

DESIGN REVIEW BOARD

OFFICES OF PLANNING COMMISSION
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DORSET DESIGN REVIEW BOARD

May 16, 2022

Via Zoom, in person and on the phone

Members present: Kit Wallace, Chair, Lindy Bowden, Jim Clubb, (by phone), and Ruth Tanenhaus (via zoom).

Also present: Rob Gaiotti, Town Manager. Marybeth Heartfield applicant, and Bob Escher, Architect for Marybeth Heartfield (via zoom); Roy Greene, Contractor for Josh Linville, applicant.

Absent; Tyler Yandow, Zoning Administrator, Arnie Gottlieb, and Alternate

Minutes: R. Nawrath

Meeting began at approximately 5:31.

The applicant is reminded that the DRB only makes recommendations to the Planning Commission and that approval of all applications is by the Planning Commission. There is also a 15-day appeal period after the permit is granted.

Applicant: Roy Greene, Contractor for Josh Linville

**Remove screening on front porch, install one large carry post in each corner.
3266 Vermont Route 30**

R. Greene spoke to the project

- To make the front porch look better, we are taking all the screening down and removing all the excess supports on the existing front porch.
- We will add a thick straight column, made of wood, to each of the corners.
- Question about lighting: we are not going to use bistro lighting as earlier stated.
- We will replace the light fixtures: install one ceiling fan with light and a canopy style light on the wall (dark ceramic light in Dorset Green that faces down; goose neck shape).
- A hanging swing is proposed too, and we do not regulate furniture.
- Question: is a railing needed? It is a less than three foot drop down to the ground. There are no building codes for railings.

Criteria: 9.4.5.5.3 (alterations) - Porches

“Exposed pressure treated wood is not allowed on elevations visible from the street. Posts, columns, and trim should normally be made of wood and painted to match the house...”

Motion: J. Clubb moved we approve the project as presented

L. Bowden seconded the motion.

Vote: unanimously approved

Applicant: Marybeth Heartfield

Construct a one car garage and a roof deck

23 Dorset Hollow Road

Architect Bob Escher was present (on zoom) with Marybeth Heartfield.

B. Escher spoke to the project:

- The history of this house is that it is an Enfield, MA house. (In order to build the Quabbin Reservoir in Enfield, MA in the 1920s-1930s, many houses were moved to Dorset Vermont, and this is one of them).
- Ms. Heartfield bought this house and has been fixing up the interior and would like to add a new one car garage with a roof deck and improve the parking area.
- By adding a garage and a place for an extra car it will certainly be an upgrade to the property.
- The garage will be custom made for Marybeth's car. It will only be 14' x 19'. It is not a big garage.

GARAGE

- The new garage will have siding to match the house.
- The existing uninsulated double door on the back of the house will be replaced with a new single door with a new gable roof above it.
- The middle double-hung dining room window on the north side of the house will now be changed to a 6' – 0" high x 2' - 6" wide French door opening onto the roof deck.
- The custom-made garage door will look like two out swinging doors, but it will open vertically like a typical garage door and will measure 6' - 4" high x 8' – 0" wide.
- The new garage door and east side man door will match the existing lower-level double out-swing doors.
- The new light fixtures will be the same as were approved earlier for the front entry.
- K. Wallace asked about screening. Yes, there will be plantings, such as roses, for screening.
- J. Clubb asked what the dimensions of the garage were as he did not want to overpower the building next door. The dimensions are 14' x 19'.

ROOF DECK

- The roof deck will be built on the roof of the new garage and be accessed from the dining room on the main floor. The neighboring home also has a small roof deck.
- From the interior of the dining room, you will step up three steps to the roof deck.

- The roof deck will have an all-wood railing with a decorative medallion that will help with privacy.

SITE AND CURB CUT

- B. Escher said the new garage will fit with the existing property line setbacks.
- B. Escher explained that the homeowner will be reducing the size of the curb cut by moving it west approximately 4' – 0" toward Dorset Hollow Road for safety reasons as well as to deter pedestrians from cutting across the yard.
- B. Escher demonstrated (on paper) how the cars will enter the property and either drive into the garage or park in the designated part. It will be much easier for Marybeth to back out of the new garage and then pull straight onto Dorset Hollow Road; no more backing onto the road.
- There will be a low stone wall along the north and west side of the existing driveway, and it will end at the revised smaller curb cut to deter pedestrians from cutting through the property.

Criteria 9.4.4.2 Alterations and additions

8. “New porches, decks or entrances may be introduced only on non-character-defining elevations and must be attached in ways that minimize the loss of historic fabric. These units must be located so that they do not diminish the original character of the historic structure or damage historic wall materials. It is not allowed to add a new porch or entrance to a historic structure’s character-defining elevation unless required for an accurate restoration.

11. New additions may be added on non-character-defining elevations in such a manner as not to visually overpower the historic structure or diminish, conceal, or detract from the character of the historic structure and the structure’s historic setting. New additions must be consistent with the historic building and constructed where possible to be structurally self-supporting so that they may be removed in the future with minimal damage to the historic structure.”

12. “New additions must be compatible with the historic building in massing, height, form, scale, proportions, roof shape, and relationship of solids to voids in exterior walls. New additions must also be compatible with the historic structure in terms of the placement, spacing, proportions, orientation, scale, and size of window and door openings...”

Motion: made by J. Clubb moved to accept as presented

L. Bowden 2nd. Unanimous.

Meeting adjourned at approximately 6:15 pm.

Respectfully submitted,

Kit Wallace