

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**
August 18, 2022
Minutes

Members Attending:

Ruth Hagerman, Fritz Horton, Tom Koerner, Ann Milovsoroff, Marc Vincent, David Webster

Staff Attending:

Susan Cannizzaro, Aaron DeNamur

Other Attendees:

Chris Swasey, Emily Morse, Heather Moore, Stephen Selin, Joannah Ralston, Barbara Murphy

Call to order:

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

Approval of Minutes:

Ruth Hagerman moved to approve the minutes of July 14, 2022. David Webster seconded the motion, which was unanimously approved.

Prior to reviewing the applications, Tom Koerner stated the Commission will be reviewing applications in context with the Design Review Guidelines. Following the review and approval, Commission members may contribute comments or ideas to the applicant.

Design Review Application DR22-09 – Megan Cassidy & Brett Cluff / Lewis Creek Builders, 872 Falls Road:

Chris Swasey and Emily Morse from Lewis Creek Builders were present for this application. Lewis Creek Builders are doing the renovation at 872 Falls Road and are asking for approval to use a 6” reveal siding rather than a 3” reveal siding which had been approved for the project.

The siding has been started and it was discovered that the wrong reveal is being used. Aaron DeNamur, Assistant Zoning Administrator, was notified of this and he instructed the contractor to stop the project and return to the HP&DRC.

Chris Swasey explained how the siding mix up happened and apologized. He stated that there have been staffing changes and difficulty in getting materials for the project.

A discussion followed. Fritz Horton commented that the Commission’s decisions cannot be based on hardships, and the applicant should have returned when they realized the siding reveal was wrong. Tom Koerner added that it is great to have another house in the Shelburne Falls area being fixed up, but the 6” lap exposure is not in character with the structure or neighborhood.

The Commission reviewed the next application prior to going into a deliberative session regarding this application.

Design Review Application DR22-10 – Shelburne Craft School, 64 Harbor Road:

David Webster recused himself from this discussion and left the room. Stephen Selin stated the request is to replace the windows in the pottery studio at the Shelburne Craft School. The existing windows are from the 1950's and are drafty, rusty, and a safety concern. He added that the proposed replacement windows are not an exact replication, but they still have an historic look and are the best option for safety and efficiency. The existing windows have 4 vertical panes and the new windows will have 3 vertical panes with black aluminum exterior sashes.

Following a brief discussion, Tom Koerner commented that there is a very limited selection of windows that would match the existing, and he feels the proposal is a good choice and upgrade. He then moved to approve the application, with the correction that the windows will be glass rather than plexiglass as stated in the application materials. Ruth Hagerman seconded the motion, which was unanimously approved.

Heather Moore, Stephen Selin, Joannah Ralston and Barbara Murphy left the meeting.

Design Review Application DR22-09 (discussion continued):

David Webster rejoined the meeting. Tom Koerner made a motion to enter a deliberative session at 9:10 a.m. Marc Vincent seconded the motion, which was unanimously approved. Chris Swasey and Emily Morse left the room.

At 9:50 a.m., Ruth Hagerman moved to exit the deliberative session. David Webster seconded the motion, which was unanimously approved. Chris Swasey and Emily Morse were asked to rejoin the public meeting.

Aaron DeNamur left the meeting.

David Webster made the following motion:

- 1.) The property at 872 Falls Road is located within the Village Design Review Overlay District and is included in the Historic Sites and Structures Survey;
- 2.) A 3" reveal siding was previously approved by the HP&DRC for the restoration project;
- 3.) The applicant has the responsibility to notify the HP&DRC of any changes; however, this change to a 6" reveal siding was reported to the Town by a third party;
- 4.) The approval of the revised application requesting a material change to a 6" reveal siding is undesirable and would set a negative precedent.

Accordingly, as a compromise, the HP&DRC will require a 3" reveal siding on the north, west and east elevations but will allow for a 6" reveal siding on the south elevation and on the garage. Marc Vincent seconded the motion, which was unanimously approved.

Other Business:

There was no other business.

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Adjournment:

David Webster moved to adjourn the meeting at 10:00 a.m. Ruth Hagerman seconded the motion, which was unanimously approved.

Respectfully submitted,
Susan Cannizzaro