

*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**

**April 13, 2023**

**Minutes**

**Members Attending:**

Fritz Horton, Ann Milovsoroff, David Webster, Tom Koerner

**Staff Attending:**

Aaron DeNamur, Kit Luster

**Others Attending:**

Russ Barone, Matthew Taylor

**Call to order:**

Fritz Horton called the meeting to order at 8:30 a.m.

**Approval of Minutes:**

Tom Koerner moved to approve the minutes of March 31<sup>st</sup>, 2023. Fritz seconded the motion, which unanimously passed.

**Design Review Application DR23-02 – Russ Barone, 897 Falls Road:**

Russ Barone presented his plans for a duplex on 897 Falls Road. Fritz Horton asked where the other two elevations are on the plans, Russ Barone explained that they would look the same on the East and West sides. Russ Barone explained that they were planning to do a vinyl siding with recess pockets, so it does not look like vinyl once it is painted. Russ clarified that he could do 3” vinyl if that is what the board prefers, even though 4” was depicted on the plans. Tom Koerner also said that he liked the left elevation shown on the plans over the right, as Russ explained there was an option of designs.

Ruth Hagerman asked what would be done with the dilapidated house that is also on the property. Russ Barone said that he would come back with plans to demolish that and rebuild when the time came. Tom Koerner asked if Russ had considered making a gable on top of the garage, Russ Barone said that it would change the inside floorplan and is not feasible.

The Board discussed the garage doors and said that there should be windows on the upper garage door panel.

Tom Koerner moved to recommend approval to the Zoning Administrator with the following conditions:

1. The two missing elevations and cut sheet for the garage door be emailed to Aaron DeNamur and distributed to the SHPDRC via email for their approval.
2. The garage door upper panel has some sort of window arrangement.

3. The applicant will source 3” vinyl for the siding.
4. The west elevation will have the gabled roof over staircase as shown on the plans.

The motion was seconded by Ruth Hagerman. The motion passed unanimously.

Russ Barone left the meeting.

**Design Review Application DR23-03 – Matthew Taylor, 102 Harbor Road:**

Matthew Taylor introduced his application and explained that the new barn will be on the same footprint as the prior barn. He explained that access to the barn will hopefully be off Athletic Drive, not Harbor Road. David Webster asked if there was still a foundation for the barn. Matthew Taylor explained that the old barn had to be taken down because it was a hazard, and there is no foundation left. Aaron DeNamur explained that the Bylaw does not require an existing foundation be left from demolition for nonconforming structures. Fritz Horton said that applicant needs a more detailed site plan for the application so it is easier to see the orientation and positioning of the structure.

Matthew Taylor further explained that the man door shown in the photo will be on the opposite side of the structure. David Webster asked for clarification on the orientation of the barn. Matthew Taylor provided a sketch of where the barn will go on his property.

Ann Milovsoroff raised concerns about the metal siding. Tom Koerner disagreed with such concerns and said that the barn is barely visible from the road, but maybe a matte finish would be better, so it doesn't reflect. Ann Milovsoroff brought up concerns about context and how these fit with the surrounding properties. Tom Koerner brought up how there are houses with large footprints in the area and this won't stick out. Ann Milovsoroff asked if the applicant had thought of any other colors for the barn as she thought the green might stand out too much. Aaron DeNamur asked the board to clarify when making suggestions as the board is unable to mandate colors.

Tom Koerner asked for clarification on who reviews landscaping, Aaron DeNamur replied that the Zoning Administrators reviews landscaping when relevant.

Ruth Hagerman moved to recommend approval to the Zoning Administrator of this application as proposed. Tom Koerner seconded. Ruth Hagerman, Fritz Horton, Tom Koerner all voted in favor of the motion, Ann Milovsoroff abstained. David Webster had left the meeting.

**Other Business:**

None presented.

**Adjournment:**

Tom Koerner moved to adjourn the meeting. Ruth Hagerman seconded, and the motion passed unanimously.

Respectfully Submitted,  
Kit Luster