

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**

October 26, 2023

Minutes

Members Attending:

Ruth Hagerman, Tom Koerner, Dorothea Penar, David Webster

Staff Attending:

Susan Cannizzaro, Aaron DeNamur, Kit Luster

Others Attending:

Mirka Sussman, Mike Gravelin, Tim Gravelin, Russell Barone

Call to Order:

Tom Koerner called the meeting to order at 8:30 a.m.

Approval of Minutes:

David Webster moved to approve the minutes of September 14, 2023. Ruth Hagerman seconded the motion, which was unanimously approved.

Design Review Application DR23-14 – SCHIP Upscale Resale, 5404 Shelburne Road:

Mirka Sussman was present for this application. SCHIP Upscale Resale shop is seeking approval for a new free-standing sign panel. Ms. Sussman stated that the proposed design is a fresh, modern look. She added that the sign will be mounted on the existing posts and the existing lighting will be used.

The proposed sign has a white background with gold trim and green lettering. These colors match the colors of the building. David Webster commented that they may want to consider a different background color due to the dust and dirt generated from Route 7 traffic.

Dorothea Penar moved to recommend approval of the application as submitted. David Webster seconded the motion, which was unanimously approved.

Design Review Application DR23-15 – A & M Construction, 913 Falls Road:

Mike and Tim Gravelin were present for this application requesting approval for a 5-unit multi-family building on Lot #2 at 913 Falls Road. A & M Construction had previously been to the HP&DRC for the 2-lot subdivision review per the Zoning Bylaw requirement.

The members reviewed the elevation sketches. Dorothea Penar noted the elevation which faces Falls Road has no fenestration. She added that the guidelines speak to this and also that being a southern exposure, windows would be advantageous. The members agreed, and requested that windows be added to the south elevation.

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David Webster asked if there will be privacy dividers between the rear patios. Mike Gravelin responded that the plans do not call for dividers, but they can be added. David Webster also noted that the Commission members had a previous discussion about breaking up the long front elevation, and these plans have not addressed that.

Russell Barone, property abutter, expressed concerns regarding the proposed structure. He noted that the rear of the building faces his property and it is only 15' from the property line. He added the mass of the structure is not consistent with the surrounding area, and compatible massing is mentioned several times in the Design Review Guidelines, as well as street-facing orientation, which this building does not have. He asked if there had been consideration of different placement on the lot. Mike Gravelin responded that due to the site limitations, other configurations did not work. Tim Gravelin added initially they proposed three duplex units; however, the DRB directed them to this plan. Aaron DeNamur responded this was because the duplexes would have required a PUD, and this lot did not meet the PUD requirements.

Discussion followed on the new State housing legislation and how it affects this and future applications and HP&DRC's decisions.

As discussion continued, there was a suggestion of constructing smaller-sized units to reduce the building footprint and possibly to even allow for a placement reconfiguration.

Dorothea Penar moved to continue Application DR23-15 to November 9, 2023. David Webster seconded the motion, which was unanimously approved.

Mike Gravelin, Tim Gravelin and Russell Barone left the meeting.

Other Business:

There was no other business.

Adjournment:

Dorothea Penar moved to adjourn the meeting at 9:56 a.m. David Webster seconded the motion, which was unanimously approved.

Respectfully submitted,
Susan Cannizzaro