

*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**

**January 11, 2018**

**Minutes**

**Members Attending:**

Fritz Horton, Ann Milovsoroff, Dorothea Penar, David Webster

**Staff Attending:**

Dean Pierce

**Others Attending:** Andrea Murray, Megan Nedzinski, Kevin Unrath

**Call to Order:**

Fritz Horton called the meeting to order at 8:34 a.m.

**Approval of Minutes:**

Action was deferred owing to the fact that members present included two individuals who were not present at the last meeting and cannot vote.

**Design Review Application DR18-01 – Town of Shelburne, 5376, 5420,  
2141, 2137, 5404 Shelburne Road, Renovations to Historic Town Hall;  
Demolish existing Pierson Library and replace with new building;  
Municipal Center site modifications:**

The proposal was presented by architects Andrea Murray and Megan Nedzinski of the firm Vermont Integrated Architecture (VIA). Commissioners also were joined by Library Director Kevin Unrath. Murray began her presentation by describing how the area around the new library would be changed to address new circulation, parking, and stormwater needs. She then turned her attention to the library building itself and to the existing Town hall. For the purposes of her presentation, Murray identified four distinct elements. Those elements are:

- the Town hall,
- the main vessel of the library,
- the connectors, so-called; and
- the scoops, so-called.

She described the scoops as serving as “entry gestures.”

Murray explained how key features of the Town hall such as the size and arrangement of windows helped drive the design of the new library, which has a slightly larger footprint than shown in previous plans and is intended to have lines that are “simple and clean.” She also described materials such as panel systems that are being considered in constructing the exterior of the building.

Murray's remarks also touched upon the following:

- The increase in the amount of impervious surface on the site (resulting at least in part from the requests from the Fire Department and from the need to increase the supply of parking);
- Continuing plans for the building to feature two primary entrances;
- The sometimes misleading impressions that can be given by elevation drawings, which "flatten" the appearance of buildings;
- The desire to use materials that are durable and lasting;
- The willingness to use traditional materials in new ways; and
- The location of mechanical systems on the north side of the building.

Commissioners engaged in an extensive and productive discussion of the proposal, including how it will be maintained. One aspect of the proposal considered at length is the visual impact the new library might have when viewed from the east (the "East Elevation") and the degree to which use of different colors would reinforce the prominence of the Town Hall.

Topics and issues raised by Commissioners included the following:

- Ann Milovsoroff encouraged retention of the mature cedars south of the Town Hall (Andrea Murray reported that the tree warden will be inspecting the trees in coming days) and suggested that if any trees are removed it should be the Norway Maples;
- Fritz Horton noted possible snow removal challenges near the "community living room;"
- Fritz also asked about plans for rainwater captured by the roof of the building (Andrea Murray responded that the topic has been subject of much internal discussion and plans for an attractive feature will be developed);
- Fritz inquired whether a virtual model of the building had been created (one is nearly complete), and HP&DRC members expressed the opinion that the model should be presented the next time the project is discussed;
- Dorothea Penar remarked about the importance of the colors selected for various portions of the building, while Fritz suggested the architects develop three color options for the HP&DRC to consider;
- David Webster advised against white or light colors which, on buildings located near Route 7, can become sooty and grimy; in the context of this portion of Shelburne village, white is also a residential color;
- Landscaping should highlight the positive nature of the building and be used to screen only where screening is necessary.

[Kevin Unrath excused himself from the meeting.]

Commissioners and the project architect then briefly discussed next steps and the timetable for the review of the project. Andrea Murray expressed a desire and her availability to attend the next meeting of the HP&DRC.

**Dorothea Penar moved to continue the hearing until the next meeting of the HP&DRC on January 25th. Her motion was seconded by David Webster. The motion was voted upon and unanimously approved.**

**Neighborhood Development Areas:**

Dean Pierce provided a brief update relating to Neighborhood Development Area (NDA) designation. He indicated he hopes to discuss the designation further with representatives of the Shelburnewood Mobile Home Cooperative.

**Upcoming Planning Commission items:**

Dean Pierce provided a brief update relating to the Planning Commission's upcoming agenda, including the schedule for updating the Comprehensive Plan.

**Other Business:**

Material for Town Annual Report

Fritz Horton drew attention for the deadline to provide the Commission's material for the Town Annual report. The group briefly discussed a process for members to provide comments on the draft Fritz had created.

**Adjournment:**

Dorothea Penar moved that the meeting adjourn. David Webster seconded the motion, which was approved. The meeting adjourned at 9:50 a.m.

Respectfully submitted,  
Dean Pierce