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November 10, 2016

Regina Limoge d/b/a Limoge Properties  
833 Queen City Park Road  
South Burlington, VT 05403

Re: **607 DALTON DRIVE, ESSEX, VT, CHITTENDEN COUNTY**  
**SITE PLAN AMENDMENT**  
**PLANNING COMMISSION APPROVAL #PC: 2016-20**

Dear Ms. Limoge:

The Town of Essex Community Development Department received your application for Historic Preservation Design Control review pursuant to Table 2.15, Historic Preservation - Design Control District (HP-DC), of the *Town of Essex Official Zoning Regulations*. The amendments include maintenance repairs to the porch & porch roof on the building located at 607 Dalton Drive in the Historic Preservation - Design Control District (HP-DC) Zoning District. Tax Map 46, Parcel 3. The surrounding uses are commercial and residential.

Pursuant to Article V, Section 5.6 of the *Town of Essex Official Zoning Regulations*, staff determined that the application was complete and did not involve substantial changes to the approved project. Staff prepared a draft decision for review by the Planning Commission as a minor amendment. The Commission considered and approved the proposed amendment under its consent agenda on November 10, 2016.

Pursuant to state statute, a “Notice of Hearing” was provided to the applicant for posting on the property. The abutting property owners, applicant and landowner were mailed a copy of this draft approval prior to the hearing.

40 **BACKGROUND:**

41  
42 607 Dalton Drive is located on the eastern portion of the historic “Officers’ Row” section of Fort  
43 Ethan Allen. Planning Commission review is required because of the location of the buildings in the  
44 Historic Preservation - Design Control District (HP-DC). Site Plan review is not required. Historic  
45 Preservation Design Control approvals have been granted by the Planning Commission over the years  
46 for various residential buildings along “Officers Row” for changes such as new handrails, landings,  
47 steps, and porches, as well as the installation of storm windows and other renovations.

48  
49 The Assessor’s records indicate this multi-family structure was built in 1900.

50  
51 Buildings 607 & 608 Dalton Drive was granted Planning Commission approval in 2011 for window  
52 replacements.

53  
54 Zoning Permit #2015-79, was issued by the Administrative Officer on 6/5/15, for chimney repairs.

55  
56 **FINDINGS OF FACT:**

57  
58 1. The Planning Commission finds that the applicant has demonstrated compliance with the review  
59 standards contained in Table 2.15, Historic Preservation - Design Control District (HP-DC), of the  
60 *Town of Essex Official Zoning Regulations*.

61  
62 2. The applicant is proposing the following improvements (and as labelled A-E on a photographic  
63 plan:

- 64
- 65 • Install a new porch roof using rubber membrane. (See Circle A on the plan);
  - 66 • Remove upper and lower bead board deck ceilings and replace with a vinyl white bead  
67 board. (See Circle C on the plan);
  - 68 • Remove upper and lower deck surfaces, replace wood decking. Existing porch is a mixture  
69 of some replacement boards and some original boards. The new wood will be treated with a  
70 clear coating, not painted grey as it is now;
  - 71 • Remove rotted freeze board throughout all upper and lower deck and replace with  
72 comparable material. Replace all structural beams encased in upper deck and correct  
73 alignment. No color change (See Circle E on the plan); and
  - 74 • Remove all loose paint on existing railings and spindles and stabilize with long lasting, high  
75 durable paint (See Circle F on the plan).

76  
77 3. The Police Chief, Recreation Director and Public Works Department take no exception to the  
78 proposal.

79  
80 4. The Fire Chief requested that all apartment numbers are clearly labeled on the building in their  
81 respective locations for ease of locating during an emergency.

82

83 5. The State of Vermont regulates building codes for multi-family housing. The applicant should  
84 notify the State of Vermont of the proposed improvements and secure a permit and/or inspection  
85 for same, if necessary.

86  
87 6. Pursuant to the requirements of Table 2.15, Historic Preservation - Design Control District (HP-  
88 DC), of the *Town of Essex Official Zoning Regulations*, the Planning Commission must render a  
89 decision on the acceptability of the proposal based on the *Historic Preservation Design Control*  
90 *Standards for Essex Center and Fort Ethan Allen (1986)*, along with the district design  
91 requirements of the district.

92  
93 With respect to the district design requirements of the Historic Preservation - Design Control  
94 District (HP-DC), Table 2.15(F)(3):

95  
96 (a) The relationship of business mass and architectural style to open space and to the relative  
97 size of a person will not be altered;

98  
99 (b) The predominant direction of structural shape, placement of openings and architectural  
100 details of the front façade will not be altered;

101  
102 (c) The heights of the structures will not be altered;

103  
104 (d) There are minor architectural changes to the structure. The porch roof will change from a  
105 standing seam metal roof to a rubber membrane roof; the upper and lower bead board deck  
106 ceilings will be replaced with a vinyl white bead board; removal of rotted freeze board  
107 throughout the decks; similar new wood decking will be installed; all structural porch beams  
108 will be replaced with comparable material and alignment corrections.

109  
110 (e) There are no proposed changes to the landscaping.

111  
112 (f) There are no proposed changes to service areas, trash receptacles, accessory structures or  
113 parking areas.

114  
115 7. With respect to the *Historic Preservation Design Control Standards for Essex Center and Fort*  
116 *Ethan Allen (1986)*, the applicant is not proposing to change the primary brick façade, nor the  
117 primary slated roof. The modifications to the porches will enhance the building and will not  
118 compromise the visual appearance of the building.

119  
120 **CONDITIONS:**

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122 1. Prior to the start of construction, the applicant shall secure a Zoning Permit and pay associated  
123 fees.

124  
125 2. The building address and all apartments shall be clearly labeled on the building in their respective  
126 locations.

- 127 3. Upon completion of the construction, an inspection shall be scheduled with the Town  
128 Administrative Officer.  
129  
130 4. The applicant shall secure a permit and/or inspection with the State of Vermont, and provide a  
131 copy to the Town, or provide evidence that a state permit is not necessary.  
132

133 It is the conclusion of the Essex Planning Commission that the project described in the application  
134 referred to above, if completed and maintained in conformance with the foregoing findings of fact and  
135 conditions, will not cause a detriment to the health, safety and welfare of the inhabitants of the Town  
136 of Essex and will conform with the *Town of Essex Official Zoning Regulations* adopted pursuant to 24  
137 V.S.A Chapter 117.

138  
139 This decision is appealable to the Vermont Environmental Court pursuant to Section 7.4 of the *Town*  
140 *of Essex Official Zoning Regulations* and 24 V.S.A. § 4471. Any appeal must be filed by certified  
141 mail to the Environmental Court and by mailing a copy to the Essex Town Clerk within 30 days of the  
142 date of this approval.  
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144 **TOWN OF ESSEX PLANNING COMMISSION**

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146 \_\_\_\_\_  
147 Dustin R. Bruso, Chair

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147 David P. Raphael, Vice-Chair

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150 Joshua Knox, Clerk

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156 Dijana Kulasic