

DESIGN REVIEW BOARD

OFFICES OF PLANNING COMMISSION
PO BOX 715
EAST DORSET, VT 05253-0715

TELEPHONE (802) 362-4571
FAX (802) 362-5156

DORSET DESIGN REVIEW BOARD

May 25, 2012

Members present: B. Escher (Chairman), S. Childs, T. Hathaway, K. Wallace

Not present: R. Cantus

Also present: J. Clubb and G. Gawlik

The meeting opened at 5:00 p.m.

New House for Jim Clubb (continued)

Corner of Church Street and Meadow Lane

J. Clubb and G. Gawlik presented new drawings of the proposed house which had the following changes and updates from the previous submission:

- The garage is now separated from the main house.
- The house has been moved closer to Church Street in order to fit the separate garage and septic area.
- A full engineered site plan was submitted showing grades and septic design.
- Shutters have been added to a few windows where possible.

After review of the drawings and much discussion, B. Escher went through the "Dorset Village Design Criteria" point by point:

1.0 INTRODUCTION

The new house conforms to criteria 1.0.

2.0 GOALS

The new house conforms to criteria 2.0.

3.0 DESIGN REVIEW DISTRICT

The new house conforms to criteria 3.0.

4.0 SPECIFIC GUIDELINES FOR ALL CONSTRUCTION IN THE DESIGN REVIEW DISTRICT

4.1 Maintenance and Repairs in the Historic District

Criterion 4.1 is not relevant as this is a new house.

4.2 Alterations and Additions in the Historic District

Criterion 4.2 is not relevant as this is a new house.

4.3 New Construction in the Historic Districts

The new house conforms to criteria 4.3 since it will replace a "severely deteriorated structure."

4.3.1 The location of the new house conforms to “the pattern of building setbacks”.

4.3.2 The new house conforms to criteria 4.3.2.

4.3.3 The new house conforms to criteria 4.3.3.

5.0 SPECIFIC CONSTRUCTION GUIDELINES FOR THE DESIGN REVIEW DISTRICT

5.1. Location on lot

5.1.1 The new structures are parallel to both streets and are roughly centered on the lot. The setback distance is comparable to adjacent structures.

5.1.2 The freestanding garage is located at the rear of the main structure.

5.1.3 The garage conforms to criteria 5.1.3. The garage is located on the back of the lot and accessed off Cheney Road. It is not possible to hide the garage doors from the street because of the size of the lot and the fact that it is a corner lot.

5.2. Exteriors

5.2.1 The new house conforms to criteria 5.2.1.

5.2.2 The new house conforms to criteria 5.2.2.

5.2.3 There are no “imitative materials” on the new house.

5.2.4 The structure will be white.

5.3 Windows

5.3.1 The new house conforms to criteria 5.3.1.

5.3.2 The new house conforms to criteria 5.3.2.

5.3.3 There are no curved, arched or bay windows.

5.3.4 There is no mirrored or tinted glass.

5.3.5 There are no storm windows.

5.3.6 The house has wooden shutters put on the windows where they are appropriate and will fit.

5.3.7 There are no solar panels, etc.

5.4 Entrances

5.4.1 The new house conforms to criteria 5.4.1.

5.5 Porches

- 5.5.1** The new house conforms to criteria 5.5.1.
- 5.5.2** There are no brick or stone piers.
- 5.5.3** There is no exposed pressure treated wood and all the trim is wood and will be painted white. The decorative structural posts on the porch will be made of a paintable composite material to protect against rot.
- 5.5.4** The wood railings match the railings on the existing house.

5.6 Decks and Terraces

- 5.6.1** There are no decks or terraces.

5.7 Roofs

- 5.7.1** The new house conforms to criteria 5.7.1.
- 5.7.2** The new house conforms to criteria 5.7.2.
- 5.7.3** The roof overhangs will not be more than 2 feet.
- 5.7.4** The main roofs will be slate. All lower roofs will be cooper or zinc coated copper.
- 5.7.5** The new house conforms to criteria 5.7.5.
- 5.7.6** There are no skylights.
- 5.7.7** There are no solar panels, TV antenna or satellite dishes.

5.8 Chimneys and Foundations

- 5.8.1** The chimney will be stone.
- 5.8.2** All exposed foundations will reuse the marble from the existing house's foundation.

5.9 Fences and Walls

- 5.9.1.** There are no fences and walls.

T. Hathaway made the motion to approve.

K. Wallace seconded.

Motion Carried 3-0.

(B. Escher did not vote since he had worked with J. Clubb as a consultant on the project).

Alternate Member

Now that the DRB has full membership of 6 members (5 are required), S. Childs volunteered to be the alternate.

K. Wallace made the motion to approve.

J. Clubb seconded.

Motion Carried 5-0.

(S. Childs did not vote.)

Student Board Appointment Program

R. Giotti e-mailed B. Escher that the town has instituted a "student board appointment program" and has a young man who is interested in attending the DRB meetings. All agreed they look forward to meeting him at the next meeting.

Letter to residents in the district

T. Hathaway read a draft letter she had written to be sent to the residents in the Design Review District. The purpose of the letter is to do the following:

- To give them a hard copy of the existing criteria.
- To remind the residents that they are in the Design Review District.
- To outline the permitting process.
- To let them know the DRB will be updating the criteria and will be looking for their comments.

The letter was distributed to the members and will be discussed at the next meeting. Once finalized, B. Escher will submit it to the Planning Commission for comments and approval.

The meeting was adjourned at 6:15 p.m.

Respectfully Submitted,



Robert A. Escher, AIA
Chairman

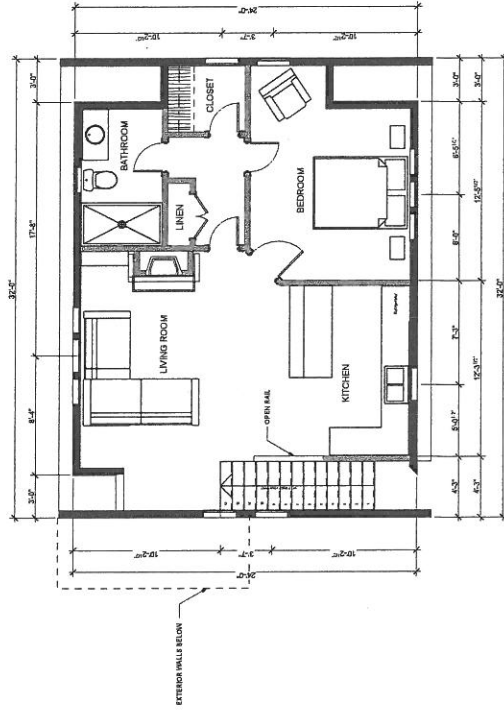
cc: T. Yandow, G. Gawlik, and the Design Review Board Members

THE PEONY
CLUBB RESIDENCE
 45 WEST DORSETT, VT

Architect	The Bungalow Company
Architect's License No.	000000000
Project No.	100000000
Client	Mr. & Mrs. J. Doe
Address	45 West Dorsett, VT
City	Windsor, VT
State	VT
Zip	06093
Date	10/10/10
Scale	As Shown
Sheet No.	2
Sheet Title	Second Floor Plan

GARAGE SECOND FLOOR PLAN

A2.5



2 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

- PLAN NOTES:**
- PROVIDE 30"x30" MIN. ACCESS TO CRAWL SPACE IF MECHANICAL EQUIPMENT IS PRESENT. PROVIDE 18"x24" ACCESS TO CRAWL SPACE UNDER STAIRS.
 - ALL WOOD SURFACES TO BE TREATED WITH PRESERVATIVE.
 - INSTALL CONTINUOUS SILL GASKET UNDER ALL PLATES.
 - SOLID BLOCK ALL FOOT OR BEARING FLOOR ASSET TO BEARINGS BELOW. MATCH BEARING AREA OF BLOCK BELOW TO POST ABOVE. CUT ALL BEARING BLOCKS 1/8" DEEPER THAN JOISTS.
 - BLOCKING REQUIRED OVER ALL INTERIOR SUPPORTS, UNDER LOAD BEARING WALLS OR WHERE FLOOR JOISTS ARE NOT CONTINUOUS OVER SUPPORT.
 - FLOOR SHEATHING TO BE 1/2" MIN. PLYWOOD OR 5/8" MIN. OSB. LONG DIMENSION PERPENDICULAR TO B-JOISTS (I.N.C.), STAGGER END JOISTS 4'-0". ALL PANELS TO BE GULLED TO JOIST W/ 1/2" BEAD.
 - FASTEN ALL FLOOR PANELS TO JOIST WITH 16 D.P.S. SHANK NAILS. FASTEN SUPPORTED PANEL EDGES @ 8" O.C. & 6" O.C. FIELD.
 - THIS AREA RATED 2P WALL PANELS TO BE INSTALLED VERTICALLY OR HORIZONTALLY. FASTEN PER STRUCTURAL TAPE ALL SEAMS PER MANUFACTURER'S SPECIFICATIONS W/ MANUF. SPECIFIED TAPE.
 - FASTEN ALL WALL PANELS W/ 64 COMMON NAILS. FASTEN PANEL EDGES TO STUDS WITH 16 D.P.S. SHANK NAILS. VERIFY LOCATIONS OF SHEAR WALLS W/ STRUCTURAL SHEETS.
 - FLASH ALL WINDOW AND DOOR OPENINGS PER DETAILS - 1034.0.
 - VERIFY WINDOW & DOOR MANUFACTURERS REQUIRED ROUGH OPENING DIMENSIONS AND INSTALL WINDOWS & DOORS PER MANUFACTURERS INSTRUCTIONS.
 - INTERIOR DOORS TO BE FRAMED 4" FROM INSIDE SIDE OF DOOR (I.N.C.).
 - VERIFY ROUGH OPENINGS OF ALL FIXTURES PRIOR TO FRAMING.
 - INSTALL ATTIC ACCESS IN ACCESSIBLE LOCATION, NOT LESS THAN 2'-0" W/ 30" MINIMUM HEADROOM IN THE ATIC.
 - VERIFY ALL INTERIOR WALLS, CEILING, AND BATHROOM FIXTURES & MOUNTED KITCHEN & BATHROOM FIXTURES.
 - INSTALL 2X FIRE BLOCKING IN CONCEALED SPACES EVERY 16'-0" HORIZONTALLY & VERTICALLY. INSTALL FIRE BLOCKING UNDER STAIRS. TOP PLATES TO BE DOUBLE 2X FRAMING. OVERLAP TOP PLATES @ CORNERS. LAP DOUBLE TOP PLATES 4'-0" MIN.
 - INSTALL CONTINUOUS FLASHING W/ Drip Edge @ ALL EXTERIOR WINDOW, DOOR, BELLY BAND & TRIM HEAD CONDITIONS.
 - SMOKE DETECTORS TO BE INTER-CONNECTED TO A SOUNDING DEVICE INSTALLED @ THE STAIR CEILING. ALL DETECTORS TO BE WIRED TO THE BUILDING POWER SUPPLY.
 - SHEET SHALL BE ALI FOR WINDOW & DOOR SCHEDULES.

Schedule Footnote

Main Floor Plan	1,347.00 Sq. Ft.
Garage Main Floor	133.00 Sq. Ft.
Above Garage	774.00 Sq. Ft.
Total Heated Space	2,254.00 Sq. Ft.
Basement	1,197.56 Sq. Ft.
Garage	688.19 Sq. Ft.

