Town of SHELBURNE

Conservation Commission

MINUTES

Regular Meeting ~ March 14, 2024

Present: Norm Davenport, John Harrington, John Richardson, Susan Berger

Absent: Steve McCormick

Administrative Assistant: Faye Whitney

Guests: Noah Grunberg, Rick LaPierre, Mark Shippee

Chair Norm Davenport opened the meeting at 7:03 p.m. A quorum was present. The meeting was held via Zoom.

**Minutes**

A motion was made by Susan, seconded by John R, to approve the minutes of February 13. Roll call vote: Norm – yes; Susan – yes; John R – yes; John H – yes. Motion passed 4-0-0.

**Building Permits**

A building permit for 77 Bridge Street had been received, see discussion below.

**Organizational Matters**

The average cost of the most recent legal ads is $140. The current fee is $125. A motion was made by Susan, seconded by John R to increase the filing fee to $175.

Susan pointed out that the website needs work. Forms, directions, and fees should be added.

**7:15 p.m. – RDA Meeting for Susan Berger, 94 Main Street**

Susan recused herself from acting as Commissioner for the purpose of this RDA meeting. She hopes to build a 23 x 10-foot deck off the back of her house, which is towards the river. Also to be added would be a balcony off the second floor. There will be no dredging, filling, or altering the river front. Sona tubes will be used to support the deck. The deck will be over the existing lawn and about 50 feet from the river. The project is expected to take two weeks. A motion was made by John H, seconded by John R to approve the RDA request submitted by Susan Berger with a Negative 2 determination. Roll call vote: Norm – yes; Susan – abstain; John R – yes; John H – yes. Motion passed 3-0-1.

**7:30 p.m. – RDA Meeting for Stephen & Rachel Cooper/Riverside Pippin LLC, 77 Bridge St**

Noah Grunberg is the contractor for this project. He explained that his clients have a purchase and sale agreement and plan to rehabilitate the building into a retail store. The smaller portion of the building would be removed and the larger portion would be renovated. The footprint of the larger portion would remain the same. The space where the smaller portion is to be removed would be turned into a patio/garden. The footprint of the remaining portion would be the same. An 8 x 12-foot deck is to be added to the rear of the building. It would be cantilevered to be kept off the ground. The foundation would need to be rebuilt. The building currently has no plumbing and would need to be connected to the town sewer system. The main problem could be the foundation work. Piers might be used to support the building. The Commission referred to CMR 1058-(5D) which concerned redevelopment in a previously redeveloped area. A motion was made by Susan, seconded by John H to approve the RDA request submitted by Stephen and Rachel Cooper/Riverside Pippin, LLC, with a Negative 2 determination and the following condition: The contractor will return to the Conservation Commission once engineering plans are in place for further review to establish appropriate erosion controls. Roll call vote: Norm – yes; Susan – yes; John R – abstain; John H – yes. Motion passed 3-0-1.

**New Business**

**Dragon Brook**

Highway Superintendent Mark Shippee said that Dragon Brook has meandered and now has to make an S-turn to get into an existing culvert. During times of high water the area at the intersection of South Shelburne and Allen Roads floods, with water extending to neighboring properties. The MVP committee is working to get a grant to look at the Dragon Brook watershed. FRCOG has identified several problem culverts. Grant money would be used to correct the problems. The Commission did not want to wait for a grant to come through. Mark Stinson should be asked for his opinion on the flooding issue. A meeting with Mark Stinson, at the site ,will be arranged.

**Old Business** None

The next meeting will be March 27.

At 8:23 p.m. John R, seconded by Susan, made a motion to adjourn the meeting. Roll call vote: Norm – yes; John R – yes; Susan – yes; John H – yes. Motion passed 4-0-0.

Respectfully submitted,

Faye Whitney, Administrative Assistant