

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 28, 2022

Minutes

Members Attending:

Ruth Hagerman, Tom Koerner, Ann Milovsoroff, David Webster

Staff Attending:

Susan Cannizzaro, Adele Gravitz

Other Attendees:

Russell Barone, Mike Gravelin, Tim Gravelin

Call to order:

Tom Koerner called the meeting to order at 8:36 a.m.

Approval of Minutes:

Ruth Hagerman moved to approve the minutes of March 24, 2022. David Webster seconded the motion, which was unanimously approved.

Discussion with Mechanicsville, LLC regarding 897 Falls Road proposed subdivision:

The HP&DRC reviewed this proposed development as required by Section 1520.3 of the Shelburne Zoning Bylaws. Russell Barone was present for the discussion of the proposed 2-lot residential subdivision at 897 Falls Road. At this time, the existing structure will remain on lot #1 on Falls Road, and there will be a duplex structure on the newly created lot #2 in the rear. Mr. Barone added that the duplex will be situated approximately 200' back from Falls Road. The intent is for the duplex to appear as an outbuilding accessory to the front structure.

There was discussion regarding the angled placement of the duplex on lot #2 as depicted on the site plan. The majority of the Commission members would prefer to see the structure oriented so the front is parallel to Falls Road.

The HP&DRC noted they are supportive of the proposed subdivision, with the position of the duplex being situated parallel to Falls Road.

Russell Barone left the meeting.

Discussion with A & M Construction regarding 913 Falls Road proposed subdivision:

As with the above agenda item, the HP&DRC reviewed this proposed development as required by Section 1520.3 of the Shelburne Zoning Bylaws. Mike and Tim Gravelin were present for the discussion of a proposed 7-unit PUD (Planned Unit Development) at 913 Falls Road. The existing house will be unit #1, with the remaining six units being within 3 duplexes. It was noted, that the development may be reduced to 6 units total due to the topography of the lot, making the farthest structure a single unit. Adele Gravitz stated that this application has been before the Development Review Board for Sketch Plan Review, and that the PUD requires a 50' periphery buffer which this proposals does not allow for.

Acting DRB Coordinator, Ken Belliveau, joined the meeting to explain the 50' periphery buffer requirement in the Zoning Bylaws. A question was raised if the Development Review Board can waive the requirement. Mr. Belliveau responded that the requirement cannot be waived.

Following further discussion, it was suggested that the applicant return once their proposed development meets the requirements of the Zoning Bylaws.

Mike and Tim Gravelin left the meeting.

Status of CLG Grants:

Adele Gravitz reported that Brian Knight has been selected to complete the update of the Historic Sites and Structures Survey. The project will be done in two phases within this fiscal year and next fiscal year.

Regarding the Shelburne Shipyard National Register Nomination, Adele Gravitz will ask Brian Knight for an update on the project and will report back at the next HP&DRC meeting.

Other Business:

Tom Koerner inquired about the status of design review north of the village. This topic was discussed with the Town Manager at a meeting several months ago with everyone agreeing that it would be beneficial for future development in that area of town. Adele Gravitz stated that the Planning Commission will be hiring a consultant to study the ramifications of the Form Based Zoning in that area. She will mention that the HP&DRC is still interested in having design review there.

Adjournment:

David Webster moved to adjourn the meeting at 9:45 a.m. Ruth Hagerman seconded the motion, which was unanimously approved.

Respectfully submitted,
Susan Cannizzaro