

DESIGN REVIEW BOARD

OFFICES OF PLANNING COMMISSION
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DORSET DESIGN REVIEW BOARD
January 20, 2020

Members present: Arnie Gottlieb, Acting Chair, Michelle Pagán, Lindy Bowden, Jim Clubb and Ruth Tanenhaus

Absent: Kit Wallace

Also present: Tyler Yandow, Zoning Administrator, Ellen Maloney and Henry Chandler from the Dorset Church

Minutes: R. Nawrath

Acting Chair A. Gottlieb opened the meeting at 5:30 PM

Introductions: Ellen Maloney, Chair of the Trustees of the Dorset Church, Henry Chandler from the Dorset Church

Amend Zoning Permit: United Church of Dorset – Screening of heat pumps Zoning Permit 026-2018BU
143 Church Street

We are here for an amendment to a zoning permit previously granted for the Dorset Church.

H. Chandler: question: Are we in violation? Answer from T. Yandow: No.

E. Maloney: Background: In the original permit we were asked to screen the external components of the heating and cooling system and we agreed. When spring came, we started on the project, and we ordered hemlocks because they would tolerate shade and were easier to control. The first batch of hemlocks arrived, and they hadn't been screened for disease. So, they were removed. We went to a different vendor and they found hemlocks ready to plant. When they started to dig, it turned out there was an electrical line there as well as a water line that we didn't know and that was in the way.

E. Maloney prepared a map she labeled exhibit A.

The blue line is the property line. It is a foot away from a split rail fence that runs the length of the property line. The fence is 23 feet from the fence to the wall of the church.

The water line is the yellow line which was for a sprinkler system and the red is the electrical line for the unit. The nursery said we couldn't put trees where there are water lines.

There were no maps when we started this project. We thus faced an inability to comply with the permit.

Another requirement we found out about is that the units require 5 feet of clearance in order to operate properly.

If we move back 5 feet, that puts us at the electrical line; 5 feet back from that is the water line; then we are at the fence. Once back to the fence line, we'd have to put trees all along the whole property line. The heat compressors actually blend well with the church colors. The most offensive view, (referring to the photos shown to the Board) is taken from the Raspe's yard and isn't the view from the street.

T. Yandow: Please clarify the difference between the placement of the compressors on the permit given and what was actually built.

E. Maloney: The original plan shows a compressor 2/3 of the way up the west side of the church wall.

Turns out, when installed, they were 2 installed on the northerly most portion of the west wall. That was a surprise. They also installed one along the middle of the wall, turns out is closer to the end of the wall. There are 2 extra compressors on the wall. There was supposed to be one. The one on the west wall is 15 feet away in the southerly direction from where it was supposed to be. In both cases, the compressors are screening windows we had to block off.

T. Yandow:

There are 3 on west wall. Then there are 4 others shown on the drawing. The one on the southerly wall, facing the back, is in that location and a little bit to the east. There is no compressor located outside the west side of southerly wing. However, the church plans to install more compressors as they move away from oil-based heat.

T. Yandow: So, the one shown on the west wall of the west wing and the two on the east wall of the west wing will eventually be installed.

A. Gottlieb: The decision to move the compressors up higher on the wall was made by the contractor, correct?

E. Maloney: yes.

A. Gottlieb: The size was supposed to be 32 inches. How was it determined that they needed to be bigger?

E. Maloney: That ultimately was made by the vendor and the person on the Dorset Church Board at the time. The compressors are about 6 feet tall. They are off the ground for snow reasons.

A. Gottlieb: remedy: There can't be any deep-rooted shrubbery.

E. Maloney: Is there anything evergreen that is not deep rooted?

Several ideas of plantings were discussed.

L. Bowden: Someone could do some research for different plant options.

E. Maloney: I've prepared some possible solutions:

- Screen with lilacs: They grow fast and break up the site line. Set them 7 feet back from compressors. The Raspe's (neighbors) liked that idea.
- A picket fence: they are only about 3.5 feet high and they don't grow. Raspe's did not like that.
- Maybe lattice on a white frame. They come in 6x8 sheets. Raspe's liked that.
- Work with hemlocks parallel to church street on an axis of the NW corner of church and fence line.
- Leave it as is. The color is better than expected.

L. Bowden likes the lilac idea. They are fitting with the landscape, color, etc. One idea of a variety is the Miss Kim lilacs. Can they be planted in a curve? E. Maloney: yes. (Note: the day after the meeting M. Pagan sent to the DRB a list of historically appropriate lilac varieties, which will be sent to the church as suggestions.)

T. Yandow: can you mark on the drawing how you plan to plant these? E. Maloney did so.

We can put one at the corner and one staggered. We are screening both sets of compressors on the west side.

See exhibit A. We think a vintage variety would be good. There were dots drawn on the map marked Exhibit A.

L. Bowden: It is important to get someone knowledgeable to do the planting. We do not have to adhere strictly to the planting of the lilacs based on the dots placed on the map. There is some wiggle room in the planting.

J. Clubb moved to recommend approval based on the plan that was sketched at this meeting on Exhibit A. The future 3 units around the back were not included. Therefore, these were not included in this recommendation and should be brought before the DRB for further review when planned.

R. Tanenhaus 2nd

Approved unanimously

Adjournment: 6:25 PM

Arnie Gottlieb, Acting Chair