

Approved
Meeting Minutes
Hartford WRJ Design Review Committee
October 26, 2023

Present: Denise Welch-May, Jonathan Schechtman, Larson Burns, Anita Hamalainen, Sara Ferguson, Kim Souza, Selectboard Liaison, and Jo-Ann Ells, Zoning Administrator

Denise opened the meeting by reading the hybrid meeting script and taking a roll call.

Application

1. Application by Northern Stage Company for Design Review Approval for Multi-Unit Dwellings in three buildings, 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.

Jason Smoller, Managing Director, Northern Stage, Jim Pulver, Breadload Corp., and James Lynch, Northern Stage Board of Directors, were present.

Jason introduced himself and explained that the project is a revised, smaller project than submitted in 2022 and will provide artist and staff housing for Northern Stage.

The applicant presented a video depicting the proposed project.

Jim revised plan sheet L1.1. He noted that people living on-site would likely walk to Northern Stage. He reviewed the proposed pocket park/courtyard and noted that the layout was chosen to provide maximum light in the dwelling units. He explained that there would be 18 units total, and the number of units and bedrooms would vary in each building.

Jim reviewed examples of the siding colors (paint and siding materials) and noted that the digital renderings did not represent the colors very well. He provided an example of the color of the siding on the multi-unit dwelling to the west, an example of the proposed roofing shingles, and stated that the windows would be white, and the entrance doors would be natural (stained) wood.

Jonathan asked if the roof overhang was adequate to protect the siding from snow and ice. Jim confirmed the overhang was adequate and noted the he was trying to avoid the use of gutters.

Jonathan stated that he was impressed with the layout and commented that it looks similar to a colonial village.

Denise commented that she appreciated that the applicant responded to comments from the Committee's informal review.

Jim reviewed the lighting plan.

Jim explained the need to remove the existing garage and noted that the demolition was proposed and approved in 2022. He added that the dwelling at 178 Gates Street was also proposed to be removed, but was not a contributing structure in the historic district.

Jim reviewed the proposed landscaping plan.

There was general agreement from the Committee that they would like to see more color, and bolder colors used on the buildings. Anita suggested altering the proposed accent and field colors. Denise suggested considering two-tones in a top/bottom application similar to 87/101 Maple Street. It was noted that while the colors of the buildings are exempt from Design Review, the conversation was still valuable.

All agreed that they support the project, but would like to applicant to consider the comments regarding the color choices.

Jonathan moved to approve the application as presented. Denise seconded, and the motion passed unanimously.

Administrative Matters

Sara moved to approve the minutes of March 30, 2023. Larson seconded, and the motion passed.

Denise moved to approve the minutes of July 13, 2023. Jonathan seconded, and the motion passed.

Jonathan moved to approve the minutes of October 5, 2023 with one correction. Anita seconded, and the motion passed.

At 6:10PM, Larson moved to adjourn the meeting. Sara seconded, and the meeting was adjourned.

Members of the Design Review Committee are as follows:

Chair, Denise Welch-May 4/15/27
Vice Chair, Jonathan Schechtman 03-07-25
Sara Ferguson 10-04-24
Anita Hamalainen 11-15-24
Larson Burns 08-22-25