

**Approved  
Meeting Minutes  
Hartford Design Review Committee  
July 7, 2022**

Members Present: Denise Welch-May, Jonathan Schechtman, Anita Hamalainen, Larson Burns, and Sara Ferguson.

Staff Present: Lori Hirshfield, Planning and Development Director and Jo-Ann Ells, Zoning Administrator.

Others Present: Eric Bunge and James Lynch of Northern Stage. Jim Pulver and Mitch Hager of Breadloaf. Adam Morse of Engineering Ventures.

Lori Hirshfield opened the meeting, read the hybrid meeting script, and took a roll call.

#### Applications

1. Application by Northern Stage Company for Design Review Approval of a proposed Multi-Unit Dwelling and Performing Arts Facility, lots 45-0150-000, 45-0151-000, and 45-0152-000, 140, 146, 160 and 178 Gates Street, White River Junction, in CB and Design Review Districts.

Jo-Ann noted that Northern Stage had been before the Committee informally twice and that this was the formal application.

Eric commented that he believed all comments of the Committee had been addressed.

Jim introduced the design team and noted the Committee members had been given copies of the application materials.

Jim showed the Committee a video depicting the project.

Jim reviewed the "Design Review Board Packet."

Jim showed the Committee a sample of a Hemlock product that they want to use for the rain screen on the building.

Anita suggested using more of the Hemlock rain screen on the front of the building.

Anita expressed her support for the project and excused herself from the meeting.

Jonathan asked if the Hemlock was treated. Jim explained that a preservative is "cooked" into the wood. He noted that the Hemlock will need to be used in areas where water will not splash on it.

Jim showed a sample of the existing siding that is on 140 Gates Street and explained that the design of the building ties into the adjacent building with a clapboard appearance.

Jim showed a sample of a metal product that is proposed on the building and noted that the sample did not represent the proposed color.

Jim reviewed the photometric plan.

Sara asked if existing lights were considered. Jim stated that they were not.

Lori questioned some areas where the footcandle appeared to be high.

Jonathan questioned if interior light would influence the exterior lighting. Lori suggested this be looked at where large windows are located. She added that the Town's Gates Street improvement plan includes lights that need to be considered.

Jim reviewed the project timetable.

Mitch reviewed the proposed landscaping noting that native, low maintenance species were chosen, and that proposed landscaping is accurately represented on all application renderings.

Jim noted that some trees will need to be removed from the bank. Lori added that some trees in the front of the project will be removed with the Gates Street improvement project.

Eric explained that the dwelling proposed to be demolished is not a contributing structure in the district, but the garage proposed to be removed is a contributing structure. He noted that he is talking to the Vermont Division of Historic Preservation and that the State will conduct a Section 106 review.

Jonathan noted that Hartford's Historic Preservation Committee is reviewing the project on July 20<sup>th</sup>.

Denise stated that she was interested in hearing from the State and Historic Preservation Committee.

Lori noted that the Committee could decide on the project as presented and come back to discuss the demolition.

Jo-Ann suggested the Committee review the criteria in the Zoning Regulations for demolition.

Eric explained that it would be a financial hardship to rehabilitate the structure to make it usable for parking.

After some discussion, it was agreed that the Committee could vote on the project on the condition that the applicant return with additional information regarding how the demolition meets the criteria.

Denise made a motion to approve the application as presented on the condition that the Applicant come back before the Committee with additional information regarding how the proposed demolition of the garage meets the review criteria. Jonathan seconded, and the motion passed unanimously.

## Administrative Matters

### 1. Minutes

The Minutes of June 14, 2022 were unanimously approved.