

DESIGN REVIEW BOARD

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

TELEPHONE (802) 362-4571

FAX (802) 362-5156

DORSET DESIGN REVIEW BOARD

April 26, 2021

Members present: Kit Wallace, Chair; Arnie Gottlieb, Jim Clubb, Lindy Bowden, and Michele Pagán with Ruth Tanenhaus as an alternate.

Also present: Tyler Yandow, Zoning Administrator; Rob Gaiotti, Town Manager; Harry Tunkel from Home Depot; Stacy Howe from Home Depot.

Minutes: R. Nawrath

Chair K. Wallace opened the meeting at 6:00 PM via Zoom

Change of agenda: Have the sign application go first.

Applicant: Total Athlete Care: Anna Terry: sign application
3155 VT Route 30

K. Wallace asked for an overview of the sign application :

Robb Giaotti spoke for the applicant:

- There is less text than was shown on the mockup.
- Instead of text under the logo there is just the name of the business.
- Measurements: 38" wide, 27" high (same size as the sign it is replacing – survey business)
- The background is white which is the same as the other businesses: Dorset Physio and Dorset Ballet.

Arnie moved we approved the application as presented.

Michele Pagán 2nd

Approved unanimously.

Applicant: Trent Philipp Residence: replace 41 windows
108 Church Street

K. Wallace asked Mr. Tunkel from Home Depot, to give us an overview of the project :

- The windows will be by Andersen.
- The exterior is a vinyl clad with wood on the inside.
- Grids are simulated divided light.
- Sizes and grid patterns will be “very similar” to what is existing on the house.
- The dividers are 5/8" and the configuration of panes is identical to existing.

K. Wallace: in the past we have looked at each window and reviewed them window by window.

- Question: Are these window inserts or complete replacements?
 - Inserts. We can also do them as full framed windows if you'd like.
- Comment: the current windows are wood covered by aluminum storms. The storms, which cover part of the window, will be removed and so more glass will be visible with the new windows.
- Question: What is the proportion of the individual frames; will each of the panes be same?
 - Answer: they will be "almost" identical, a hair off.
- Question: Will the windows be custom made or are they in stock?
 - Answer: They will be custom made. Mr. Tunkel has done similar window replacements in Woodstock, VT..
- Question: what are the size of the grids?
 - They are 5/8" grids which are the smallest available. It's the same amount of glass but you will see more glass by taking off the storm windows.
- Some discussion on what windows have typically been used in Dorset Village.
- Questions about the color of the windows and whether they will fade or not.
 - Home Depot can show us the actual paint chip. It is not a pure white as these are what is used in older homes. Andersen doesn't have a pure white in their line.
- Questions: Have we approved vinyl before? Vinyl discolors.
 - Answer: These will be wood windows with vinyl cladding on the outside. There is no issue with fading with Andersen windows. None of manufacturers guarantee that the colors won't fade. They guarantee the glass.
- K. Wallace: Do we want to get a chip to compare the new color to the existing color? Do we want window by window measurements? We are taking your (Home Depot's) word for it that the measurements differences are minimal.
 - Answer: You will gain more glass.
- Question: This house is a bit newer than some of the other houses in the Village. There are some unusual sizes in this house. Are they original? Does anyone know?
 - J. Clubb: the windows are original. They fit the tapers of the post. Jim has photos of this house from when he was redoing his own house across the street.
- M. Pagan: "I visited the house today and noticed that the wooden interior windows and the white powder-coated aluminum storm windows are in perfect condition. This is not a wreck of a house, with windows that are so badly deteriorated that they are beyond repair. I am shocked that the owner wants to change all these windows. We have to protect this historic district. In good conscience I cannot approve this application".
 - The homeowners want to replace the windows to conserve energy.
 - Home Depot: The exterior is protected by vinyl, but it is not a vinyl window.
- J. Clubb: Have we ever approved a vinyl clad window? Not to my knowledge. We have measured window by window to be sure they are an identical configuration and to make sure that the overall size of glass and pane is not measurably different.
- Question: There are a lot of non-standard windows? How are they being dealt with?
 - Answer: The homeowner is not replacing those unusually sized windows.
- We are glad to know the tapered windows are not being replaced. M. Pagan: So, if that is the case (not replacing the unusually-sized windows) this is really not a case of a search for more energy efficiency.

- Question: Can we get exact measurements of each window?
 - Answer: yes, we can get those to you. Will provide both daylight opening and individual pane sizes?
- Question: Is the homeowner here? Why not?
 - T. Yandow: I sent the agenda to the homeowner plus the permit specialist.
- T. Yandow: My opinion is that from more than 6 feet away no one is going to be able to tell the difference between the original windows and the replacements.
- Question: Can we get a window to look at?
 - Answer: Yes. Arrangements were made.
- J. Clubb: “I have concerns about the vinyl. I can’t support vinyl windows”.
- A. Gottlieb: “Are there other materials available?”
 - Yes, Anderson does make another product. It’s the same color but is a composite on the exterior and made of wood and resin.
- R. Tanenhaus: can an Anderson rep let us know about the yellowing?
 - We will contact their representative and get back to you.
- A. Gottlieb: Can you get us an example of the other design, the resin with wood? It’s called Fiber X.

The following is a list of items the Board wants before our next meeting.

1. Sample of the windows proposed – 1 each of vinyl and resin clad
2. Measurements of existing compared to proposed windows – window by window
3. An Anderson rep to speak to the yellowing factor: send research and testing that has been done.

Emails should all go to Tyler Yandow.

K. Wallace: We will wait and schedule another meeting. Tyler reiterated this board is advisory. We are looking at the June planning commission meeting, so the DRB will need to reach a decision before the first Tuesday in June. Mary 17 would be the next DRB meeting – need all materials at least a few days before that date.

Discussion ensued on the process we have with applications. Michele suggested that we make it easier for applicants to find and actually read the DRB Design Guidelines, by pulling them out of the Zoning documents section of the Dorset website, and making them more visible on the website. Town Manager Rob Gaiotti said he would add items to the web site to clarify the process and highlight the design district criteria with a tab of its own.

Meeting adjourned at 7:10 PM.

Respectfully submitted,
Kit Wallace