

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**

April 11, 2019

Minutes

Members Attending:

Lauren Giannullo, Fritz Horton, Tom Koerner, Marc Vincent, Eileen Warner

Staff Attending:

Dean Pierce, Ravi Venkataraman, Susan Cannizzaro

Others Attending: Tina Helzer, Matt Filion

Call to Order:

Fritz Horton called the meeting to order at 8:30 a.m. He welcomed the new HP&DRC member, Lauren Giannullo, who will be replacing Dorothea Penar. Lauren provided a brief background on herself, including her expertise in historic preservation.

Approval of Minutes:

Approval of the March 28, 2019 minutes was deferred until the next meeting.

Design Review Application DR19-03 – 5573 Shelburne Road LLC, 5573 Shelburne Road:

Tina Helzer was present to request approval for an approximate 200 square foot extension to an existing wood deck in the rear of Peg & Ter's restaurant at 5573 Shelburne Road. They would like to use the space as an outdoor lounge/waiting area during the summer months. Ms. Helzer stated that the extension would match the style and materials of the existing deck. There was discussion regarding materials as well as the need to add railings or balusters in order for the deck to meet building and safety codes. Ms. Helzer added they intend to plant an arborvitae hedge along the northern side of the deck to provide screening. The sketch of the proposed deck extension submitted with the application was revised at the meeting to reflect the addition of balusters.

Tom Koerner moved to recommend approval of the application as depicted in the revised plans. Eileen Warner seconded the motion, which was unanimously approved.

Tina Helzer left the meeting.

Pre-Application Meeting with Matt Filion Regarding Potential Land Development at 193 Harbor Road:

Matt Filion was present for a preliminary discussion regarding potential land development at 193 Harbor Road (the former Noble property). He is contemplating purchasing the property and creating a small subdivision of an estimated five to six lots. He has been consulting with Emily Wadhams to determine the historic significance of the

existing home, and with a structural engineer to determine the condition of the house. Eileen Warner commended Matt for doing this research first.

Fritz Horton commented that the Commission would be reviewing such things as the streetscape and rhythm of buildings along Harbor Road, and making sure that any new homes would be in keeping with the character of the neighborhood should Matt pursue this project. He thanked Matt for attending the meeting to discuss the potential project at this early stage.

Matt Fillion left the meeting.

Lauren Giannullo left the meeting.

Discussion of Draft Letters Regarding Form Based Zoning:

As a follow-up to the previous meeting, two draft letters have been prepared regarding Form Based Zoning. One letter is addressed to the Planning Commission to encourage mandatory Form Based Zoning along the Route 7 Corridor, and the second is addressed to the Selectboard as a reminder of potential implications should a new fire/rescue building be developed on the former Rice Lumber property. The letters were reviewed and finalized for Fritz Horton's signature.

Upcoming Planning Commission items:

Dean Pierce reported that future Planning Commission items will include discussions on FBZ, possible amendments to the Zoning Bylaws regarding items in the Rural District, and cleaning up changes to the Town Plan.

Other Business:

Dean Pierce asked the members for suggestions for recognizing Dorothea Penar for her many years of service on the HP&DRC. Fritz Horton recommended a reception where she could be presented with a token of recognition. He added that perhaps there could also be an article in Shelburne News. Due to time constraints, the discussion will continue at the next meeting.

Adjournment:

Tom Koerner moved to adjourn the meeting at 10:07 a.m. Marc Vincent seconded the motion, which was unanimously approved.

Respectfully submitted,
Susan Cannizzaro