

THE WRITTEN MINUTES ARE A SYNOPSIS OF DISCUSSION AT THE MEETING. MOTIONS ARE AS STATED BY THE MOTION MAKER. MINUTES ARE SUBJECT TO CORRECTION BY THE SHELBURNE HISTORIC PRESERVATION AND REVIEW COMMISSION. CHANGES, IF ANY, WILL BE RECORDED IN THE MINUTES OF THE NEXT MEETING OF THE COMMISSION.

**SHELBURNE HISTORIC PRESERVATION &
DESIGN REVIEW COMMISSION**

July 14, 2016

Minutes

Members Attending:

Fritz Horton, Tom Koerner, Ann Milovsoroff, Dorothea Penar, Eileen Warner, David Webster

Staff Attending:

Dean Pierce, Susan Cannizzaro, Kate Mitchell

Others Attending:

Brian Precourt, Don Phelps, Kim Glynn, Joe Colangelo, Lara Keenan, Andrea Murray

Call to Order:

Fritz Horton called the meeting to order at 8:15 a.m.

Approval of Minutes:

Dorothea Penar moved to approve the minutes of June 23, 2016. Ann Milovsoroff seconded the motion, which was unanimously approved.

Design Review Application DR16-06 – Precourt Investment Co., LLC, 65 Falls Road, Replacement Windows and Demolition of Shed

Brian Precourt was in attendance for this application. He is proposing to replace the windows at 65 Falls Road with vinyl inserts in a 2 over 2 or 2 over 1 pattern. It was noted that the existing windows are not original and David Webster commented that the original window pattern would have been 1 over 1. It was recommended that Mr. Precourt use a 1 over 1 pattern, and Tom Koerner suggested that a head casing be installed on the windows.

Mr. Precourt is also proposing to remove a door on the north elevation which will be replaced with siding to match the rest of the building. The door leads to nowhere and is not functional.

Mr. Precourt's final request is for approval to demolish a 1970's shed in the rear of the property that has deteriorated and is now a safety concern.

David Webster moved to recommend approval of the replacement windows with a change to the proposed pattern to 1 over 1 and the addition of a frieze board on the front façade; the removal of the door on the north elevation to be replaced with siding to match the building; and the demolition of the shed pursuant to Section 1540.3 (A) (1) of the Zoning Bylaw stating that the shed has deteriorated to the degree of rehabilitation and reuse of the structure is not feasible. In addition, it was noted that the shed has no

contributing historical value. Ann Milovsoroff seconded the motion, which was unanimously approved.

Brian Precourt left the meeting.

Design Review Application DR16-07 – Donald Phelps, 104 Shelburnewood Drive, New Garage

Donald Phelps was present to request approval for a new 24 x 32' garage at 104 Shelburnewood Drive. Dean Pierce reminded the Commission members that the previous garage had to be removed when this lot was subdivided from the Shelburnewood Mobile Home Park.

A rough hand sketch of the proposed garage was included with the application and Mr. Phelps added that it will have vinyl siding and an asphalt shingle roof to match the house. The members agreed that more detailed information is needed for this review, and it was suggested that Mr. Phelps return once he has met with a contractor and has a detailed drawing to present.

Dorothea Penar moved to continue this application to July 28, 2016. Eileen Warner seconded the motion, which was unanimously approved.

Mr. Phelps thanked the members for their time and left the meeting.

Design Review Application DR16-08 – Kim Glynn, 82 Shelburnewood Drive, Site #157, New Tiny House

Kim Glynn is proposing a 324 square foot tiny house on Site #157 in the Shelburnewood Mobile Home Park. The "CASA 802" has been constructed off-site by Norwich University Engineering, Construction Management and Architecture students and would be installed on a standard foundation in the mobile home park. The placement of the structure on the site was discussed and the members considered doing a site visit. However, following further discussion, it was agreed that the contractor and applicant should determine the location and the applicant should return to a future meeting.

Joe Colangelo arrived.

Dorothea Penar moved to continue the application to July 28, 2016. David Webster seconded the motion, which was unanimously approved.

Discussion with Architect Selected for Library Project:

Andrea Murray from Vermont Integrated Architecture (VIA) was introduced. The Selectboard chose VIA as the architectural firm to design the new library at their meeting earlier this week. Andrea provided some background information on herself and VIA, stating that they have worked on several library projects, and most recently on the library in Waterbury.

The members explained it's their hope that the new library will be a product of time, yet still fit in with the surrounding architecture. It will be important that the new building is respectful of the existing buildings and fit-in with the town complex. Joe Colangelo stated that the project will include a master plan of the entire complex and may even include the acquisition of additional property. It was noted that regular communication between the library steering committee and the HP&DRC throughout this process will be important. Dorothea Penar suggested perhaps there should be a liaison member from the HP&DRC on the steering committee.

Following further discussion, Ms. Murray stated that VIA will present three options with different approaches for comments from various town committees and the community, which will result in one final design.

Lara Keenan, Andrea Murray and Joe Colangelo left the meeting.

Upcoming Planning Commission Agenda Items:

Dean Pierce reported that the Planning Commission will be working on Phase 2 of Form Based Zoning. A RFP will be issued soon. The project will be a refinement of Phase 1 to improve walkability and transit use.

Other Business:

There was no other business.

Adjournment:

The meeting adjourned at 9:35 a.m.

Respectfully submitted,
Susan Cannizzaro