

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 25, 2021
Minutes

This meeting was conducted remotely using Zoom platform.

Members Attending:

Lauren Giannullo, Ruth Hagerman, Tom Koerner, Ann Milovsoroff, David Webster

Staff Attending:

Susan Cannizzaro, Dean Pierce

Others Attending:

William Calfee, Lara Calfee, Jack Milbank, Scott Gardner

Call to order:

David Webster called the meeting to order at 8:38 a.m.

Approval of Minutes:

Lauren Giannullo moved to approve the minutes of January 14, 2021. Ruth Hagerman seconded the motion. Tom Koerner asked for an amendment to remove “the Pizzagalli building” from his comment on Page 2, stating that he had not included that as an example. The amendment was accepted and the minutes were unanimously approved.

Design Review Application DR21-01 (Continued) – William and Lara Calfee, 872 Falls Road:

William and Lara Calfee were present, along with Jack Milbank. As requested, the Calfees returned with additional information regarding the proposed single-family home and detached office/music room, addressing the points raised by the Commission at the January 14th meeting. They also presented an updated site and landscape plan.

Lauren Giannullo thanked the applicant for the supplemental materials and noted that the information is very helpful. David Webster asked if elevations had been submitted with the application. Dean Pierce explained that since the home is an existing structure, the applicant submitted photos rather than elevations. David responded that the photos do not show the fenestration very well. Mr. Calfee explained the window placement and offered to submit elevations for the file. The members also discussed the siding finish and the applicant stated that the front porch area under the entry roof is stained clear, with the remainder of the house and office/music room stained in a Sterling Gray color.

At the previous meeting there was discussion whether the house would be set on a permanent foundation or piers, and Mr. Calfee asked if the Commission had a preference. Following discussion, it was determined that the house will be on a foundation.

Ruth Hagerman noted the solar canopy which was not included in the Calfee's original presentation. Mr. Calfee explained that the canopy will be used as a car port and is a pre-engineered design from Sun Common. Questions arose regarding the height and color of the structure. Lara Calfee stated that if they have an option, she would prefer the canopy be stained the same Sterling Gray color as the house. Following further discussion, it was decided the applicant will need to return with specifications on the proposed solar canopy.

Ruth Hagerman moved to recommend approval of the house and office/music room as presented, with the house to be sited on a permanent foundation. Lauren Giannullo seconded the motion, which was unanimously approved.

Lauren Giannullo moved to continue discussion on the proposed solar canopy to March 11, 2021. Ruth Hagerman seconded the motion, which was unanimously approved.

William and Lara Calfee and Jack Milbank left the meeting.

Design Review Application DR21-02 – 52 Drew Street, LLC (Scott Gardner), 1058 Falls Road:

Scott Gardner was present for this application requesting approval for a new single-family home with a detached garage on Lot #3 of his Falls Road subdivision. Originally Mr. Gardner planned a duplex for this lot, but is now proposing a 2,000 square foot single-family home. The finishes and trim will be the same as those approved for the front two houses, but Mr. Gardner is proposing different windows. Catalog sheets were included with the application and reviewed briefly.

Discussion followed regarding the off-center placement of the garage door and the lower window on the north elevation. The majority of the members agreed that the window should align with the second-story window and be centered on the gable. Mr. Gardner explained that the garage door is off-center because of the breezeway connection.

Ruth Hagerman moved to recommend approval of the application with the condition that the lower window on the north elevation be shifted to align with the window above. Ann Milovsoroff seconded the motion, which was unanimously approved.

Scott Gardner left the meeting.

Potential Grant Opportunities, including discussion of Town Hall Clock Repair:

There was nothing new to report on this agenda item.

Upcoming Planning Commission Agenda Items:

The Planning Commission will continue to work on regulatory reform at tonight's meeting.

Other Business:

There was no other business.

Adjournment:

The meeting adjourned at 9:40 a.m.

Respectfully submitted,
Susan Cannizzaro