

Chelsea, Vermont, Development Review Board
Meeting Minutes of July 9, 2014

Members Present: Anne Carroll (Chair), Debra Melvin, Richard Allen, Cynthia Masterman, Arthur Goodrich

Members Absent: Blaine Conner, Lawrence Allen

Others Present: Wendy Forbes, Tom Dowlin, Preston Bristow (AO and Clerk)

Chair Anne Carroll opened the meeting at 6:30 pm.

The **public hearing on application by Gwendolyn Forbes (#ZP14-09)** for design review of two new roof dormers at 2 School Street (Parcel #056-001) was opened at 6:35 pm with a reading of the Public Hearing Notice as posted and published. No conflicts of interest or ex officio conversations were disclosed. There were no interested persons present. Wendy Forbes and Tom Dowlin were sworn in.

Builder Tom Dowlin provided three sketches and discussed the project. The applicant seeks to add two new dormers to the east side of the house facing the school and perpendicular to the street. The frame of the house is post and beam and depending on the location of the carrying rafters, the dormers will range from 11 to 13 feet wide with 3 to 4 windows in each dormer. The height of each window will be approximately 4 feet. The windows will be double-hung and of a similar style to the existing windows. The dormers will have clapboard sides and standing seam roofs to match the rest of the house.

Wendy Forbes withdrew her request for approval of a fence facing Church Street. She will either replace the existing picket fence (which does not require approval) or apply for approval of a fence of a different style at a later date.

The hearing was closed at 6:45 pm. All guests left the room.

Findings and Decisions:

Application #ZP14-09 (Gwendolyn Forbes) – Following deliberation, the DRB voted unanimously to approve the two roof dormers as presented, each dormer to be no wider than 13 feet and with no more than 4 windows per dormer.

Respectfully submitted,
Preston Bristow, AO and DRB Clerk