

**DESIGN REVIEW BOARD  
DRAFT MINUTES  
June 15, 2016**

Members Present: Jeff Bendis, Don Olson, Nancy Sevchenko  
Members Absent: Jack Rossi, Beverly Humpstone  
Others Present: Jennifer Glover, Laird Bradley, Clayton & Abby Gillette, David Brown  
Michael Brands

**I. CALL TO ORDER:**

Chair Bendis called the meeting to order at 4:00 pm.

**II. PUBLIC HEARINGS:**

**A. V-3233-16 Blue Horse Inn**

The application is for Design Review Approval to place a metal chimney on west elevation of Inn. The property is located at 3 Church Street and is zoned Inn / Design Review.

Ms. Glover, agent/tenant, and Mr. Bradley, agent/realtor, presented the application.

The hearing had been continued from the June 1, 2016 meeting.

A stainless steel chimney was placed on the east elevation of the building in March of this year as an emergency repair. A chimney expert proposed the current solution.

Due to a long term code violation a new chimney was placed outside of the existing brick chimney. The existing chimney had served both a wood stove and an oil burner furnace.

The code violation has existed since Eleanor Paine's ownership, over ten years ago.

Mr. Olson asked if a stainless steel liner could be placed within the existing brick chimney.

Mr. Bradley did not know.

Ms. Glover noted the stainless steel chimney could be painted.

The Town Planner suggested researching alternate heat sources that don't require a chimney. Installation of electric baseboard would be a source of heat not requiring external venting.

The owners prefer to continue the use of the wood stove as the main heat source.

Mr. Gillette noted that aesthetics are the key issue. As neighbors, they have a very clear view of the device. Mr. Gillette asked to see the solution before hand if possible.

Mr. Bradley and Ms. Glover agreed.

The hearing was continued to the next Design Review Board meeting, July 6, 2016.

**B. V-3249-16 County Court House**

The application is for Design Review Approval to install a Mitsubishi Air Condition Unit on rear exterior of building. The property is located at 12 The Green and is zoned Community / Design Review.

Jack Anderson, Assistant Judge, was unable to attend. The Town Planner presented the application.

The Board reviewed photographs of the building facade with arborvitae screening.

The existing ground mounted AC units serve the second floor of the court house. The proposed wall mounted unit would cool the first floor.

The 53" tall x 13" deep x 41"wide wall-mounted unit would be placed on the south facing wall on the east side of the building. The unit would be painted brick red to match the existing brick wall.

Mr. Olson recommended that the AC unit be kept above the granite sill to assure it meshes well with the brick wall.

An existing 5'-6' foot tall hedge screens the existing AC units and would serve to screen the proposed wall mounted unit.

This portion of the building creates a corner area which serves to screen the units well.

The northernmost arborvitae shrub would be replaced with a 5' tall one to match existing, as it is much shorter than the others.

All duct work would be hidden from view as it would enter directly into the building behind the wall unit.

After discussion, the Board recommended approval and that the unit be mounted above the granite sill as noted above.

**III. OTHER BUSINESS**

Mr. Brown, 25 South Street, asked the Board for advice on placing solar panels and replacing the landscaping in front of the home.

A photograph of the building and a rendering of the panel placement was presented.

The Town Planner noted that although the Vermont Public Service Board controls placement of solar panels, he recommends that an applicant seek advice from the Board for possible aesthetic improvement of the installation.

The Town Planner suggested using a black colored frame around the panels instead of the standard proposed silver aluminum frame. This helps the panels appear more uniform and blend in better with the roof. An example of this is the solar panel installation at the Shire Motel.

Mr. Brown agreed to the suggestion and will ask his installer if this is possible.

The panels would be partially hidden as they would be mounted on the easternmost roof area of the garage which is located between two residential units.

The panels would provide 2.8 kw hours of electricity. In addition, an electric heat pump is utilized for heating and cooling purposes.

The landscaping issue was then discussed. Currently along the front of the home are shrubs which are not doing well. Mr. Brown wishes to replace them and asked for advice. He was considering a privet hedge.

The Board noted that the regulations do not control landscaping unless proposed as a screening or softening effect for a structure.

Mr. Brown wishes for screening at least 4' tall in height. He did not want to place a fence.

Mr. Olson suggested lilacs would work well for this purpose.

The Board also noted that attention needs to be paid to the standing seam roof, as snow drop-off in the winter could harm the plants.

#### **IV. NEXT MEETING:**

The next meeting is scheduled for July 6, 2016.

#### **V. ADJOURNMENT:**

The Board adjourned at 4:45 pm.

Respectfully submitted,

Michael Brands, AICP  
Town/Village Planner