

DRAFT
Meeting Minutes
Hartford Design Review Committee
June 14, 2022

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

Staff Present: Jo-Ann Ells, Zoning Administrator

Others Present: Jim Pulver and Mitch Hager from Breadloaf, and Eric Bunge, Irene Greene, and James Lynch of Northern Stage.

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

Administrative Matters

1. Minutes

Larson Burns moved to approve the minutes of May 19, 2022 as presented. Jonathan Schechtman seconded, and the motion passed unanimously.

2. Sketch plan review of conceptual plans by Northern Stage Company for the redevelopment of 146, 160 and 178 Gates Street, White River Junction, in CB and Design Review districts.

It was noted that the Committee met with Northern Stage in May to review preliminary plans for the redevelopment of 146, 160 and 178 Gates Street.

Eric Bunge thanked the Committee for taking the time to meet with them. He noted that they had revised the project based on comments received from the Committee in May.

Jim Pulver summarized the comments received from the Committee in May and showed the Committee a video depicting the existing streetscape with the proposed project.

Jim reviewed a plan set showing existing buildings in downtown WRJ and the proposed project noting changes to the project since May.

Jim shared several designs of the proposed building with a traditional gable roof and explained why this design did not work.

Jim noted that the proposed building met the 50' height restriction.

Jonathan commented that the project was inspiring, that the applicant responded to comments from the Committee, and stated that he thought the rhythm of the roof lines was interesting.

Sara Ferguson stated that she liked the way the energy of the building flowed.

Denise stated that the presentation was very clear. She asked about the exterior wood Product. Jim explained that he hoped to be able to use a product called Garapa which is a sustainable product from Indonesia. Denise noted that the wood was a nice complement to the metals.

It was noted that the formal submittal would include examples of building materials.

Jonathan suggested that the applicant contact the State Department of Historic Preservation and have them review the cinder block garage proposed for demolition.

Jonathan moved to adjourn. Sara seconded, and the meeting was adjourned.