

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**
September 22, 2022
Minutes

Members Attending:

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

Staff Attending:

Susan Cannizzaro, Adele Gravitz

Other Attendees:

Mike Gravelin, Tim Gravelin

Call to order:

Fritz Horton called the meeting to order at 8:34 a.m., and introductions were made.

Approval of Minutes:

David Webster moved to approve the minutes of August 18, 2022. Ruth Hagerman seconded the motion, which was unanimously approved.

Discussion with A & M Construction regarding proposed subdivision at 913 Falls Road in accordance with Section 1520.3 of the Shelburne Zoning Bylaws:

Mike and Tim Gravelin were present for this discussion. They are proposing a 2-lot subdivision at 913 Falls Road with the existing house to remain on the front lot and a new 5-unit residential building on the rear lot. The subdivision application has received Sketch Plan approval from the Development Review Board and as required in Section 1520.3 of the Zoning Bylaws, the application requires a written recommendation from the HP&DRC before the final application can be approved by the DRB.

The site plan, location and basic design of the proposed 5-unit building was discussed. David Webster commented that the proposed building (massing, form and orientation) may not meet the Design Guidelines or the greater neighborhood area. He suggested the applicant review the New Construction section of the Design Guidelines. Adele Gravitz added that there may be some slope issues on the site. The parking lot size and configuration was also discussed briefly.

Tom Koerner suggested that the Gravelins return with a couple of options for the development of the site. He added that the Commission wants to work with them to achieve the best design while taking into consideration the Design Guidelines and any site constraints.

Mike and Tim Gravelin left the meeting.

Update on Historic Sites & Structures Survey:

Adele updated the Commission on Brian Knight's work on the update to the Historic Sites & Structures Survey. She will ask Brian for an update on the Shelburne Shipyard project for the next meeting.

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Other Business:

Adele has reached out to Lewis Creek Builders for an update on the construction at 872 Falls Road. Currently they are concentrating on the interior work, but plan to wrap up the exterior work by the end of October.

Fritz Horton reported that the Town Hall clock is running about 20 minutes behind. He has contacted David Welch, but has yet to hear back from him. He added that he would like to find a clock winder who would wind the clock once every 1-2 months.

Adjournment:

Ruth Hagerman moved to adjourn the meeting at 9:16 a.m. David Webster seconded the motion, which was unanimously approved.

Respectfully submitted,
Susan Cannizzaro