

DESIGN REVIEW BOARD

OFFICES OF PLANNING COMMISSION
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DORSET DESIGN REVIEW BOARD August 19, 2015

Members present: K. Wallace, (Chairman), P. Palmer, L. Bowden.

Also present: Tyler Yandow (ZA), Steve Bryant (Barrows House), Kevin Gecha (Barrows House), John Renzi, Graphic Impact Designs (Berkshire Bank). Danny Pinsonault (Dorset Planning Commission).

Absent: Bev Buber and Jim Clubb, members, Bob Escher, alternate.

Minutes: R. Nawrath

The meeting started at 5:30 pm.

Berkshire Bank Sign 23 Church Street

John Renzi of Graphic Impact Design spoke on behalf of the Berkshire Bank sign application. He gave a general overview of the facts as follows:

- The Berkshire Bank is going through a logo change at all its branches.
- J. Renzi is handling all the branch sign changes in Vermont.

The following plans were presented to support the request for a permit to add signs to the building:

- Three sided graphic sign band: 8" H X 84" W mounted on the front soffit.
- 8" H X 60" W right side soffit
- 8" H X 60" W left side soffit
- This equals one continuous wrap around sign covering the front, left and right sides under the soffit.
- The wrap around sign is on the porch
- The second sign will replace the sign on the east side with one pan wall sign: 8" X 84".
- There will be no internal lights.
- Paint: a matte finish of Pantone Green paint.
- The material is metal, not plastic.

Discussion followed regarding the content of the sign, font and material. Some felt the large X and many dots were not in keeping with the historic feel of the town and district, as laid out in Section 9.2:

...to preserve the historical, architectural or cultural character of the district and to prevent developments which, by their incompatibility with the prevailing building and settlement patterns, will diminish the quality of the prevailing patterns, will diminish the quality of the environment, and consequently the quality of life therein.

Conclusion:

There are no specific criteria related to signs. If the applicant disagrees with the consensus that the signs are not in keeping with the historic character, the DRB will have to approve since the sign type and content is not specifically precluded according to the criteria.

- The project conforms to Criteria 5.5 and 5.5.1.

P. Palmer moved to approve as presented since such a sign is not precluded by the current design criteria.
L. Bowden 2nd the motion.

Approved 3-0.

Barrows House Event Barn

3156 Route 30

Discussion: The DRB did not have a quorum, since L. Bowden had to recuse herself as her property abuts the project. Therefore a formal deliberation and vote cannot occur at this time. K. Wallace will contact all the DRB members and set up a time for a site visit and meeting with a quorum before the Planning Commission meeting on September 1st.

The proposed building is 55' long, 35' wide (1925 square feet footprint) and 29' – 11" high. It is in the same location as the earlier application for a larger building. There is a proposed patio, walkways and landscaping. Since we cannot vote on this now, there was no formal presentation.

P. Palmer had a few comments on the look and structure of the building.

Consider corner boards of 8" instead of 6", although the narrower boards draw the eye so that is a plus

Overhang on drip edge is too long – must be 2' or less according to the criteria.

Cupola a bit modern looking

Make sure the underside of the soffits are closed

Brackets above the double doors look nice

The lights which are specified are good - downward facing.

The DRB will set up a meeting as soon as possible and invite both the Planning Commission and the public for a site visit at the Barrows House property. The DRB will then hold their formal meeting to hear this application.

Moving the criteria forward

- The criteria document is in the hands of Jim Clubb now and we hope to have his edits soon.
- We need a cover letter to send to the PC when it's time for them to review the new criteria.
- Pull addresses of property owners in the Historic District to contact them about the proposed new criteria once it is ready to be sent.
- D. Pinsonault spoke on what he'd like to see in the new DRB Criteria from the PC point of view.

DRB Dates

- The next regularly scheduled meeting will be September 16 at 5:30 pm. At this meeting Devin Coleman of the State Division of Historic Preservation will make a presentation. Topics covered will include the National Register and State Register programs, local historic designations, local review involving historic structures, and local review criteria and standards. PC members are urged to attend.
- Kit will poll the members of the board in re: a meeting between now and September 1, 2015.

The meeting adjourned at 6:50 p.m.

Respectfully Submitted,

Kit Wallace, Chairman

cc: T. Yandow, and the Design Review Board Members, John Ranzi, Steve Bryant, Kevin Gecha
Pdf to Rob Gaiotti