

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**

February 9, 2017

Minutes

Members Attending:

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

Staff Attending:

Dean Pierce, Susan Cannizzaro, Kate Mitchell

Others Attending:

Collette Hebert, Bill Posey

Call to Order:

Dorothea Penar called the meeting to order at 8:20 a.m., and introductions were made.

Approval of Minutes:

David Webster moved to accept the minutes of January 12, 2017. Marc Vincent seconded the motion, which was unanimously approved.

Design Review Application DR17-02 – Lucien & Claire Hebert and Collette & Annette Hebert, New vinyl siding, windows and front door replacement, 541 Falls Road:

Collette Hebert was present for this application, representing her parents, Lucien & Claire Hebert. She explained that their 1966 home has old clapboards that no longer hold paint and it still has the original windows. They would like to install new vinyl siding in a light green color, replace all of the windows, and replace the wooden front door with a new metal door. The front shutters will also be replaced with new shutters. Tom Koerner commented that the existing cedar clapboard could have some value when they are removed, and he also told the applicant that they may want to consider wrapping the exposed chimney on the south side of the house.

Following a brief discussion, Tom Koerner moved to recommend approval of the application as submitted. David Webster seconded the motion, which was unanimously approved.

Collette Hebert left the meeting.

Design Review Application DR16-04 (Continued) – Discussion with William Posey regarding possible demolition and replacement of the Fisher House, 15 Fisher Place (FKA 516 Falls Road):

As requested at the previous meeting, DRB Coordinator and Assistant Zoning Officer Kate Mitchell has worked with Bill Posey to compile correspondence and other documentation since Mr. Posey's original request for the demolition of the former Fisher house. She stated that the paperwork in the file dates back to March 2015. Kate also provided the members with an excerpt from the Zoning Bylaws that addresses the demolition of structures within the Design Review Overlay District in a checklist format. Following some discussion, there was still the question about the feasibility (i.e. cost) to restore the existing structure. Dorothea Penar also questioned whether Mr. Posey sought out anyone who may be interested in purchasing the property or moving the structure. David Webster added that we have not really heard from an impartial historic preservation professional about the condition of the structure yet either. Mr. Posey responded that the building is old but it is not historic. David Webster explained that it is because its architecture is part of the historic fabric of the Village. David did acknowledge that it would not be feasible for Bill to restore the structure and make a profit, but agreed with Dorothea about seeking someone who might restore the house as a labor of love. The members and Mr. Posey settled on a plan for him to advertise the property for 30 days, keeping a log of any responses. In the meantime, Dorothea also stated that Mr. Posey needs to take scaled photographs of the house, both inside and out.

The members then focused their discussion on elevation sketches that Mr. Posey provided for a proposed new structure on the site. It was noted that the most visible elevations are the north and south and the garage is situated on the north elevation. Dorothea Penar asked what could be done to make the garage less suburban looking and it was suggested that the style of garage doors could help. The siding and windows were also discussed. Mr. Posey stated that a combination of vertical and board and batten siding could break up certain areas, and it was suggested that 2 over 2 windows be used rather than 2 over 1 windows. In addition, it was suggested that the lower windows be taller than the upper windows. Mr. Posey will return with garage door options and revised elevation sketches.

David Webster left the meeting.

Dorothea Penar moved to continue the application to April 13, 2017. Ann Milovsoroff seconded the motion, which was unanimously approved.

Upcoming Planning Commission Agenda Items:

Dean Pierce reported that the Planning Commission will continue to discuss potential zoning changes at their meeting tonight. These discussions do not affect zoning in the Village District. In addition, Brandy Saxton, the consultant for Phase 2 of Form Based Zoning will be making a presentation. Dean also mentioned that he will be providing a letter of recommendation for an award that Brandy has been nominated for.

Other Business:

Dean reported that the Shelburne Veterans Memorial will be recognized by the Vermont Public Spaces Awards program at a ceremony at the Vermont statehouse on February 14th.

Adjournment:

There being no further business, the meeting adjourned at 10:05 a.m.

Respectfully submitted,
Susan Cannizzaro