

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
JULY 13, 2023
Minutes**

Members Attending:

Fritz Horton, Ann Milovsoroff, Dorothea Penar, Ruth Hagerman, Marc Vincent, David Webster

Staff Attending:

Aaron DeNamur, Kit Luster

Others Attending:

Rod Francis, Brandy Saxton,

Call to Order:

Fritz Horton called the meeting to order at 8:30 a.m. and introductions were made.

Approval of Minutes:

On a motion by Dorothea Penar and a second by Mark Vincent, the June 22nd, 2023, minutes pass unanimously.

Fritz Horton noted that he would like the discussion of relocation of the dedication monument and plantings.

On a motion by Dorothea Penar and a second by David Webster, the minutes passed unanimously with this note.

DR23-09 19 Railroad Lane:

A motion was made by Dorothea Penar and seconded by David Webster to continue DR 23-09 to give the applicants more time to prepare and submit materials.

The motion passed unanimously.

Discussion with PlaceSense Consultants Regarding By-Law Rewrite

Rod Francis and Brandy Saxton introduced themselves and the purpose of the project. Discussion of the Form Based Code, conserved land in Shelburne, and the regulatory audit of the Bylaw done by the consultants as it pertains to Historic Preservation and Design Review.

Discussion of what the Design Review Commission is meant to review, and the consultants explained that the purpose of this project is to eliminate that confusion.

Brandy Saxton clarified that the commission will be able to look at placement of a building on a lot as it pertains to the overall streetscape. The board talked about what defines a site plan and the process of being a recommending board now that all items do not go to the Development Review Board. The consultants explained that the commission recommends to the Zoning Administrator.

The consultants asked the commission about the area subject to design review. Ruth Hagerman explained that the design review overlay ends at the LaPlatte River. She mentioned that this has created a loss of historic homes outside of the district in the rural areas and along the route 7 corridor.

The commission and consultants discussed the Form Based Code and what was envisioned for that corridor. David Webster mentioned that he would like SHP&DRC to extend to the Shelburne Road Corridor. Dorothea Penar asked for clarification on where the Town would like to see development on Route 7.

Discussion of what the HOME act means for design review. Dorothea Penar asked about infill design and if that was a viable option for the commission to outline clear design goals about what the board envisions for duplexes and multifamily housing in the historic district.

Adjournment:

David Webster moved to adjourn the meeting with a second by Dorothea Penar. The motion passed unanimously.

Respectfully submitted,
Kit Luster