

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
February 14, 2019
Minutes**

Members Attending:

Fritz Horton, Tom Koerner, Ann Milovsoroff, Dorothea Penar, Marc Vincent, David Webster

Staff Attending:

Lee Krohn, Dean Pierce, Susan Cannizzaro

Others Attending:

Brian Precourt, Sage Bagnato, David Epstein, Cathy Townsend, William Floyd (Graduate Student/Shelburne Resident)

Call to Order:

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

Approval of Minutes:

David Webster made a motion to approve the minutes of January 24, 2019. Marc Vincent seconded the motion, which was unanimously approved.

Design Review Application DR19-01 – Precourt Investment Co., LLC, 80 Shelburne Shopping Park:

Brian Precourt was present for this application. He explained he had received approval for improvements to the building at 80 Shelburne Shopping Park last summer. He is now requesting approval for modifications to some of the window and door locations resulting from a change to the interior floor plan. In addition, he is now proposing a change of roofing materials from the existing metal roof to a new standing seam roof.

The members reviewed revised elevations and briefly discussed the modifications. Mr. Precourt stated that the building will have a laundromat on the first floor and two apartments on the second floor.

David Webster moved to recommend approval of the modifications as illustrated on the elevations dated February 3, 2019. Marc Vincent seconded the motion which was unanimously approved.

Tom Koerner commented that the Commission is acting on plans that were received in the Planning & Zoning office on February 7th, but some of the work has already been completed. He complimented then Mr. Precourt on the improvements.

Brian Precourt left the meeting.

Review of Vermont Day School Proposed Expansion per Article XII, Section 1230 – Expansion of Structures Within the Setback from Route 7, 6701 Shelburne Road: Sage Bagnato and architect David Epstein were present for this discussion. Dean Pierce reminded the members that this is not a regular Design Review Application; but that the proposed project is being reviewed under Article XII, Section 1230 of the Zoning Bylaws “as to the visual impact and impact on the pastoral nature of the area.”

Ms. Bagnato presented a brief history of the Vermont Day School, explaining that it was started in 2015 as a K – 4th grade school with 12 students. Each year since, a grade has been added, now making it a K – 7th grade school with over 50 students. Next year will be the final expansion making the school grades K – 8th, with even more students. The school is at capacity and is looking to construct a 7,000 square foot addition.

David Epstein then reviewed the proposed plans, explaining that there will be very little change to the landscaping which has large trees that filter the views of the school from all directions, even in the winter months. The property has a very limited area for the expansion due to setbacks and wetlands; therefore, the addition is set at an angle, which results in the feeling of a barn to house connection. The existing school consists of a farmhouse with various additions.

Fritz Horton questioned the materials and colors. David Epstein responded that it will be a wood structure with vertical and horizontal siding. The rendering shows a greyish color, but there has not been a lot of discussion on the actual color yet. David Webster commented that his perception of the addition will be dependent on the color. He added that gray siding on a building of this size will make it appear as a warehouse. Dorothea Penar stated that a darker, earth tone color would be preferred. The height of the addition was questioned and David Epstein responded that it will be almost equivalent to the existing roof peak. Dorothea Penar commented that she appreciates the school maintaining the original building and constructing an addition for its expansion needs.

Dorothea Penar moved to recommend approval of Vermont Day School’s expansion which has been reviewed under Article XII, Section 1230 of the Zoning Bylaws, with the recommendation that the color of the addition be in earth tones. Ann Milovsoroff seconded the motion.

The proposal was discussed further. David Webster stated that he does not feel the expansion is compatible with the existing building and he has concerns about its visibility. Dorothea Penar noted there are a lot of architectural styles in that area of Route 7. The color was also discussed further. Fritz Horton suggested the motion be amended to recommend the use of muted colors, commonly described as earth tones, which will make the expansion blend as opposed to stand out. Dorothea Penar accepted

the amendment to the motion, which was approved (5-1), with Tom Koerner abstaining. (In his opinion, the proposal does not meet the pastoral nature of the area.)

Lee Krohn thanked the Vermont Day School for investing in the community.

Sage Bagnato and David Epstein left the meeting.

Discussion on Town Hall and Library Construction Project:

A memo to Lee Krohn from Vermont Integrated Architecture regarding the brick choice for the Town Hall steps was distributed. The members reviewed the memo and discovered the facts regarding the paver brick and the face brick were interchanged. At the previous meeting the Commission members preferred the sample paver brick (not the face brick), and questioned if the paver brick could also be used as a face brick. Dorothea Penar commented that the memo from the architect appears to be a misconception and used this as another example of the lack of communication between the HP&DRC and the library construction committee. She once again requested that a member of the HP&DRC be included on the library construction committee.

There was a lengthy discussion regarding the color of the bricks and their match to the Town Hall. Cathy Townsend mentioned that the bricks on the west elevation of the Town Hall have been cleaned and are now a different color than the rest of the bricks. The bricks on the other elevations will also be cleaned and repaired. Fritz Horton added that the architect's specifications from the bid documents require that any new bricks will match the Town Hall bricks after cleaning. Tom Koerner stated that we need to move forward and asked what can be done to accomplish this. David Webster responded that the Commission has already approved the sample paver brick and need to know from the architect if it can also be used as the face brick. There was also a suggestion that the Commission have another site visit to compare the brick samples to the existing cleaned bricks.

David Webster and Lee Krohn left the meeting.

Next, Cathy Townsend distributed architectural details for the wrought iron railings for the Town Hall steps. The original railings, with some modifications, will be used on the sides of the steps, with a new railing installed in the middle. The original railings will have a new top guardrail to match the existing top rail and a new steel bottom rail with a base plate and support post for installation purposes. These modifications are necessary for the railings to meet code.

Following this discussion, Cathy Townsend left the meeting.

Update on Shelburne Falls National Register Nomination:

Dean Pierce thanked the members of the Historical Society for hosting the follow-up meeting relating to the Shelburne Falls National Register Nomination. He stated that the next step specified in the contract with Brian Knight is not scheduled until this summer.

Upcoming Planning Commission Agenda Items:

Dean Pierce reported that the Planning Commission's February meeting schedule was adjusted so they met on February 7th and will be meeting again next week on February 21st. There is currently one vacancy on the Commission and one member with an expiring term in April has indicated they will not be renewing their term. The Commission is now focusing on modifications to the Form Based Zoning.

Other Business:

There was no other business.

Adjournment:

Tom Koerner moved to adjourn the meeting at 10:37 a.m. The motion was seconded by Dorothea Penar and unanimously approved.

Respectfully submitted,
Susan Cannizzaro