

**Meeting Minutes**  
**Hartford Design Review Committee**  
**Informal Meeting**  
**May 9, 2019**

**Members Present:** Denise Welch-May, Abigail Barman and Anita Hamalainen

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

**Others Present:** Jim Wasser from Studio Nexis, Tim Sidore from Execusuite, LLC, Kim Souza, Selectboard Liaison, Stuart Johnson and Eric Bunge from Northern Stage

The purpose of the meeting was to conduct an informal review with Execusuite, LLC and their consultant regarding the redevelopment of 132 South Main Street, White River Junction, with a mixed use building.

Jim gave an overview of the project. Highlights included:

- The proposed front brick façade is 36’ high. The Gates/Briggs building is 38’ high.
- The proposed tower section of the building is 56’ high. The tower on the Gates/Briggs building is 61’ high.
- The fourth and fifth floors with both step back 6’.
- The building will create a “bookend” for the end of the downtown.
- Materials will include brick, wood and metal to break up massing. The materials will be similar to other materials in the downtown.
- A pedestrian path and landscaping on the north side of the building will create a pocket park.

Denise asked about the specifications for the proposed metal. Jim said that it would be pre-fab bent at the factory to fit the building. Lori noted samples of the building materials would be needed for the formal application.

Jim noted that they are working on the colors. Lori explained that the Committee advises on color, but it is not part of their criteria.

Anita stated that she liked the idea of creating a gateway. She suggested that they consider wrapping the window around the door on the southwest corner so it is more prominent from both sides. Jim added that they have discussed stepping it back.

Denise suggested that they consider how the building will affect the night-scape/how it will contribute to the sense of activity at night.

Lori suggested that the elevations include a look further down South Main Street and across the street so the committee could get a better idea of how it fits into the surrounding area.

Tim noted that they have an “evergreen” lease with the railroad for parking.

Kim asked if the building would be energy efficient. Jim stated that they are working with Efficiency Vermont and will build to their standards if not higher.

Anita suggested the applicant consider tying the project in to the two adjacent buildings to the North (which are on the same parcel as the project).

Abigail suggested the applicant look to the brick facades to the north add pull some of the details/decoration in to the project.

Denise suggested details be added to the building to provide texture and to incorporate a few decorative lights. She added that strengthening the color of the windows should be reviewed.

Kim and Denise commented that taller buildings in the downtown will help provide density.

Lori suggested looking at color and material details to soften the height.

Denise suggested additional informal reviews be held.

### **Administrative Matters**

#### 1. Minutes

Abigail moved to approve the minutes of December 6, 2018 with one correction. Anita seconded and the Committee voted 3-0 to approve the minutes.