

DESIGN REVIEW BOARD

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**DORSET DESIGN REVIEW BOARD**

**April 20, 2020**

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

Also present: Tyler Yandow, Zoning Administrator, Rob Giaotti, Town Manager, Kevin O'Toole for Michael Smith, Michael Smith, Patrick Mcguire for the Dorset Field Club, John LaVecchio, interested person and Taimi Passaro, neighbor of the DFC.

Minutes: R. Nawrath

Chair K. Wallace opened the meeting at 5:35 PM via Zoom

**Application: Village Commercial: Replace Homestead sign on current location with DorsetPhysio 3057 VT Route 30**

- Kelly Gaiotti is opening an office for her physical therapy business on 3057 Route 30. K. Wallace owns the building and she spoke to the project. The style of the sign is in keeping with the signs that are already there. Ms. Giaotti sent a mock-up of what the sign will look like. It meets all the criteria for sign dimensions.
- A. Gottlieb and M. Pagán both saw no problem with the application, and it complies with all regulations.

J. Clubb moves we approve the application as presented.

M. Pagan 2<sup>nd</sup>

Approved unanimously

**Application: Agricultural, Rural Residential: Dorset Field Club-New paddle tennis court, paving and lighting 132 Church Street**

Patrick Mcguire for the Dorset Field Club

The Dorset Field Club (DCF) is proposing to do the following:

- Add a fourth aluminum paddle court adjacent to the existing three paddle courts.
- The size of the court is approximately 60' x 30'.
- Courts will be heated by propane tanks which will be installed in-ground
- New lighting
- Pave the existing gravel driveway and adjacent parking area, approximately 25,000 sq. ft leading from the clubhouse to the multi-purpose building.

P. Mcguire spoke to the project.

There are two big parts of this application:

- A new paddle court located adjacent to the other paddle courts to the east.
- Paving of the parking lot. The paving area will be from where the driveway turns to dirt gravel road, (as you come into the clubhouse parking lot), through and including the parking lot that is adjacent to the driving range, down and around to the back of the new pavilion.

K. Wallace: If you put the paddle court across from where the parking is, do you have to cut into the hill?

P. Mcguire: There will be some relocating of parking. It shows on the lighting plan. It does go slightly to the right and will give up some parking spaces near courts 2 and 3 for people to access the pavilion. (He showed a map). We will still have enough parking. At the area of the existing paddle courts 1,2, and 3, a future paddle court would be in the parking lot. So, now the driveway is going to go around the paddle court. It is the beige area on map. The paddle court will not be any higher elevation and will be to the east, toward route 30. (He showed us a photo of the existing paddle courts).

A.Gottlieb: Last time we visited this issue, we spoke about the visibility of the lighting from Route 30. Would you address that issue please?

P. Mcguire: I included in the packet a photometric study that shows the effects of the lighting. The lighting is only on the courts. It will all be down lighting and there is no lighting on the road.

K. Wallace: You can see the paddle lights from Route 30 at night. This will increase the amount of light by 30% or more. Is there any possibility of plantings, maybe on top of that ridge, to shield the light from the road, perhaps arborvitae?

P. Mcguire: There is a planting schedule as part of our Master Plan for the whole golf course. We are addressing some safety issues around the pavilion. We redid the driving range and lowered the net. Part of the Master Plan is to make changes to the golf course for safety concerns. Now we have the driving range, the 10<sup>th</sup> hole to the right and the golfers have access right down the middle. We would like to create a berm to the left of that so you would not see the pavilion from the Club House. The berm runs adjacent to the road that runs down to the pavilion.

A.Gottlieb asked T. Passaro about how the lighting is from her house? She said it is OK.

K. Wallace said her concern is lighting from Route 30, driving past Peace street you see a glare. K. Wallace asked again if they could put more plantings to protect the view from Route 30. There was another question about taking a tree down. They will try to keep the tree in question.

P. Mcguire: There will be plantings included in the master plan around the 10<sup>th</sup> hole.

J. Clubb: Any change in times open? No, the lights will be shut off at 10:00 or 10:30.

**DRB Section 3.8 Sections 3.8.3.4 to 3.8.3.5** are the criteria areas of compliance.

A.Gottlieb moved to approve the application as presented.

L. Bowden seconded.

Approved unanimously.

**Request for Amendment: Permit 002-2020BU-General Renovations Michael Smith-Owner**  
**40 Cheney Road**  
**Village Residential and Design Overlay Districts**

Kevin O'Toole representing the applicant

The owner is requesting the following three changes to the zoning permit:

1. Air conditioning cooling units: two units adjacent to the house in the rear southwest corner. This corner is not visible to Cheney Road, Church Street, rear neighbors or the Playhouse. The units will be shielded by three winter gem boxwood bushes.
2. Chimney: request that we not put in a "fake" chimney just for design purposes. This would require cutting into the slate and supporting the roof structure at a cost of more than \$5000,00.
3. Garage Doors: the permit specifies one-piece roll up doors. These are very expensive, hit your shins coming up, and snow must be removed before raising the doors. We would like to install custom doors that are mahogany with strap hinges.

Arnie Gottlieb led this part of meeting.

K. O'Toole spoke for the applicant.

**The new issue:**

Air conditioning units. The owners want to put in 2 cooling units in the rear of the house.

They will screen with boxwoods where the units will be, on the westerly side, near the French doors

A. Gottlieb: When we discussed the doors previously on that side of the house, we determined that they cannot be seen from the road.

**Criteria: 9.4.4.2.4** "Alterations and additions". "Must be on non-character defining facades" and this fits the criteria.

J. Clubb moved to approve this section as presented.

R. Tanenhaus seconded.

Approved unanimously.

**The chimney.**

Applicant submitted pictures with the chimney and without it. At the time it was going to be replaced with a non-functional chimney. After speaking with contractors, the owners would like to not replace it.

That chimney was removed with earlier construction. If they replaced it with one only 2' above the roof line, it wouldn't conform to the current code. They are asking for permission **NOT** to replace the chimney. A "dummy" chimney that does not work that might cause leaks does not make sense.

J. Clubb: It has already been covered with slate. It saves money. It does not add or subtract to the house either way. It was original to the house, but it will not hurt to leave it as is.

K. Wallace moved we approve the roof line as it currently exists without the chimney.

L. Bowden seconded..

Approved unanimously.

**The garage doors: revisiting an issue that has been discussed previously.**

K. O'Toole: At the previous meeting, a one-piece garage door was approved with similar hardware. Overhead Door said they do not recommend this kind of door. The Smiths tried to find a garage door that fit what was approved – an automatic door that opens up and out. They call them shin kickers. One would have to shovel the snow first before you could open the door. The Smiths are asking that this issue be revisited.

K. O'Toole showed examples of roll up doors in the neighborhood. He mentioned several houses in the area that have roll up doors on their garages that look “old”. He submitted a picture and specs of a proposed garage door with mahogany doors iron strapping. They would like the doors to be white and not dark as are on the original house.

J. Clubb: The garage doors are the original doors to the house with the strap hinges, circa 1920. The proposed doors look like they open up and out, but they roll up.

L. Bowden: All the examples have windows that look completely different than the original doors. Will the windows be arched or not?

A. Gottlieb: Are they standard doors in stock? What is the cost of a custom designed door that also rolls up? Is the intent to paint it? Does it need to be mahogany if it is going to be painted? **I am much more concerned with the design and style of the door.**

K. O'Toole: This is a standard door from their catalogue.

T. Yandow: You can have an arch over the door. The door is rectangular. It is only the opening that has the arch. Looking at elevation, the proportions of the existing garage doors are different than the proposed doors

M. Smith: The proposed doors might be 2 or 3 inches wider. The current entrance is quite narrow. We intend to keep arched looking doors.

A.Gottlieb: Are you proposing a curved arched doorway as well as a curved bed of windows?

K. O'Toole: It would be like 68 Church Street.

A.Gottlieb: My view is garage doors should be no different than when we address windows. I realize some things cannot be manufactured. We have always looked at these doors as character defining for the property. My concern is we would be drastically changing the character of these doors. They must have an original look.

M. Smith: We are looking for a practical solution.

J. Clubb: You would lose the arch opening that matches underneath the porch. He showed the architect on this project a company in NJ that makes windows and doors. They also sell the automatic door openers. This company makes these garage doors and they are less expensive than what you state.

K. O'Toole: We are trying to get a practical solution to this. This is the 4<sup>th</sup> go round on this property.

A.Gottlieb: Will the arch match the arch on the front porch? Currently these arches are proportional.

Michael: We would like it to be as close as possible. If it is a carpentry issue, we will try our best.

K. Wallace: Arched windows inside an arch will look funny. Overhead Door Company stated it was a custom wood door. Having an arched opening and a square door that would mimic what currently exists is best. Windows should mimic the current windows

M. Smith does not like the look of the windows as they are now.  
The windows on the garage doors are original to the house

J. Clubb: This is really hard without any drawings to scale. We cannot make any decision with all different pictures.

A. Gottlieb: I would assume the issue of garage doors is not immediate. Would your client be amenable to producing new drawings that are more specific? We need something on paper and in its final form. Also, superimpose on what is there now having it in proportion to what is there.

T. Yandow: A typical garage door is 9 feet wide. The originals are 8 feet wide.

K. O'Toole: we will be happy to revisit this and resubmit something.

A. Gottlieb: Is the committee agreeable? All agreed and would be interested in the NJ company information. Committee agreed to table this portion of the application until we get more information.

A. Gottlieb: More concerned about the design, not how they open. What it looks like from the street is the most important thing. The doors should be with a curved cut out, matching as close as possible to what is on the porch, not curved windows but rectangular.

K. O'Toole: Can we research a roll up door and not the other kind? He needs to research what can be manufactured and also the one-piece doors from the NJ manufacturer.

K. Wallace:  
When there is a new design, let us know and we will have to convene another meeting.  
It is very important to get this right.

Arnie moved to adjourn  
Jim seconded  
Adjournment: 6:45 PM

Kit Wallace, Chair