- 107 W Main St.- Install a Sign**
  - **#21-14- \*115 St Peters St.- New Parking Lot**
5. **NEW BUSINESS** –
  - **#21-15 - \*109 Walnut St- Gutter Replacement-** Mrs. Mary-Anne Moddee presents her case. She states when they bought the house there were ½ round gutters that were rusted and didn't hold water. There were also down spouts on the back of the house as well. She states there are neighboring houses with the same gutter she is asking for. Mr. Matt Auchey recommends she makes sure they are able to get the gutter to stick out far enough so that the water catches it and doesn't go over the gutter. Mr. Brendan Frederick makes a motion to approve the case as submitted. Mrs. Jillian Burns seconds the motion. The Commission votes unanimously to approve the case as submitted.
6. **OLD BUSINESS-**
  - **#21-16- 130,132,144 E Main St- The Ross- New Construction- Nick Simpson**  
Mr. Brendan Frederick recuses himself from this case. Nick Simpson presents the case and explains he is returning for another approval due to Covid delaying the project. There have been slight modifications made to the overall massing. This is also for re-approval from previous applications on the EIFS (exterior cladding), windows (2X6). They are looking for extensions on previous applications. The height of the building has changed by 10 ft tall. They added a floor to the building. Mrs. Jane Messenger asks about the timeline of the project. Mr. Simpson states they should be completed by August 2023. Mrs. Burns asks about the damage to the exterior facade. Mr. Simpson states they had an engineer come out and inspect the facade and it does not appear

to be any damage. Mr. Simpson states that even though they got some push back or complaints about the height of the building, He believe the vast majority of the public does approve. Mrs. Burns asks about the issues with parking. Mr. Simpson states he has an agreement with the City to purchase parking spaces in the parking garage and there will be a bridge to connect the building to the garage. The anticipated count of occupants for this building will be 352. They have reserved 276 parking spots in the garage plus 22 surface spaces next to building. There will be 1 space reserved per a bedroom. They are not looking to create a parking problem for downtown and if they need more spots they will increase the agreement with the City. Based on recent student housing studies a good portion of students do not bring cars to college. Mr. Matt Auchey states he is having concerns with the height of building getting bigger each time and is concerned with the public's comments as well. Mr. Brad Phillips states for the historic commission members to keep an open mind about what the alternative can be with them not finishing the building vs. actually being able to afford to put a building there after demo has already occurred. He does just want to make sure we aren't agreeing to something that the commission never approved and to be surprised with the structure after construction. Mr. Matt Auchey states they are approving tonight the use of EIFS, General massing and the massing shape of window and the materials. Mr. Simpson will need to come back after they choose the exact specifications for the windows. Mrs. Jane Messenger makes a motion to accept the application as submitted. Mr. Brad Phillips seconds the motion. The Commission votes 3-1 to approve the case as submitted. Mr. Matt Auchey votes against this case.


**7. PUBLIC INPUT – Members of the public are welcome to make comment at this time, subject to a time allotment of two (2) minutes per person.**

**\*this indicates that the structure has been deemed a contributing structure by the SHDC**

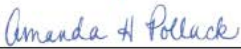
**8. Adjourn the meeting- Mrs. Jillian Burns makes a motion to adjourn the meeting. Mr. Brad Phillips seconds the motion. The Commission votes unanimously to adjourn the meeting.**

This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury, Housing & Community Development Department.


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SHDC Chairman

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SHDC Secretary

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Date

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7/6/21  
Date