

APPROVED
Meeting Minutes
Hartford WRJ Design Review Committee
October 27, 2022

Members Present: Jonathan Schechtman (03-07-25), Larson Burns (08-22-25), Anita Hamalainen (11-15-24), and Sara Ferguson (10-04-24)

Staff Present: Kim Souza, Selectboard Liaison, and Jo-Ann Ells, Zoning Administrator.

Others Present: Eric Bunge and James Lynch of Northern Stage. Jim Pulver and 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 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.

The DRC members received copies of application materials including site plans, elevation plans, and a project narrative.

Eric Bunge gave an overview of the project noting is a scaled back version from the project approved by the DRC earlier in the year due to the cost of construction.

Mitch Hager narrated a video of the project.

Eric Bunge reviewed changes to the project from the previously approved design.

Larson Burns asked about the snow load on the roof. Jim Pulver explained that snow will melt and exit the roof down the same drains as rainwater.

Jonathan Schechtman asked if there were common rooms similar to the previous design.

Eric Bunge reviewed the floor plans.

Jim Pulver noted that the curb cut for the service area was eliminated.

Eric Bunge reviewed the different types of units.

It was noted that street trees would be planted. Mitch Hager gave an overview of the species that would be planted and noted that the landscaping was very similar to the previous version.

The plan to receive deliveries was discussed.

It was noted that there were 26 individual dwelling units proposed and a total of 32 beds.

The use of the kitchen area in the common room was discussed. Eric Bunge noted that the common room/kitchen could be used for functions by both residents and receptions held related to activities at the Performing Arts Facility.

It was noted that there would be a Manager's Office in the building.

Eric Bunge noted that surplus housing units could be offered to residents not associated with Northern Stage.

Jonathan Schechtman asked about the common length of stay in the units. Eric Bunge noted that Northern Stage employees could stay anywhere from 3 weeks to a year. He noted that Northern Stage owns/rents other units in town.

Eric Bunge noted that the building could be built in phases.

Jo-Ann Ells commented that demolition of the existing garage remained part of the project.

Mitch Hager reviewed the color choices for the building. Eric Bunge noted that the colors get darker as you move away from the street.

Mitch Hager reviewed the applicant's responses to the Design Review criteria and the building's elevations.

Mitch Hager noted that several bike racks will be provided.

Anita Hamalainen asked about the color of the exterior AC units. Mitch Hager stated that they would match the building but were shown darker on the plans to stand out.

Larson Burns made a motion to approve the application as presented. Sara Ferguson seconded, and the motion passed unanimously.

Administrative Matters

1. Minutes

Sara Ferguson made a motion to approve the minutes of July 21, 2022 as presented. Anita Hamalainen seconded, and the motion passed unanimously.