

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

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

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

Others Present: Jim Wasser and Doug Sonsalla' from Studio Nexis, Tim Sidore from Execusuite,

The purpose of the meeting was to conduct an informal review with Execusuite, LLC and their consultants regarding the redevelopment of 132 South Main Street, White River Junction, with a mixed use building. The Committee previously conducted informal reviews on May 9, 2019 and June 20, 2019.

Doug Sonsalla' gave a recap of the project and reviewed historical development of the adjacent buildings to the north down to the corner of Gates Street. He stated that the proposed building took cues from the architecture of these buildings.

It was noted that the plans did not show the true colors of the proposed building materials. The Committee reviewed samples of the proposed brick, gray, red and wood grain metal panels, and a window. Doug Sonsalla' noted that the doors on South Main Street will be metal with wood grain. (The exact material for the door has not been chosen.) Balconies will be stainless steel and tempered glass.

It was noted that the residential entrances will not have screen doors and that the windows will be "tilt and turn".

Anita suggested the design team reconsider including the muntin on the windows to keep them more modern.

Anita questioned the contrast of the windows in the tower (red) to the metal. Denise noted that gray had been considered, but it looked "blocky", more industrial and less interesting. Anita suggested the wood grain metal be considered.

Denise asked about the material for the sun shades. Doug stated that they would be metal and would match the metal they are adjacent to.

Doug explained that revitalization in WRJ began with artists and the recent development trend has been artistic. He noted that the design of the proposed building looks towards the future with cues from the past and captures the essence of WRJ.

Anita asked that the hue of the red panel be toned town.

Denise noted that she appreciated the use of mixed materials and colors.

The Committee reviewed the proposed lighting fixtures which are all full cutoff and dark sky compliant.

Anita asked if the developer will provide window treatments. Tim stated that blinds will be provided.

It was noted that a retaining wall needs to be rebuilt and the height would not exceed 2'.

There was a brief discussion about an evergreen lease the developer holds on adjacent land owned by the railroad that the applicant proposes to use for parking. Jo-Ann noted that information about the lease needed to be included in the formal application materials.

Denise stated that all material samples and colors need to be finalized before an application is submitted.

It was noted that the Committee was willing to have another informal meeting.