

DESIGN REVIEW BOARD

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

TELEPHONE (802) 362-4571

FAX (802) 362-5156

**DORSET DESIGN REVIEW BOARD**

**July 19, 2021**

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

Absent: Lindy Bowden

Also present: Tyler Yandow, Zoning Administrator; Sebastian Haase, Applicant.

Minutes: R. Nawrath

Chair K. Wallace opened the meeting at 6:02 PM **IN PERSON** at the Dorset Town Offices.

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

**Applicant: Sebastian Haase: install A/C units on the exterior of the house  
3269 VT Rte. 30**

K. Wallace asked for an overview of the application from Mr. Haase:

- I understand the main concern of the DRB is the view from the road, so we made design changes to address that.
- We will install one ground unit on the southside which will be hidden behind an existing privacy screen.
- The upright conduit will be color matched to the siding.
- A small but highly effective unit with four ports will be installed on the north side. There is ample screening on the north side. Two conduits for the southside rooms will run up the north wall, near the chimney, and into and through the attic and will be almost invisible.
- We will enclose the unit into a small wooden housing similar to the one at the Dorset Library next door.
- The backside unit will be hidden behind existing softscape plantings.

Criteria:

9.4.4.2

*4. New exterior wall features, including doors...electrical and mechanical features, 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 wall materials.*

*9. Transformers, meters, pipes, and mechanical-related items must be located as inconspicuously as possible, in rear yard locations or along non-character-defining elevations. Such features should be screened from view....*

K. Wallace: This is straight-forward and meets the criteria. No further discussion.

Arnie Gottlieb moved we approve the application as presented.

J. Clubb 2<sup>nd</sup>

Approved: unanimously.

## **Discussion of Energy Conservation and Historic Buildings**

Michele Pagán: This is a follow up from our discussion last month on energy conservation for all homeowners. M. Pagán was asked to contact Nancy Faesy and Ellen Maloney on the Dorset Energy Committee to see about a joint presentation. They were unavailable this summer for various reasons.

Michele contacted the Preservation Trust of Vermont, and they were interested in doing a presentation. She will get back in touch with Ben Doyle and try to schedule a presentation for our September meeting, Sept. 20.

She may meet with 2 other members of the Energy Committee so we can get a program together.

Further discussion on repairing historical windows.

M. Pagán was instrumental in helping the owner of the Church Street property that wanted to replace windows instead of repair them on a house in the Dorset Design District. She found two local East Dorset men who could do these repairs of the windows. We feel we should keep these names handy for future recommendations.

## **July Planning Commission meeting discussion**

It was reported that the Planning Commission modified our decision requiring chip sealing of driveways and parking lots by Steve Bryant (Dorset Inn, Barrows House, Dorset Bakery). They removed the chip seal requirement. Discussion of paving vs chip seal and whether we will be able to require property owners in the Design District to chip seal their driveways instead of pave. At this point we decided we could not appeal this decision, but we can revisit our criteria before the new zoning by-laws are presented to the town.

Kit brought up the issue of Gay Squire, Chair of the Planning Commission, sending out an email with her own opinion on the above paving project prior to its presentation before the PC. This may have been an example of prohibited “ex parte” communication. Even if it was not, we agreed that it is not good or ethical practice for board members to engage in such communications outside of a scheduled open meeting. The email exchanges between Gay and Kit on this matter are attached.

We asked Tyler to ask the town lawyer about this issue of “ex parte” communication by members of public boards. Members continued to discuss last month’s paving application and also ongoing issues of enforcement.

## **Question:**

J. Clubb: I was asked by a Dorset resident if the DRB approved the cooling units above the breakfast room of the Dorset Inn plus related cables/piping across the front of the building. Jim did not recall our approving that. We formally requested that T. Yandow look at the A/C units on the Inn and follow up. Also, the A/C pipes on the Raspé house are visible but were supposed to run through the house. Can we check on that too please?

T. Yandow followed up on J.Clubb permit (35 Cheney Road) with the staining of the fence last week and we thanked him for his oversight and follow up. J. Clubb said the fence contractor was on property last week and the wood is still green (perhaps due to our wet weather). Jim indicated it will be stained as soon as the stain will take.

Motion to adjourn at 6:58 by A. Gottlieb

M. Pagán 2<sup>nd</sup>

Approved

Respectfully Submitted

Kit Wallace