

Dorset Design Review Board Meeting Minutes

February 22, 2021

Members Present: Kit Wallace, Arnie Gottlieb, Jim Clubb, Lindy Bowden, Michele Pagan, Ruth Tanenhaus.

Others Present: Tyler Yandow, Brandy Saxton, Rod Francis, Rob Gaiotti

Kit Wallace called the meeting to order at 5:35pm

Kit noted that the DRB would tackle the Design regulation update discussion with Place Sense first and then address the application for a fence later in the meeting.

New Design Review Regulations Discussion:

Brandy Saxton started the conversation about materials listed in the new draft of the DRB regulations vs. the current regulations in place. Discussion ensued about replacement materials and the goal of keeping historic accuracy. It was noted that imitative materials should be considered as in many cases there can be limited access or resources for certain products that simply aren't available.

Further discussion ensued about the regulations and the intent to apply them to the portions of a structure that can only be seen from the street. It was the consensus of the DRB that the full criteria should apply to all facades that can be seen from the street view. Brandy noted that the new regulation should include information about code compliance and that in certain scenarios the code compliance supersedes zoning regulations.

Discussion ensued about paint colors permitted in the District. It was noted that in other Districts a pre-approved historic color pallet was used as part of the regulations. Further discussion ensued about paint colors, applications, treatments and what made the most sense for Dorset. Michele Pagan stated that while the current color scheme may not be accurate to the earliest history of the Village it does represent an interpretation of an early 1900's New England Village. It was the consensus of the DRB that the current color scheme (white house with dark shutters: green or black) be kept in the new regulation. It was noted that Saratoga Springs may have a white/green/black color pallet available that is used in their regulations. Further discussion ensued about the regulation working to maintain a level of uniformity vs. historic accuracy.

Additional discussion was held about:

- Door colors
- Windows and Window Treatments

- Repairs vs. Maintenance
- Roof materials
- Porches & Decks
- Signage

It was noted that the drawings for lattice and possible drawings for sample roof pitches should be included in the new regulation document. Discussion ensued about regulating signs and how the Sign Ordinance allowed for DRB review of signs. It was noted that placement and size but not content were regulated. Brandy Saxton will review the discussion and edit the document for review again at the next DRB meeting in March.

Application: Fence Installation at 35 Cheney Road

Jim Clubb was present to explain his application to the Board. He noted that the project was to install a section of fence on the back portion of his property. The fence will help with privacy and also help to keep his dog on the property. He noted that the design was modeled to be similar to the fence at 412 Church Street that was recently approved. Color of the fence is white with a yellow tint so that the fence will look aged. The fence will be made of natural wood materials.

Arnie Gottlieb moved and Lindy Bowden seconded to approve the application for a fence at 35 Cheney Road as presented, motion passed 5-0 (Jim Clubb abstained).

There being not further business to discuss the meeting stood adjourned at 6:59pm.

Respectfully Submitted

Rob Gaiotti, Town Manager