

APPROVED
Meeting Minutes
Hartford Design Review Committee
February 24, 2022

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

Staff Present: Jo-Ann Ells, Zoning Administrator

Others Present: Mark Babson, Craig Jewett, and Mark Wheeler

Denise Welch-May opened the meeting, read the hybrid meeting script as required by Act 92 and took a roll call.

Application

1. Application by Roost Holdings, LLC, and Mark Babson for Design Review Approval for additions to an existing building and site improvements, lot 46-0046-000, 230 South Main Street, White River Junction, in the CB and Design Review zoning districts.

Craig Jewett gave an overview of the project. He explained that the proposed addition would provide room for an expansion of the brewery operations and space for a tasting room with indoor and outdoor seating. He noted that the applicant had spoken with the Planning Commission about parking and the parking study done by Resource Systems Group. He noted that the number of employees was not increasing and there are 14 parking on-site spaces for the building which also has 6 dwelling units.

Mark Wheeler noted that the project would improve the loading/unloading operations and that the applicant had obtained an easement for the propane tanks.

Mark Wheeler stated that the exterior materials will be similar to the existing materials except the siding will be insulated. He noted that he and Craig Jewett had worked together on stormwater management.

Jonathan Schechtman asked if food would be served. Mark Babson stated that he planned to provide snacks such as cheese boards, but not a full menu.

Jonathan Schechtman asked if Grow Pro was leaving the building. Mark Babson confirmed that was the plan, and added it might take a while for them to move.

Denise Welch-May asked if sheet SK2c was drawn to scale. Mark Wheeler confirmed that it was drawn to scale.

Denise Welch-May asked what the material was for the areas on the elevation plan shown as silver. Mark Wheeler noted that it was corrugated metal. He noted that the design goal was to tie

into the existing building and dress the building up.

Denise Welch-May asked if the existing overhead door was proposed to be glass. Mark Wheeler stated that it was proposed to be glass with an aluminum frame. Denise Welch-May stated that the design provided a little more upscale look without losing the industrial feel.

Jonathan Schechtman asked if there would be tables with umbrellas on the patio. Mark Babson confirmed that this was his intent.

Denise Welch-May voiced her support for the project.

Anita Hamalainen stated that she hoped the shrubs along the side of the building would be kept. She stated that she liked that the industrial building is starting to look more industrial refurbished and asked if it was possible to add some brick to the façade.

Mark Wheeler stated that brick was not considered and added it would add a notable cost to the project.

Denise Welch-May suggested that the retaining wall could be an area where the look of brick could be added. It was noted that there are a lot of color options for the retaining wall and tying it to the trim color on the windows/doors where you currently enter Grow Pro and River Roost would work well.

There was a brief discussion about the interior design of the addition.

Denise Welch-May stated that she was curious about the true color of the trim noting it is not easy to represent true colors in printed plans.

It was agreed that before a Zoning Permit is issued the applicant will provide sample materials for review by Denise Welch-May and Jo-Ann Ells.

Jonathan Schechtman moved to approve the application with the noted condition. Denise Welch-May seconded, and the motion passed unanimously.

Administrative Matters

1. Minutes

Jonathan Schechtman suggested several changes to the minutes.

Denise Welch-May moved to approve the minutes of December 16, 2021, with the noted changes. Larson Burns seconded, and the motion passed unanimously.

The Committee adjourned at 5:55PM.