

**AGENDA  
TOWN OF SHELBURNE  
DEVELOPMENT REVIEW BOARD  
WEDNESDAY, OCTOBER 2, 2019 – 7:00 PM  
MUNICIPAL CENTER MEETING ROOM**

- 1. CALL TO ORDER (7:00)**
- 2. PUBLIC COMMENT (7:01)**  
Topics not otherwise included in agenda
- 3. APPROVAL OF MINUTES (7:05, or upon completion of Item 2)**  
September 4, 2019
- 4. DISCLOSURES RELATING TO ANY POTENTIAL CONFLICTS OF INTEREST (7:10, or upon completion of Item 3)**
- 5. APPLICATION DR19-14 (7:15, or upon completion of Item 4)**  
Application by David Ressler for Design Review to replace existing front and rear decks and add a roof over the proposed rear decks. Property at 221 Harbor Road is located in the Village Residential District, Village Design Review Overlay District, and Stormwater Overlay District. **(This item is pending Historic Preservation and Design Review Commission approval and must be continued to the October 16, 2019 DRB Meeting.)**
- 6. APPLICATION DR19-15 (7:20, or upon completion of Item 5)**  
Application by Scott Gardner for Design Review for the demolition of a barn and single-family dwelling and construction of a new single-family dwelling. Property at 1036 Falls Road is located in the Shelburne Falls Mixed Use District, Village Design Review Overlay District, and Stormwater Overlay District. **(This item is pending Historic Preservation and Design Review Commission approval and must be continued to the December 4, 2019 DRB Meeting.)**
- 7. APPLICATION DR19-16 (7:25, or upon completion of Item 6)**  
Application by John and Darlene Sweeney for Design Review for new fencing. Property at 992 Falls Road is located in the Shelburne Falls Mixed Use District, Village Design Review Overlay District, and Stormwater Overlay District.
- 8. APPLICATION DR19-18 (7:30, or upon completion of Item 7)**  
Application by Precourt Investment Co., LLC for Design Review for a second-floor change of use from retail to personal service (hair salon). Property at 65 Falls Road is located in the Village Center District, Village Design Review Overlay District, Village Core Overlay District, and Stormwater Overlay District.
- 9. APPLICATION SUB19-07 (7:35, or upon completion of Item 8)**  
Application by Civil Engineering Associates, Inc. on behalf of Jonathan Harris, and Jeff and Amanda Herzberger for Final Plan Review of a proposed three-lot resubdivision. Property at 152-372 High Acres Farm Road is located in the Rural District and the Lakeshore Overlay District.

*(Agenda Continues)*

**10. APPLICATION SUB16-01R2 (7:40, or upon completion of Item 9)**

Application by Scott Gardner for Sketch Plan Review for a four-lot resubdivision. Properties at 1036 and 1056 Falls Road are located in the Shelburne Falls Mixed Use District, Village Design Review Overlay District, and Stormwater Overlay District.

**11. APPLICATION SUB19-09/FBZ19-01/CU19-08R1/SP19-05R1 (7:45, or upon completion of Item 10)**

Application by David Shenk for Final Plan Review to establish a 48-unit multi-family dwelling use. Property at 3972 Shelburne Road is located in the Mixed Use District, Stormwater Overlay District, and Shelburne Road Form-Based Overlay District.

**12. APPLICATION SUB15-05R5 (7:50, or upon completion of Item 11)**

Application by CLS Holdings for Sketch Plan Review to merge four existing lots and establish a 48-unit multi-family dwelling use within a previously approved PUD. Properties at 181, 225, 263, and 269 Shagbark Lane are located in the Mixed Use District, and Stormwater Overlay District.

***DELIBERATIVE SESSION TO FOLLOW ADJOURNMENT, IF NEEDED***

- *Individual hearing times listed above are estimates only.*
- *Participation in the proceedings is a prerequisite to the right to take any subsequent appeal.*
- *Reasonable accommodations shall be provided upon request to ensure that this meeting is accessible to all individuals regardless of ability.*