

DRAFT
Meeting Minutes
Hartford Design Review Committee
January 16, 2020

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

Staff Present: Jo-Ann Ells, Department of Planning and Development

Others Present: Tim Sidore, Jim Wasser and Kim Souza, Selectboard Liaison

At 9:07 a.m. Denise called the meeting to order.

1. Application by Execusuite, LLC for Design Review Approval for changes to a previously approved mixed use building, lot 46-0030-000, 132 South Main Street, White River Junction.

Jim displayed copies of the approved and proposed building elevations. He explained that there were no changes to the approved materials or colors. He stated that Efficiency Vermont recommended that a single high efficient energy recovery ventilator be installed. He noted that the unit is 3' taller than the two previously approved units. He stated that the unit would be visible by a pedestrian from a vantage point 185' to the west as indicated on drawing SK-32. He added that unit is 40' away from the front of the building.

Denise commented that the unit will be seen from 185' away and upper floors of buildings. Jim agreed.

Jim noted that louvers have been added to provide fresh air for the mechanical units in each apartment. He explained that they will be painted to match the brick or metal surrounding them.

Denise asked about the size of the louvers. Jim stated that they are approximately 20" x40".

Jim reviewed changes to the south side of the building which include:

- Three balconies, their French doors and the gray metal panels were eliminated from the second level so not to conflict with the height of the Hartford Fire Truck.
- A balcony, French door and gray metal panels were added on the fourth floor.
- The grey metal channels at the balcony floors have increased in width from about 6" to 12".
- A door has been added to provide an accessible entrance to the retail space.

Jim reviewed changes to the east side of the building which include:

- A balcony, its French doors and the faux wood panels were eliminated from the second level and added at the third floor.
- A balcony, French door and gray metal panels were added on the third floor.

- The grey metal channels at the balcony floors have increased in width from about 6” to 12”.
- The door for one of the units has flipped to the south side of the unit to accommodate grade changes.

Jim reviewed changes to the north side of the building which include:

- The grey metal channel at the lobby roof has increased in width from about 8” to 12”.
- Pairs of windows have been substituted for the single windows for four units.
- Single windows have been added to three units.
- A pair of windows and a single window has been added to one unit.
- Single windows have been substituted for the pair of windows at four units.
- A pair of windows has been added to one unit.
- A single metal door for the entry to the fire sprinkler room has been substituted for the 4-pane storefront at the building corner.

Jim reviewed changes to the west side of the building which include:

- A grey metal coping has been added to the top of the brick.
- The grey metal channels at the canopies and the balcony floors have increased in size from about 6” to 12”.
- There are two single retail entry doors instead of the three shown earlier.
- The double doors at the southwest corner have been inset into the building and a raised exterior slab added at the height of the interior slab.

(See Memo from Jim dated January 2, 2020 for a full description.)

Denise commented that the louvers are a big change to how the building reads and change the texture of the building. She asked if there was another solution. Jim said that there was, but it was very expensive. Denise added that it seems like as buildings get “greener” the impact of the mechanicals increases.

Jim reviewed changes to the site plan including:

- A bike parking structure has been added at the request of the State Department of Transportation next to the interior parking handicap spaces.
- The retail slab grade has been raised 6” to bring it in more in line with the sidewalk elevation.
- The site grades have been adjusted to limit any grade changes to 5% or less.
- The two retaining walls located at the loading dock and at the south end of the railroad lot have been eliminated because of the site grade changes.
- The large transformer by the VT Salvage loading dock has been turned 90 degrees and a screened fence added.

- The handicapped spaces on adjacent lot # 46-0047-000 have been moved from the north end of the lot to the south end and an accessible route has been created to connect them to the plaza.

(See Memo from Jim dated January 2, 2020 for a full description.)

Anita asked the applicant about the need for bike storage in other projects they own. Tim said it is very high. Anita asked if the proposed size was adequate. Tim said that it can be expanded.

Anita had to excuse herself.

Larson asked if the applicant had considered screening the mechanical. Jim said that they had and they determined it was not necessary.

It was noted that the Committee wanted the applicant to submit a detailed drawing/blow up of the louvers and windows.

Jonathan moved to approve the application. Larson seconded and the motion passed 3-0

Anita returned.

Denise moved to approve the Minutes of September 12, 2019. Anita seconded and the motion passed 4-0.

Denise moved to approve the minutes of December 12, 2019. Larson seconded and the motion passed unanimously.

The Committee discussed the importance for the design team to choose their mechanicals early in the design process. Jo-Ann will write something up for applicants.

At 10:26 a.m. the Committee adjourned.