

*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**

**June 25, 2020**

**Minutes**

**This meeting was conducted remotely using Zoom platform.**

**Members Attending:**

Lauren Giannullo, Fritz Horton, Tom Koerner, Ann Milovsoroff, Marc Vincent, David Webster

**Staff Attending:**

Susan Cannizzaro, Dean Pierce

**Others Attending:**

Scott Gardner, Don Booth (observing)

**Call to Order:**

Fritz Horton called the meeting to order at 8:30 a.m. Attendance roll call was taken.

**Approval of Minutes:**

David Webster moved to approve the minutes of June 11, 2020. Lauren Giannullo seconded the motion, which was unanimously approved.

**Gardner Project – Review 3-lot Subdivision Proposal at 1036 & 1056 Falls Road:**

Scott Gardner was present for this discussion. He stated that he had been before the Commission earlier with a proposal for a 4-lot subdivision at 1036 & 1056 Falls Road. That plan called for 4 single-family homes. He also noted that he has already received approval to demolish the house and barn at 1036 Falls Road and replace it with a new single-family home on Lot 1, and construction is underway for the single-family home previously approved on Lot 2.

This revised 3-lot subdivision proposes a single duplex on the newly created Lot 3 in the rear. Mr. Gardner added that this has already been approved by the DRB. Dean Pierce clarified that at this time Mr. Gardner is only seeking support for the 3-lot subdivision and he will have to return to the Commission once he submits design plans for the duplex.

There was some discussion regarding the siting of the duplex. Mr. Gardner responded that the Natural Resources Committee requested that the structure be located to the front of the lot which also eliminates the need for a long driveway. There are also some floodplain and contour restrictions which had to be taken into consideration.

Following the discussion, David Webster moved to recommend approval of the 3-lot subdivision plan. Ann Milovsoroff seconded the motion, which was unanimously approved.

Scott Gardner left the meeting.

**Draft Statement to Applicants:**

Dean Pierce reported that he received some comments on the draft statement from Marc Vincent but they have not yet been incorporated into the document.

**Examples of Applications to Post on the Town's Website:**

There was nothing new to report on this matter.

**Potential Grant Opportunities:**

Dean Pierce reported that due to possible budget constraints, we will be exploring a one-year extension for the CLG grant for the update to the Historic Structures and Sites Survey.

The Town's FY20-21 budget was briefly discussed.

**Upcoming Planning Commission Agenda Items:**

Dean Pierce reported that the Planning Commission is focusing their attention on possible future changes to the Zoning Regulations and are keeping a finger on the pulse of the Selectboard's Form Based Zoning discussions.

Dean added that the Planning Commission has the responsibility of acting as the Telecommunications Board and are currently involved in the review of the proposed ham radio towers on Dorset Street.

**Other Business:**

Fritz Horton stated that he will write a letter to the Town Manger regarding access to the Town Hall clock tower so the repair person can assess the clock's repair.

Tom Koerner questioned if the new building being construction on the west side of Route 7 across from the Shelburne Bay Plaza was permitted under Form Based Zoning. Dean Pierce replied yes.

Fritz Horton noted that The Automaster is currently displaying vehicles on the lawn along Route 7 and questioned if this is allowable. Dean responded that their approval has conditions of where they can display vehicles, but he would have to review the file for the details.

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**Adjournment:**

David Webster moved to adjourn the meeting at 9:10 a.m. Lauren Giannullo seconded the motion, which was unanimously approved.

Respectfully submitted,  
Susan Cannizzaro