

DESIGN REVIEW BOARD

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DORSET DESIGN REVIEW BOARD

June 21, 2021

Members present: Kit Wallace, Chair, Arnie Gottlieb, Jim Clubb, Lindy Bowden, and Michele Pagán with Ruth Tanenhaus as (a not voting) alternate.

Also present: Tyler Yandow, Zoning Administrator; Patricia Campbell, Herman Raspé and Steve Bryant. Also Ron Quigley of Barrows Heights Lane and Mark O'Brien of O'Brien Paving.

Minutes: R. Nawrath

Chair K. Wallace opened the meeting at 5:38 PM via Zoom.

Reminder: Any decision made tonight has to wait for the Planning Commission to act on the application.

Applicant: Patricia Campbell: replace split rail fence
442 Church Street

K. Wallace asked for an overview of the application. Patricia Campbell spoke to the project:

- She is proposing to replace the existing split rail fence with a white fence to match next door neighbor's fence to the east.
- The fencing will be wood which is painted white.
- The fence will only have two rails instead of three to leave room for the flowers under the fence.

There are no specific criteria about fences other than between Rt 30 and Cheney Road, so we need to evaluate by the general criteria: "shall not diminish historic character".

- This decision is based on historic character of the area.

Arnie Gottlieb moved we approve the application as presented.

L. Bowden 2nd

Approved: unanimously.

Applicant: Herman Raspé: Air conditioning units and replacement roof
173-175 Church Street

K. Wallace asked for an overview of the application. Herman Raspé spoke to the project:

- In an effort to make the house more livable, we are proposing to have AC units installed on the flat roof against the wall facing the west side which will allow us to put in heat and AC on the third floor.
- The condensers will be on the flat second floor roof and will be hidden as much as possible from Church Street. A pitched roof below the flat roof will hide at least the bottom part of the units.
- The condensers will be on as low a platform as possible, with a bar to attach them to the wall.
- This is not a character defining change. They will not be visible.

Question: Will the piping be visible?

- Answer: No, they will be in the interior and come out to connect at the level directly into the units.

Criteria: 9.4.4.2.4 - Alterations and additions

- “New exterior wall features, including doors, windows, ventilators, and electrical and mechanical fixtures, may be introduced only on non-character defining elevations. Such features must be located so that they do not diminish the original character of the historic structure or damage historic wall materials.”

All agreed that this application meets those criteria.

The second part of the application states that they want to replace the slate roof with slate which is identical in size, style, and color.

This falls under repair and maintenance, replacing like with like, so no approval is needed.

J. Clubb: moved we approve the application for the wall mounted air conditioners as presented.

Arnie Gottlieb 2nd

Approved unanimously.

Applicant: Dorset Inn (8 Church Street), Barrows House (3156 Rt. 30) and Dorset Bakery (3239 Rt. 30): proposal to pave driveways and parking lots.

K. Wallace asked for an overview of the sign application. Steve Bryant spoke to the application:

- We are improving safety at the Barrows House by redoing the pavement. There are breaks and cracks and areas where the pavement is gone. There has been paving here but it hasn't been improved in years.
- We paid attention to drainage for both lots, at the bakery and at the Dorset Inn.
- Bruce O'Brien spoke to the project from O'Brien Paving Company
 - Old asphalt at the Barrows house.
 - Most of it has been removed. Most was broken up badly.
 - The Dorset Inn: not sure if there was any old asphalt
 - The Bakery: not sure either about old asphalt.

Several Criteria apply. Bolded portions are most relevant.

9.4.3 General Guidelines:

“Roads, streets, and driveways should be designed to follow natural contours of the land. Large driveway aprons are discouraged and **small aggregate stone is preferable.**”

9.4.4.1.1 – Maintenance and Repairs

“Repairs must replace in-kind deteriorated or damaged features to match the original in design, size, shape, material, dimension, pattern, **texture, color and detail.** This applies to all features of the site and structure, including, but not limited to walkways, driveways, parking areas ... etc.”

9.4.4.2.1 –Alterations and additions

“If necessary, new walkways, driveways, or parking areas may be constructed if they match the location, scale, materials, and configuration and overall historic character of the historic structure and site....**To diminish or substantially alter the overall historic character of the historic site through the introduction of new walkways, driveways, or parking areas is not permitted.**”

K. Wallace: the relevant issue is the historic character. There have been many complaints about the new driveway at the house on the village green where the homeowners paved their driveway without coming before the DRB (Tyler approved it by saying it was a maintenance job).

Mr. O'Brien spoke from O'Brien Pavement.

- The asphalt will gray over time.
- A chip seal does not hold up as well as asphalt. We have stayed away from chip seal. We don't even do chip seal anymore. 50% of customers with chip seal like it; 50% do not.

K. Wallace: it isn't acceptable to wait for 2 or 3 years for asphalt to cure to a gray color. This is not in keeping with the historic district and the criteria.

J. Clubb: the way the Raspe's driveway got approval was to say it would be chip sealed. Unfortunately, the contractor never came back to do that. Jim's driveway at his former residence at 40 Cheney Rd was chip sealed and it has been there for over 20 years with no deterioration..

S. Bryant: The Barrows House was already paved; the Dorset Inn parking lot is behind the building and not on the Green; the bakery entrance is already paved, and we want to pave the rest.

K. Wallace: Texture, color and detail is important. Because of age and erosion, the Barrows House looks like gravel as does the Bakery and the Dorset Inn.

S. Bryant: maintenance of the asphalt is an important issue; he is opposed to chip seal for that reason.

Ron Quigley spoke:

He lives on Barrows Heights Lane, which abuts the Barrows House but is not in the historic district.

There are 27 potholes on their lane, which, after much research, he is going to pave with asphalt.

He spoke at length about what he is doing for his road; he thinks it makes sense for his road and the Barrow House parking lot/driveway to look the same.

K. Wallace: I feel we cannot approve this application as it is not in keeping with the historic district. The paving is ok, but it would have to be chip sealed so that it matches the existing in "texture, color and detail" per the criteria.

S. Bryant: feels there is not a professional paver in Vermont that will do this because of the maintenance issue and the safety issue.

M. O'Brien: some towns do chip seal to hold them over until they can do asphalt. Not a fan of chip seal.

Michelle Pagán: moved we approved the application with the condition of having the asphalt chip sealed.

Arnie Gottlieb 2nd

Approved unanimously.

Other Business:

M. Pagán: : Kit had asked Michele to cooperate with the Dorset Energy Committee, regarding Michele's idea to bring together the DRB and the Dorset Energy Committee for a combined meeting to discuss energy saving practices, with application to all homes, but especially older homes. Would like a presentation by Vermont State agencies and experts in the fall when people return to town.

Arnie moved we adjourn at 7:00 PM.

Lindy seconded the motion. Approved unanimously.

Respectfully submitted.

Kit Wallace