

*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 25, 2018**

**Minutes**

**Members Attending:**

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

**Staff Attending:**

Dean Pierce, Susan Cannizzaro, Joe Colangelo

**Others Attending:** Andrea Murray, Megan Nedzinski, Ruth Hagerman

**Call to Order:**

Dorothea Penar called the meeting to order at 8:35 a.m.

**Approval of Minutes:**

Ann Milovsoroff moved to accept the minutes of December 28, 2017. Eileen Warner seconded the motion, which was approved. Tom Koerner abstained from the vote.

David Webster moved to defer action on the January 11, 2018 minutes to the next meeting. Eileen Warner seconded the motion, which was unanimously approved.

**Design Review Application DR18-01 (Continued) – 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:**

Andrea Murray and Megan Nedzinski from Vermont Integrated Architecture (VIA) were present, along with Ruth Hagerman, Chair of the Pierson Library Trustees. Ms. Murray provided a brief overview of the project again. There are four major components of the project: the historic Town Hall, the main vessel of the library, the connector (staple), and the two entrances (scoops). The revised site plan features an entrance that has been moved to the north to ease ingress and egress, additional green space with natural stormwater retention, and improved vehicular and pedestrian traffic safety.

In response to the massing concern expressed at the previous meeting, Ms. Murray confirmed that the highest ridge of the library will be lower than the Town Hall ridge line. She added that the roof design allows for interior mechanical systems so they will not be visible on the rooftop. Tom Koerner questioned how roof runoff will be handled. Ms. Murray responded that there will be a series of downspouts which will be expressed as a building feature and there will be catch basins at the bottom of the spouts.

Next Ms. Murray described the proposed materials for the main vessel which consist of horizontal clapboards or shingles. This patterning will be consistent with the horizontal

brick pattern on the Town Hall, and the materials will resemble materials on other buildings in the Village. Brick would be too costly and Ms. Murray added that the shingle option may be a cost factor as well. The staple (or connector) will feature a grid system consisting of glass with metal or composite panels. Dorothea Penar expressed a concern for shine if metal panels are used. Ms. Murray continued to explain that the scoops (or entrances) will have metal on the exterior with wood (Douglas fir) and warm lighting underneath. She added that the same wood will be used on the soffits. Eileen Warner noted the importance of making the entrances well defined so there is no confusion when approaching the building. Tom Koerner asked about the clapboard material and exposure. Ms. Murray said she was welcome to suggestions. Mr. Koerner replied that cedar clapboards with a 3” exposure would provide a traditional, handsome look that will be a nice counterpoint to the modern windows and other materials being proposed.

Following further discussion, David Webster moved that the HP&DRC recommend to the Development Review Board (DRB) as follows:

- 1) That the DRB approve:
  - a. the planned demolition of the municipal structure currently housing the Pierson Library, and
  - b. the submitted architectural plans for the construction of a new library (site plan dated 1/18/2018; renderings dated 1/25/2018; elevation concepts dated 1/25/2018) and repairs the Shelburne Town Hall;
- 2) That pursuant to Section 1540.3.A.2, the DRB finds that the proposed redevelopment of the site after demolition will provide a clear and substantial benefit to the community as a whole;
- 3) That pursuant to Sections 1540.3.A.3 through 1540.3.A.5:
  - a. The DRB finds demolition and redevelopment proposal mitigates, to the greatest extent practicable, any impact on historic structures on the subject property or adjacent properties;
  - b. The DRB finds that all historically and architecturally important design features, etc., have been or will be properly documented, and
  - c. The DRB finds that the applicant’s redevelopment plan will provide replacement structures that are compatible with the historic integrity and the architectural character of the surrounding area.
- 4) Approval of the project should be conditioned upon:
  - a. Adherence to the cited plans,
  - b. Pre-approval by the HP&DRC of all exterior architectural details prior to the submittal and acceptance of the Final Plan applications, and
  - c. Reusing or recycling of materials from the demolished building, if possible (e.g., opportunity given to Recycle North).

Ann Milovsoroff seconded the motion, which was unanimously approved.

**Discussion of Historic Preservation Incentives:**

Due to time constraints, this item was deferred until the next meeting.

**Upcoming Planning Commission items:**

Dean Pierce reported that the Planning Commission is focusing their attention on edits to the Form Based Zoning and continues to work on the Town Plan update. Tonight's agenda includes discussion on the Housing section of the Plan.

**Other Business:**

There was no other business.

**Adjournment:**

Eileen Warner moved that the meeting adjourn. Ann Milovsoroff seconded the motion, which was approved. The meeting adjourned at 10:10 a.m.

Respectfully submitted,  
Susan Cannizzaro