

*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**

**September 8, 2016**

**Minutes**

**Members Attending:**

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

**Staff Attending:**

Dean Pierce, Susan Cannizzaro

**Others Attending:** Marc Vincent, Chris Pingert, Alec Webb

**Call to Order:**

Fritz Horton called the meeting to order at 8:15 a.m., and introductions were made.

**Approval of Minutes:**

Dorothea Penar moved to accept the minutes of August 25, 2016. Ann Milovsoroff seconded the motion, which was unanimously approved.

**Design Review Application DR16-10 – Jeremy and Elizabeth Smardon, 1056 Falls Road, 2-Lot Residential Subdivision:**

Chris Pingert was present for this application. Jeremy and Elizabeth Smardon are proposing to subdivide a lot at 1056 Falls Road into 2-residential lots. The existing house will remain on one lot and the second lot will be sold. This is a long, narrow lot that extends from Falls Road to the Laplatte River. The newly created lot will be behind the lot fronting on Falls Road. As part of the DRB subdivision process, this application requires review by the HP&DRC.

Dorothea Penar commented that this type of infill development is what we want to see in the village, and moved to recommend approval of the two-lot subdivision. Eileen Warner seconded the motion, which was unanimously approved. Ms. Pingert left the meeting.

The HP&DRC briefly discussed traffic and speed issues on Falls Road.

**Shelburne Farms PUD Master Plan:**

Dean Pierce commented that this topic was introduced at the previous meeting and he reminded the members that under the Zoning Bylaw, the HP&DRC has a role in reviewing the Shelburne Farms PUD Master Plan.

Alec Webb stated that the original plan dates back to 1985, and the proposed plan is basically a new PUD Master Plan. A copy of the plan, along with accompanying maps were distributed and reviewed. Mr. Webb pointed out areas that he felt would be of interest to the HP&DRC, including the possible expansion of the existing solar orchard.

He added that there is also a potential location for a wind turbine in the future to the east of the solar field.

Tom Koerner asked for clarification as to why the plan is being reviewed. Dean replied that if Shelburne Farms submits a PUD master plan to the Development Review Board in conjunction with the Bylaw, both the HP&DRC and Natural Resources Committee have the opportunity to provide comments and/or recommendations on the proposed plan to the DRB.

Dorothea Penar moved to accept the Shelburne Farms PUD Master Plan as presented with no comments from the HP&DRC. Ann Milovsoroff seconded the motion, which was approved. Tom Koerner abstained from the vote. Alec Webb left the meeting.

**Upcoming Planning Commission Agenda Items:**

Dean Pierce reported that the Planning Commission will again be discussing zoning as it relates to the Shelburnewood Mobile Home Park and its inclusion in the Village Design Review Overlay District. Each of the commissioners is working on different zoning issues, and Ann Hogan is the commissioner working on this. Dean added that Dick Elkins is working on village infill and that is expected to be discussed by the Planning Commissioners after the first of the year.

Dean also reported that the Stormwater Summit will be part of the Planning Commission meeting on September 22nd.

**Adjournment:**

The meeting adjourned at 9:22 a.m.

Respectfully submitted,  
Susan Cannizzaro