

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 8, 2020 – 8:30 a.m.
Minutes**

This meeting was conducted remotely using Zoom platform.

Members Attending:

Lauren Giannullo, Fritz Horton, Tom Koerner, Ann Milovsoroff, Marc Vincent, Eileen Warner, David Webster

Staff Attending:

Dean Pierce

Others Attending:

Zoe Sheldon, Nir and Dinesh Pradhan

Call to order:

Fritz Horton called the meeting to order and attendance roll call was taken.

Approval of Minutes:

David Webster moved to approve the minutes of September 24, 2020. Marc Vincent seconded the motion, which was approved. Lauren Giannullo abstained from the vote.

Design Review Application DR20-21 – Olema Properties, LLC (Zoe Sheldon), 15 Fisher Place:

Zoe Sheldon was present to represent this application requesting approval for a split-rail fence in the front yard and a portion of the side yard at 15 Fisher Place. She noted that the rear privacy fence was previously approved. The site plan was displayed and Dean explained where the proposed fencing will be located. He also noted that the proposed landscaping is depicted on the site plan which includes viburnum, juniper and hydrangeas.

Marc Vincent questioned the wire netting that is shown in the photographs. Zoe replied that this will be on the inside of the fence and the landscaping will be planted on the outside of the fence. The wire will reach to the bottom of the top rail and not protrude above the top of the fence as shown in the photo. Fritz Horton questioned the color of the wire and Zoe replied that it will be black.

Lauren Giannullo commented that the proposed split rail fencing is a nice solution that will still serve the purposes of the applicant. Eileen Warner added that it is a huge improvement from what was initially proposed, but her concern is that there will now be three different styles of fencing in the small neighborhood. She stated that perhaps the neighborhood association should consider that for any future applications.

Lauren Giannullo moved to approve the application as submitted. David Webster seconded the motion, which was unanimously approved.

Zoe Sheldon left the meeting.

Design Review Application DR20-22 – Dinesh and Nir Pradhan, 62 Harrington Avenue:

Dinesh and Nir Pradhan participated in the meeting to request approval for a 10' x 12' shed in the rear yard at 62 Harrington Avenue. The site plan was displayed depicting the shed's location which meets the required 30' side and rear yard setbacks.

David Webster commented that the site plan does not accurately represent what is located to the north of Harrington Avenue and wanted this noted for the record. Dean Pierce agreed and added that the intention of the plan is to just indicate the location of the subject parcel and the location of the proposed shed.

Catalog cut sheets of the proposed shed were displayed on screen during the meeting. Nir Pradhan noted that there will also be a window on the side of the shed which is not shown in the photo.

Tom Koerner asked if there is a homeowner's association for Harrington Place. Dean responded there may be for the two duplex units. Nir confirmed that there is an association comprised of the four duplex owners and that they have no concerns with the proposed shed.

Nir questioned why other sheds within the Town appear to be closer than 30' to their property line. Dean explained that the 30' setback requirement for these two duplexes is because they are located within the Harrington Village PUD.

Tom Koerner moved to approve the application based on the information reviewed today, with the addition of one side window in the shed. The motion was seconded by Marc Vincent, and unanimously approved.

Ann Milovsoroff joined the meeting.

Dinesh and Nir Pradhan left the meeting

Potential Grant Opportunities, including discussion of Town Hall Clock Repair:

Fritz Horton reported that we had an amazing fund-raising campaign for the Town Hall clock repair. The grant application was written with the help of David Webster and Marc Vincent, and was submitted on-time, fully-funded with the required 50% match of \$7,000. Since the submission of the application, another \$7,000 in donations has been received. He added that there was one anonymous donation of \$5,000 and two donations

of \$2,300 each. Dean will distribute a copy of the application to the Commission members.

Fritz presented an overall description of what the repair process will involve. There was also a brief discussion on whether the fund raising campaign should be closed or kept open to develop a maintenance fund for future repair or maintenance needs.

Budget Discussion:

Dean Pierce presented the proposed timeline for the development of the FY 2022 budget and explained the budget process. He stated that in the past the HP&DRC's budget has been fairly limited and that funds for items such as CLG grant matches are generally included in the Planning & Zoning Department's budget. He added that this may be a year when items such as this could get cut back. The Commission recommended that these funds still be included in the request, which will provide documentation for the future.

Upcoming Planning Commission Agenda Items:

Dean Pierce reported that the Planning Commission will be holding a hearing tonight on zoning changes having to do with rural district setbacks and the other to allow greater allowances for structures like porches in front yards. The Planning Commission will also be discussing the annual budgeting process, bylaw amendment priorities based on recommended actions contained in the Comprehensive Plan, and regulatory reform.

Other Business:

Marc Vincent stated he was not impressed with the recent fence application reviewed by the Commission. He indicated the writing was hard to read and photos did not accurately reflect what was being proposed. Eileen Warner added that in her view having several different fence designs in such a small subdivision can be visually messy. She added there should have been a plan or covenants for fencing at the beginning of construction of the neighborhood. Dean Pierce noted that unless incorporated into a DRB decision, covenants are not something the municipality can enforce. A member noted that the lesson for the Commission may be that, when looking at subdivision proposals within the district, more thought should be given to build-out, including fences. Dean Pierce suggested that it might be possible for the Home Owners Association to present a master plan for fences, sheds, etc., which could be reviewed by the Commission.

Adjournment:

Eileen Warner moved to adjourn the meeting. Lauren Giannullo seconded the motion, which was unanimously approved.

Respectfully submitted,
Susan Cannizzaro
(Via Video Recording)