

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**

March 10, 2022

Minutes

Members Attending:

Fritz Horton, Ruth Hagerman, Ann Milovsoroff, David Webster

Staff Attending:

Nini Anger, Susan Cannizzaro, Adele Gravitz

Other Attendees:

Maria Cimonetti, Kudd Rood, Elizabeth Nickerson

Call to order:

Fritz Horton called the meeting to order at 8:34 a.m.

Approval of Minutes:

David Webster moved to approve the minutes of January 13, 2022. Ruth Hagerman seconded the motion which was unanimously approved.

Design Review Application DR22-01 – Maria Cimonetti, 1004 Falls Road:

Maria Cimonetti and her contractor, Kudd Rood, were present for this application. Maria explained that she would like to demolish her existing one-story, one-car garage and replace it with a two-story garage with a small accessory apartment on the second floor. The existing garage measures 16' x 28' and the new structure will be 22' x 38'. It will be relocated about 10' further back on the property away from Falls Road. There will be a small deck on the second story on the south (rear) elevation. The existing landscaping, including a lilac hedge, will be undisturbed. The new structure will have clapboard siding, an asphalt roof, and a combination of double-hung one-over-one and awning windows.

The Commission reviewed the plans and the proposed elevations. David Webster expressed concern over the window placement on the east elevation, stating that the center window on the lower level (in the garage) should be in line with the upper window. Others felt the window placement added interest. Fritz Horton commented on the false gable on the north elevation which resulted in a lengthy discussion regarding the pitch and height of the roof. There was also a brief discussion about the possibility of centering the garage door and relocating the entrance door to the side of the garage. Mr. Rood replied that this would not work well with the design, particularly in the winter months.

Following further discussion, the Commission requested that the applicant return with revised north and east elevation plans.

David Webster moved to continue the application to the next meeting on March 24, 2022. Ruth Hagerman seconded the motion, which was unanimously approved.

Maria Cimonetti and Kudd Rood left the meeting.

Design Review Application DR22-02 – Elizabeth Nickerson, 12 Cottage Lane:

Elizabeth Nickerson was present to request approval for the removal of an existing dilapidated 4' x 8' shed which will be replaced with a new 8' x 10' shed. The shed is only visible from Cottage Lane (not Harbor Road), and the 8' dimension facing Cottage Lane will remain the same, as the additional length will extend towards the back of the yard. Elizabeth stated that the new shed will have the same blue cedar shingles to match the house.

There was a brief discussion regarding the property setbacks, which Elizabeth stated she will confirm with the Planning & Zoning Office. Susan Cannizzaro added that since the shed will be less than 120 sq.ft., it will not require a zoning permit.

David Webster moved to approve the application subject to review of the placement per the Zoning Bylaws. Ruth Hagerman seconded the motion, which was unanimously approved.

Elizabeth Nickerson left the meeting.

Town Hall Curtains:

David Webster reported that Gabriella will be scheduling a time to get into the Town Hall again to confirm some details. The curtain fabrication will begin soon, with an expected installation in early April.

David Webster left the meeting.

CLG Grants:

The Shelburne Shipyard National Register Nomination project and the Historic Sites and Structures Survey update were discussed.

An RFP will need to be sent out to consultants for the update of the Historic Sites and Structures Survey. Adele Gravitz will look to see if there are any files or records from this original grant which was awarded pre-Covid.

Fritz Horton will contact Brian Knight for an update on the Shelburne Shipyard Nomination and will provide an update at the next meeting.

Ruth Hagerman left the meeting.

Other Business:

There was no other business.

Adjournment:

There being no further business, the meeting adjourned at 10:00 a.m.

Respectfully submitted,
Susan Cannizzaro