

DESIGN REVIEW BOARD

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

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DORSET DESIGN REVIEW BOARD **September 29, 2011**

Members present: B. Escher (Chairman), G. Schmidt, S. Childs, R. Cantus
and J. Clubb

Meeting: by e-mail and phone

The meeting opened at 6:00 p.m.

Colony House

Church St.

B. Escher received two e-mails (attached) from Herman Raspé the new owner of the Colony House. In the e-mails H. Raspé outlined work he is planning on doing to the building.

The board reviewed the e-mails and determined that all the work falls under repair according to Criteria 4.1 and does not need approval.

H. Raspé is aware that any changes to the exterior will require DRB approval. He confirmed via telephone that he will notify the board if any changes are planned.

Dorset Inn Driveway Paving

Rt. 30

Taimi and Peter Passaro, the neighbor to the north of the Dorset Inn, sent a letter to the town manager, the Design Review Board and the Dorset Inn requesting that the Inn consult with him on any drainage issues that will happen if and when they pave their north parking lot.

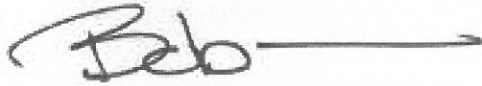
If the Inn decides to pave the lot, changing from gravel to pavement will require a permit from the Design Review Board, since it is a change of material (Criteria 4.1.1).

After meeting with P. Passaro and visiting the site, B. Escher noted that the layout of the driveway dumpster location and fencing was different than what was approved in the DRB minutes dated April 26th, 2011:

- The dumpster and enclosure was moved to the west end of the parking lot.
- A generator has been added to the north parking lot where the approved dumpster location was supposed to be.
- The approved stockade fence was changed to a flat solid board fence.

After consulting with T. Yandow, B. Escher recommends that since the Inn needs to apply for a new permit to do the paving, they should include the new parking lot layout changes in that application.

Respectfully Submitted,

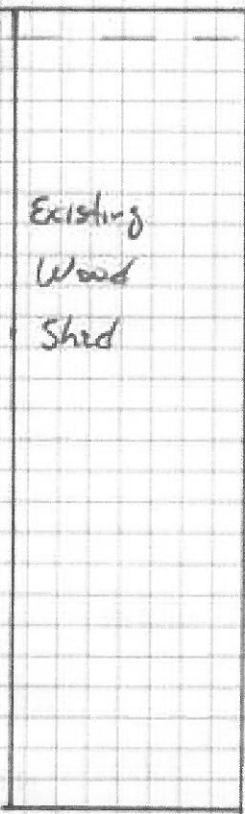


B. Escher, chairman

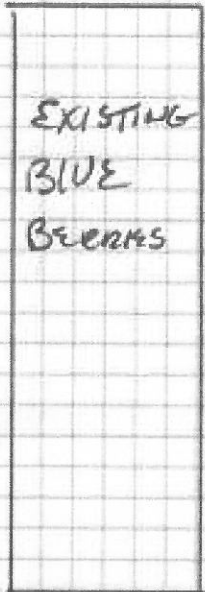
Cc. T. Yandow, H. Raspè, the Dorset Inn, P. Passaro and the Design Review Board
Members

■ = 1 FT

S
H
E
D



↑
WOOD
Gate



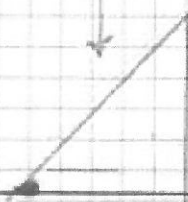
shrubs

HITTLE DR

* Red marks indicate a split rail fence w/ gates w/ fence attached to property owner side

← NORTH

WOOD
Gate



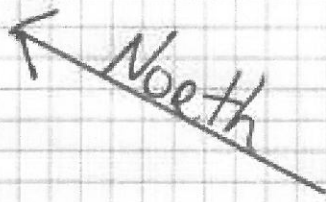
Dorset Inn
OK Bdo 5/1/11

HITTLE

DORSET FIELD CLUB

ROUTE 30

DORSET INN

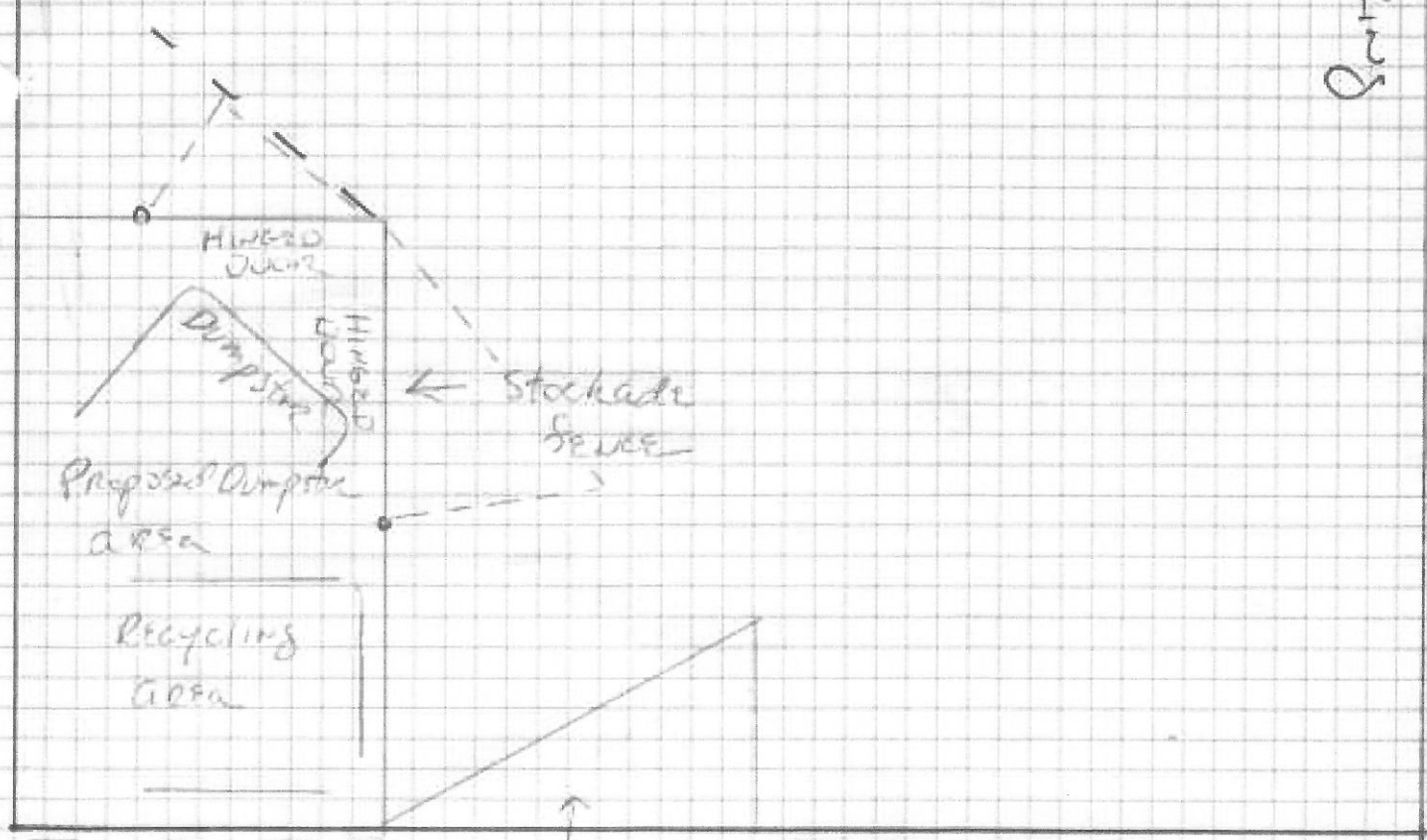


■ = 1 FT

Property line
Stockade fence

DORSET INN
Parking Lot

Parking



Proposed gate to garden

Dorset Inn
OK Feb 5/11

September 22, 2012

Taimi and Peter Passaro
3457 Route 30
Dorset, Vermont 05251

The Dorset Inn
8 Church Street
Dorset, Vermont 05251

Dear Owners and Management of the Dorset Inn,

Yesterday afternoon I heard a machine working in your parking lot. Pete, my husband, went over and saw Jamie Nichols, an old friend, grading the lot. Pete told him that he was filling in our property and showed him the marble property marker at the corner of our lot, next to the barrel of flowers. He said he was not aware the marker was there. Pete told him of the issue we have with run off from your parking lot. If you look at our driveway you will see that it is filled with gravel from your lot. The parking lot drains into the street and then into our driveway, wooded area and also during a heavy rain into our front yard settling on top of our septic fields. He told us he thought you were planning to pave the lot. If this is your plan we would like to be consulted about this as the run off will have an affect on our property. Perhaps a storm drain could be installed. It is also our wish to have the fence continue along the remaining length of the property line. When the leaves come off the trees we are looking at the cars in the lot and we would rather we did not. Also, since you took the trees down on the back of the property line last spring, we have been looking at your wheel barrow and maintenance equipment. The trees had provided a natural fence. The equipment and garbage dumpsters are now also visible from the dining room, tennis courts, first tee and ninth hole of the Dorset Field Club. A fence would hide this from view.

Respectfully,

Taimi and Peter Passaro

CC: Rob Gaiotti, Town Manager
Bob Escher, Design Review Board

Cell: 203.570.7235

PBWT Website: www.pbwt.com

THINK GREEN: Please do not print this email unless absolutely necessary.

From: Bob Escher [mailto:bob@escherdesigninc.com]
Sent: Monday, September 19, 2011 9:16 PM
To: Raspe, Herman (x2301)
Subject: RE: Colony House Restoration2

Hi Herman,
Thanks for the email.
Please give me a call in the morning.
887-4167

I look forward to speaking with you!
Bob

From: Raspe, Herman (x2301) [mailto:hhraspe@pbwt.com]
Sent: Monday, September 19, 2011 5:48 PM
To: Bob Escher
Cc: Raspe, Herman (x2301); araspe@optonline.net
Subject: Colony House Restoration

Dear Mr. Escher:

I am sending this email to you in your capacity as Chairman of the Design Review Board (DRB) for the Dorset Village Historic District.

My wife, Adele, and I recently purchased and took position the Dorset Colony House property located on Church Street in Dorset.

We wish to inform you, and the other members of the DRB, of our intent to perform maintenance and repairs on the Colony House, starting in September, 2011. We expect that this project will take a number of years. The proposed maintenance and repair project will include work on the inside and the outside of the Colony House property. We do not, at the present time, have any plans for new construction or alterations or additions to the property.

We are aware of, and have reviewed, the Maintenance and Repair Guidelines for the Dorset Village Historic District as set forth in Article 4 of Section 9.4 of the Dorset Zoning Bylaws (as approved November 15, 2005 by the Selectboard of the Town of Dorset). We intend to perform the repair and maintenance work in compliance with said Maintenance and Repair Guidelines and have informed our contractor, Mr. Bruce Kern, of these guidelines and the need to comply with same. By way of example, we have engaged Mr. Kern to perform repair work on the slate roof and the chimneys with replacement of in-kind deteriorated or damaged features of the roof and chimneys with matching materials before the onset of the winter. We are very fortunate that Mr. and Mrs. Nassivera have been able to provide us with the original plans of the 1928 restoration of, and additions to, the Colony House (as drawn up by Mann and McNeille, Architects). These plans should enable us perform the repair and maintenance project to reflect all of the historic features of the property.

Should you have any questions about the proposed project, I encourage you to contact me via phone or email.

Best regards,

HHR

Herman H. Raspe
Patterson Belknap Webb & Tyler LLP
1133 Ave. of the Americas
New York, NY 10036-6710

9/29/2011

Bob Escher

From: Raspe, Herman (x2301) [hhraspe@pbwt.com]
Sent: Tuesday, September 20, 2011 2:42 PM
To: Bob Escher
Cc: Raspe, Herman (x2301); 'Adele Raspe'
Subject: Colony House Restoration

Hello Bob,

#2

Thank you for taking the time to speak with me this morning.

In summary, what we intend to do is to restore the Colony House and the Colony Cottage over the next couple of years without any intended alteration of the general outside design and aspect.

The immediate outside projects will include the following (to be completed this fall and over the winter):

- Repair of chimneys and replacement of chimney caps. In those instances where galvanized metal was used for repairs instead of copper we intend to use copper (flashings, caps etc) - budget permitting, of course.
- Repair slate roof (natural slate to be used).
- Repair of cupola above Colony Cottage (re-installation of the small copper ball that fell off during a storm).
- Window and door replacement / repairs - identity of design will be observed. We hope to use double glazed windows so as to be able to remove existing storm windows and may opt for metal - clad windows with white paint. We may retain the storm door at the front door of Colony House (but it is very likely we replace the storm door with a design that matches the windows of the front of the house).
- Repair and replacement of existing shutters (no new design).
- Removal of trees that are dead (or almost dead) and that constitute a danger to the structures. Prune back overgrown vegetation.
- Possible removal of fire escapes from 3rd floor windows.
- Bury electric, cable and telephone wires in back of property.
- Bury gas tank in back of property (previously buried oil tank has been removed prior to closing of the sale).
- Repair of siding and window / door sills.

For the above project we have engaged Mr. Bruce Kern (who built our house on Marsh Lane and whose work is top notch). Mr. Kern has been made aware of the limitations that apply to the project from the Design Review Board's perspective.

We will also request the Vermont Public Utility to remove the poles and overhead wires in front of Colony House and Colony Cottage on Church Street (as these apparently are no longer in use and are unsightly).

We understand that you intend to communicate the above with the Design Review Board.

Should you or your colleagues on the Design Review Board have any questions concerning the above or any subsequent projects we undertake, please feel free to contact us.

Best regards,

HHR
Herman H. Raspe
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9/29/2011