

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**

September 26, 2019

Minutes

Members Attending:

Lauren Giannullo, Tom Koerner, Ann Milovsoroff, Marc Vincent, Eileen Warner, David Webster

Staff Attending:

Susan Cannizzaro, Dean Pierce, Ravi Venkataraman

Others Attending:

Scott Gardner, John Noonan, John Sweeney, Darlene Sweeney, Brian Precourt, Jay Pricer, John Rooney

Call to Order:

Tom Koerner called the meeting to order at 8:32 a.m. and introductions were made.

Minutes of Meeting:

Voting on the August 8th and August 15th minutes was deferred due to the lack of Commission members present at those meetings.

Marc Vincent moved to approve the minutes of September 12, 2019. Eileen Warner seconded the motion, which was approved. Lauren Giannullo abstained from the vote.

Design Review Application DR 19-14 – David Ressler, 221 Harbor Road:

This item was moved to the end of the agenda.

Design Review Application DR19-15 – 52 Drew Street LLC / Scott Gardner, 1036 Falls Road:

Mr. Gardner requested this item be delayed until his architect arrives.

Design Review Application DR19-16 – John & Darlene Sweeney, 992 Falls Road:

John & Darlene Sweeney were present to request approval for side and rear yard fencing at their property at 992 Falls Road. They are proposing a 4' tall cedar picket fence on the sides and a galvanized metal fence with wood posts and frame along the rear property line. The cedar picket fence will remain natural or will be stained white.

Following a brief discussion, Eileen Warner moved to recommend approval of the application as submitted. Lauren Giannullo seconded the motion, which was unanimously approved.

John and Darlene Sweeney and Jay Pricer left the meeting.

Design Review Application DR19-17 – Roman Catholic Diocese of Burlington / St. Catherine of Siena Parish, 92 Church Street:

Brian Precourt was present to represent this application requesting approval for the addition of seven (7) 20' tall LED pole lights in the parking lot at St. Catherine's church. The lights are being installed for safety and security purposes. The site plan was reviewed and Mr. Precourt noted the locations of the proposed lights. There will be one light along Falls Road, with the remaining to be located in the parking lot between the church and the rectory. A question was raised regarding how late the lights will be on. Mr. Precourt responded that they will be photo-electric; therefore, they will remain on all night.

David Webster moved to recommend approval of the application as submitted. Marc Vincent seconded the motion, which was unanimously approved.

Ann Milovsoroff left the meeting.

Design Review Application DR19-18 – Precourt Investment Co., LLC, 65 Falls Road:

Brian Precourt represented this application as well. Precourt Investment Co., LLC is proposing a change of use on the second floor of 65 Falls Road from retail to personal service. The personal service will be a hair salon which will operate by appointment only.

Lauren Giannullo moved to recommend approval of the application as submitted. David Webster seconded the motion, which was unanimously approved.

Brian Precourt left the meeting.

Design Review Application 19-15 – 52 Drew Street LLC / Scott Gardner, 1036 Falls Road:

Scott Gardner and John Rooney were present for this application. Mr. Gardner explained that he is requesting approval to demolish the house and barn at 1036 Falls Road to accommodate a proposed four-lot re-subdivision with the adjacent lot at 1056 Falls Road which he also owns. He noted that his application contains a report from Brian Knight indicating that the house and barn are non-contributing structures in the proposed Shelburne Falls National Register District. In addition, a site analysis was done in conjunction with architect John Rooney and Brian Knight which determined there is little of the existing buildings that can be salvaged.

The HP&DRC members reviewed the site plan for the proposed re-subdivision and a rough sketch of a concept for the proposed replacement house which would be constructed on the front lot at 1036 Falls Road. Mr. Gardner stated the front yard setback from Falls Road would remain the same as the existing house in order to retain the streetscape. He added that he does not have a concept for the rear lots yet, but he would like to build smaller-sized, net zero homes there.

Mr. Gardner stated that he understands he will need to return with detailed plans for the replacement structure, but he wanted to get an initial feeling from the HP&DRC. The members generally agreed that the concept is favorable.

David Webster moved to continue the application to November 14, 2019. Marc Vincent seconded the motion, which was unanimously approved.

Scott Gardner, John Rooney and John Noonan left the meeting.

Design Review Application DR 19-14 – David Ressler, 221 Harbor Road:

Ravi Venkataraman reported that he has been in contact with David Ressler; however, he has not yet provided a plan view of the proposed replacement decks and new roofs. He did provide rough sketches with dimensions which were distributed. The members reviewed these sketches but still had several questions and concerns. It was also noted that there is a potential setback issue with the front decks. Following a brief discussion, it was determined that more specific information is required. Ravi or Dean will contact the applicant.

Lauren Giannullo moved to continue the application until sufficient information is received. Eileen Warner seconded the motion, which was unanimously approved.

Potential Grant Opportunities:

Lauren Giannullo reported that she has researched the National Register Signage Grant Program through the Pomeroy Foundation as previously discussed. There is an online application for one 9” x 13” bronze historic marker sign, and there are two designs to choose from. The Commission would need to select a design and determine the location. Due to time constraints, it was decided to table the discussion. This will also allow for time to think about possible locations for the sign within the Village.

Dean Pierce reported that Fritz Horton would like to see the clock on the Town Hall repaired and suggested this could potentially be a grant opportunity. There is someone in Vergennes that can do an inspection and provide an estimate of the work that would be involved for the repair. David Webster indicated that some of the problem is that the bell ringing causes major vibrations in the tower which affect the clock.

Historic Preservation & Design Review Commission
September 26, 2019
Page 4

Tom Koerner commented that he is pleased with the Town Hall renovations; however, the plaque on the left side of the door is in need of cleaning so that it is legible.

Upcoming Planning Commission Agenda Items:

There was no discussion on this item due to the lack of time.

Other Business:

There was no other business.

Adjournment:

The meeting adjourned at 10:08 a.m.

Respectfully submitted,
Susan Cannizzaro