

DESIGN REVIEW BOARD

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DORSET DESIGN REVIEW BOARD **August 25, 2015**

Members present: K. Wallace, (Chairman), P. Palmer, B. Buber.

L. Bowden recused herself as she is an abutting neighbor.

Also present: Steve Bryant, applicant (Barrows House), Kevin Gecha, architect (Ramsay Gourd Architects),
Richard Hoyt (Barrows House), Linda McGinniss, Gay Squire, Steve Jones, Rosalie Fox

Absent: Jim Clubb, member, Bob Escher, alternate member

Minutes: R. Nawrath

The meeting started at 3:00 pm with a site visit at the Barrows House.

Barrows House Event Barn **3156 Route 30**

Items noted at the site visit were:

- The wooden structures on the field denote the height at the peak of the roof of the barn at 29'-11".
- The building footprint was denoted with right angle pieces of wood on the corners.
- The patio footprint was also laid out in wood.
- Flags showed how high the 18" retaining wall would be on the east and south sides of the patio.
- The measurements of the patio are 50' X 45'.
- The gazebo will be moved to the east to make room for the patio.
- Two compressors on the south side of the building will be screened.
- A tent may be put up on the patio when needed. When asked, Steve Bryant said that the tent would not be a permanent feature, but would be taken down after each event.

K. Wallace read and cited the criteria for new construction in the Historic District. The project complies with the following criteria:

- 4.3.1 The new construction is in a location which does not diminish, conceal or detract from the historic character of the Barrows House.
- 4.3.2 The new structure complies with the criteria on massing, height and scale in that it is not dissimilar in size and mass from the other cottages on the property.
- 4.3.3 Complies with window and door criteria. The windows will be divided light and double glazed.

Section 5 lists the specific construction guidelines. Relevant sections follow:

- 5.1.2 The location on lot does not detract from the streetscape.
- 5.2.1 and 5.2.2: Exterior will be painted wood clapboards
- 5.2.4 Exterior color will be white

- 5.3.1 and 5.3.2: Windows are regularly spaced and are divided light and double glazed.
- 5.6.1 The proposed patio is located on the side/back of the building. The patio is to be made of concrete pavers to match the existing Barrows House patio. Discussion ensued about appropriate historic materials for the 2 retaining walls on the east and south sides of the patio. It was agreed that the concrete pavers proposed for the patio itself would not be historic in look or feel as wall material. A stone top or stone facing was suggested. The DRB requested final drawings and materials specs for these walls.
- 5.7.1 The roof pitch meets this criteria
- 5.7.3 The roof overhang will be 2 feet or less as per the criteria with finished soffits.
- 5.7.4 Slate roofing is preferred; it is the goal of the Barrows House to have a slate roof.
- 5.8.2 The building is designed to have no foundation showing; the building will hug the ground as much as possible.

Question on the landscaping and screening: a double staggered row of an appropriate, deer resistant evergreen species that is quick growing will be planted along the south end of the barn between the barn and the property line of Lindy Bowden.

P. Palmer moved to accept the application from Vermont Mountain Retreats LLC as presented, with a decision to be made at the next meeting about the appropriate retaining wall materials after the applicant sends their specs and materials. B. Buber 2nd the motion.

The motion carried 3-0.

The meeting adjourned at 4 p.m.

Respectfully Submitted,

Kit Wallace, Chairman

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