

DRAFT
Meeting Minutes
Hartford Design Review Committee
September 12, 2019

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

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

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

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

Doug gave an overview of changes since the last informal meeting including:

- Increasing the height of the building to 55'.
- Increasing the number of dwelling units to 69.
- Decreasing the square footage of commercial space to 2,800.

He noted that there was no change to the footprint of the building.

Doug gave a historical overview of the development of the block.

Doug reviewed sheet SD18 and pointed out that the 4th and 5th floors are stepped back which reduces the massing when viewed from the street.

Doug reviewed the design of the “tower” on the southwest corner of the building. He noted that the design looked to the clock tower on the Coolidge building. He stated that the clock on the Coolidge tower reflects the importance of the “railroad” days and the wood elements on the proposed tower reflects the importance of housing and people in the downtown. He added that the wood panels are used in the design to reflect residential materiality. Doug noted that the tower represents the entrance to the heart of the village from the south and acknowledged that the village itself starts south of the building.

Doug reviewed sheet SD6. He noted that there are four different colored metal panels in the design including a rich/warm red which is a shade darker than the brick, two grey tones and wood. It was clarified that the wood panel was metal simulated to look like wood. Doug noted that the colors were used to break up the façade.

The east elevation was reviewed. Doug reviewed the design of the residential doors and main residential door located off the courtyard.

Lori asked about window treatments to provide privacy on the first floor. A brief discussion followed regarding how shades/blinds could be installed.

The north elevation was reviewed.

Doug noted that the design of the building embodies the renaissance of WRJ in a contemporary manner and activates people in the downtown.

Doug reviewed the design and materials for the residential doors as shown on sheet SD9.

Jonathan asked about the landscaping shown on sheet SD9. Doug stated that this had changed since the sheet was drawn and the proposed landscaping is shown on the landscape plans (sheets L1 and L2).

It was noted that the applicant needs to confirm that there is no conflict between a fire truck and the balconies on the south side of the building and if a conflict is discovered, the balconies will be moved up.

It was noted that the underside of the balconies would have wood paneling (SD10).

Lori asked about the durability of the steel railings on the balconies. Jim Wasser stated that they are top of the line with a long life span.

Lori asked how snow would be removed from the roof. Doug explained that the roof would be sloped to direct the melting snow to roof drains. He added that the roof is designed to carry the weight of snow and solar panels.

Doug reviewed the main entrance on the southwest corner of the building as shown on sheet SD11.

Doug explained that spandrel glass and panels would be used and showed examples of both.

Doug reviewed the brick courses around the windows as shown on SD12 and explained how the brick is installed as shown on SD12.

Doug handed out and reviewed the spec. sheets for the doors.

Doug showed a sample of a tilt turn window. He clarified that the fenestration of the sample was different than was shown in the plans and specs. and that those were correct.

Doug reviewed the proposed lighting on SD21.

Jonathan asked if the balcony lights would come on automatically. Jim stated that the balcony lights would be controlled by the tenants and that all other lights would be on a timer.

Jonathan asked if mail would be delivered to the building. Doug stated that it would be delivered to mail boxes in the lobby.

It was noted that the sunshade on SD22 was not the final design.

Doug reviewed the site elements on SD23 and showed an example of the proposed concrete pavers.

Jonathan asked about the grass pavers. Doug explained that they would be installed along the entrance drive and are designed to support/dissipate the weight of a fire truck as the paved section is not wide enough for the fire truck.

Doug reviewed the details of the bike rack and bench.

Jo-Ann noted that information emailed to her on 9-11-19 and reviewed during the meeting needed to be included in the final permit materials.

It was noted that there are seven different window types. Jim stated that a plan would be submitted showing their locations.

Jim reviewed the proposed landscaping as shown on sheets L1 and L2.

Jo-Ann asked if construction easements would be needed from COVER Home Repair and/or the Town of Hartford. Jim noted that it needed to be determined.

Evan asked about the view from the rear parking area. Jim noted that the elevation in this area is only about 2' higher than the building.

It was agreed that if approved any changes made in the future would need to be reviewed by the Chair to determine if they are minor or material requiring a permit.

The Committee agreed that the final application documents could be reviewed by the Chair.

Jo-Ann Ells reviewed the following conditions as discussed:

- The electronic presentation is submitted.
- A written copy of Doug's introduction to the project is submitted.
- SD9 is updated to include the proposed landscaping as shown on the landscape plans sheets L1 and L2.
- The applicant confirms that there is no conflict between a fire truck and the balconies on the south side of the building or the plans are amended to cure the conflict.
- The final design of sunshade on SD22 is submitted.
- The information/documents emailed to Jo-Ann on 9-11-19 are added to the final permit documents.
- A plan showing the locations of the different window types is submitted.

- The applicant determines if construction easements are needed from COVER Home Repair and/or the Town of Hartford.
- The samples are tagged in the narrative.
- Any additional changes need to be reviewed by the Chair of the Design Review Committee and Zoning Administrator to determine if they are minor or material requiring a permit.
- The final application documents are reviewed and approved by the Chair of the Design Review Committee.

Jonathan voted to approve the application with the conditions as noted. Evan seconded and the vote passed unanimously.