

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 22, 2018

Minutes

Members Attending:

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

Staff Attending:

Dean Pierce, Susan Cannizzaro

Others Attending:

Scott Gardner, Michael Noonan, Michele Noonan, Stuart Hamilton, Tim Pudvar

Call to Order:

Fritz Horton called the meeting to order at 8:30 a.m. and introductions were made.

Approval of Minutes:

Dorothea Penar moved to approve the minutes of March 8, 2018. Ann Milovsoroff seconded the motion, which was unanimously approved.

Design Review Application DR18-04 – Scott Gardner, 1056 Falls Road:

Scott Gardner was present to request approval for a revised design for a single-family home with detached garage at 1056 Falls Road. The original design has not been favorable to potential buyers and provides limited daylight in the upstairs bedrooms. Mr. Gardner also noted that he has been working with Efficiency Vermont and they are recommending different windows than those originally approved. The revised design will not affect the footprint or site plan; it features changes to the roof line with larger dormers and a steeper pitch.

[Fritz Horton left the meeting.]

The members reviewed the following proposed changes on each of the elevations:

North – the roof pitch is steeper with larger dormers;

West – the dormer is extended to run almost the full length of the roof;

South – the roof pitch is steeper, the east dormer is visible, and a double window replaces a single window on the first floor;

East – a dormer is added.

The proposed window design was discussed and the members agreed that they prefer the original aluminum clad windows with a two over two pattern. It was also noted that the upper window on the south elevation should be centered. Dean Pierce pointed out that with the larger dormer on the west elevation the window patterning is significantly different from the original plan. Tom Koerner and Scott Gardner had a brief discussion

regarding the width of the soffit overhang and agreed that it should be wider than presented on the elevation drawings.

Tom Koerner moved to recommend approval of the application with the following modifications which will be reflected in updated drawings and submitted to the Planning & Zoning office prior to the April 4th Development Review Board meeting:

1. The windows will be aluminum clad with true simulated divided light in two over two patterning as originally proposed;
2. The second story window on the south elevation will be centered;
3. The soffit overhang will be a minimum of 12" wide.

Eileen Warner seconded the motion, which was unanimously approved.

Design Review Application DR18-05 – Michael & Michele Noonan, 1138 Falls Road: Michael and Michele Noonan and Stuart Hamilton were present for this application. The Noonans are proposing to update their 1960's ranch style home with new siding, windows and doors and expand the living space with an addition in the rear.

In reviewing the elevations, Dorothea Penar expressed concern that there lacks an expression of the front of the house since the door has been removed. It was explained that the existing front door is not utilized and the main entrance is on the side (west elevation). There is, however, a front door on the lower level which is an entrance to an accessory apartment. Discussed followed on possible ways to break up the front elevation and to create a front expression. Tom Koerner stated a false gable could be added but it would be an additional cost with no benefit. Another suggestion was to add an overhang to the lower level entrance door. Upon further review of the elevations, it was noted that the proposed materials need to be defined and the windows need to be clarified.

Tom Koerner moved to continue the application to April 12, 2018. Eileen Warner seconded the motion, which was unanimously approved.

Design Review Application DR18-06 – Town of Shelburne / Shelburne Little League, 5420 Shelburne Road:

Tim Pudvar represented Shelburne Little League to request approval for a replacement scoreboard on the south baseball field. The existing scoreboard is no longer functioning. The new scoreboard will be slightly smaller (4' tall x 12' wide) and will include a 1' tall x 12' wide sponsor panel along the top and a 3' x 3' sponsor panel on the right-hand side of the scoreboard. The left-hand panel will feature Pitch Count rather than Time as shown in the photograph submitted with the application. Mr. Pudvar stated that the existing posts will be utilized for the new scoreboard.

The background color of the scoreboard was briefly discussed. Brick red was the color preference of the Commission members.

Tom Koerner moved to recommend approval of the application as submitted, with the new scoreboard having a brick red background, and utilization of the existing posts. Eileen Warner seconded the motion, which was unanimously approved.

Update on RFP seeking consultant to prepare National Register Nomination for Shelburne Falls:

Dean Pierce reported that he is awaiting the signed CLG contract from the State. Once this is issued, the RFP will be reviewed by the State, and then can be distributed to various consultants.

Upcoming Planning Commission items:

Due to time constraints, there was not discussion on this agenda item.

Other Business:

There was no other business to discuss.

Adjournment:

Tom Koerner moved to adjourn the meeting. Eileen Warner seconded the motion, which was approved. The meeting adjourned at 10:12 a.m.

Respectfully submitted,
Susan Cannizzaro