

*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**

**March 14, 2019**

**Minutes**

**Members Attending:**

Fritz Horton, Ann Milovsoroff, Dorothea Penar, Eileen Warner

**Staff Attending:**

Dean Pierce, Ravi Venkataraman, Susan Cannizzaro

**Others Attending:** None

**Call to Order:**

Fritz Horton called the meeting to order at 8:35 a.m.

**Approval of Minutes:**

Dorothea Penar made a motion to approve the minutes of February 28, 2019. Eileen Warner seconded the motion, which was unanimously approved.

**Discussion Regarding How Form Based Zoning (FBZ) May Affect Future Development and the Historic Buildings on the Rice Lumber Property:**

The Commission had a discussion regarding the possible future development of the Rice Lumber site. Dean Pierce reported there is a potential proposal by Healthy Living to purchase a lot along Route 7 for a new grocery store with a new fire/rescue station in the rear. An application has not yet been filed, but funding for a feasibility study has been approved. Dean reminded the members that FBZ is an option which an applicant has to elect. The members expressed their concerns over the future of the three historic structures on the site (two houses and one barn). These structures are not on the National Register but are included as buildings of interest on the list of Significant Historic Landmark Structures in the Form Based Zoning District. Dean commented that demolition is strongly discouraged under FBZ. The members discussed sending a letter to the Town Manager to express their concerns and to remind him that if FBZ is used for the project, review by the Historic Preservation and Design Review Commission may be required. Fritz Horton stated that he will try to gather more information regarding this potential project.

Eileen Warner commented that perhaps a master development plan for the site would be helpful and would result in consistency. Dean Pierce added that mandatory FBZ, which the Planning Commission has discussed, would also create consistency along the Route 7 corridor. The discussion continued and it was later decided Fritz Horton will draft a letter to the Planning Commission encouraging mandatory Form Based Zoning along Route 7, as this is the entrance to the Village historic design review district and because of the importance of retaining the historic properties in that corridor.

**Discussion Regarding Maintenance of Town-Owned Buildings:**

Next, the members discussed the deferred maintenance of Town-owned buildings. The columns on the Pierson Building were mentioned, as well as the window sills on the municipal offices which are not being maintained and are now peeling and rotting. Dorothea Penar stated that there should be a yearly review of projects and a budget item for maintenance purposes. She added that it is much more costly to replace items than to repair them. Dean Pierce indicated he is not aware of an annual maintenance schedule or budget, but suggested that Darwin Norris, Director of Maintenance, be invited to the next meeting to answer some of these questions. Dean will extend the invitation.

**Discussion Regarding Historic Preservation Incentives:**

Dean Pierce stated that he included this item on the agenda to get the conversation started again. The new Town Plan has been adopted and it includes wording under Recommended Actions regarding developing incentives for preservation, restoration, and renovation of historic resources. Dorothea Penar suggested incentives could potentially include density bonuses, a revolving fund for improvements, and a low or no interest fund for painting projects which could encourage regular maintenance of buildings.

The members discussed hosting a roundtable gathering to consider incentives and get ideas from others. Dorothea Penar added that this is a regional issue, and not just a Shelburne issue. A list of potential participants included Paul Bruhn, Ann Cousins, Alec Webb, Rolf Kielman, Devin Colman, and Lauren Giannullo.

**Upcoming Planning Commission items:**

Dean Pierce reported that the Planning Commission will only be meeting once during the month of March. He added that the Selectboard appointed Neil Curtis to the Commission earlier this week. The next few Planning Commission agendas will not include items relating to historic preservation.

**Other Business:**

There was no other business.

**Adjournment:**

Dorothea Penar moved to adjourn the meeting at 9:56 a.m. Eileen Warner seconded the motion, which was unanimously approved.

Respectfully submitted,  
Susan Cannizzaro