

Approved  
Meeting Minutes  
Hartford Design Review Committee  
July 21, 2022

Members Present: Jonathan Schechtman (03-07-25), Larson Burns (08-22-25), and Sara Ferguson (10-04-24).

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

Others Present: Eric Bunge and James Lynch of Northern Stage. Mitch Hager of Breadloaf.

Jonathan Schechtman opened the meeting, read the hybrid meeting script, and took a roll call.

#### Applications

1. Application by Northern Stage Company for review of the demolition of a garage related 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.

Eric noted that at the July 7, 2022 meeting the Committee approved the construction of the Multi-Unit Dwelling and Performing Arts Facility 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. He noted that the criteria for demotion was addressed in his letter of July 19, 2022 (with attachments), and plan sheet A-101.

Eric explained that rehabilitation of the garage would cost \$447,040. He noted that garage doors could not be used as the bays are too small for modern vehicles and keeping the garage would result in the loss of 7 surface parking spaces.

Jonathan commented that the photographs the applicant provided were very telling and the changes to the doors, roof and the addition of siding made him question if the structure was still contributing to the historic district. Eric noted that they are in contact Elizabeth Peebles at the Vermont Division of Historic Preservation.

Sara agreed that the changes to the garage made her question if there was enough integrity left to make it a contributing structure.

There was no public comment.

Sara moved to approve the demolition of the garage as proposed based on financial hardship as outlined in the Zoning Regulations. Larson seconded, and the motion passed unanimously.

#### Administrative Matters

1. Minutes

The Minutes of July 7, 2022 were unanimously approved.

The meeting was adjourned.