

**Draft Meeting Minutes**  
**Hartford Design Review Committee**  
**January 28, 2016**

**Members Present:** Evan Eccher, Jonathan Schechtman and Chair Denise Welch-May.

**Staff Present:** Lori Hirshfield

**Others Present:** Tim Sidore, representing Execusuite, LLC, and Cyndy Kozara and David Briggs representing Newberry Market

A meeting of the Design Review Committee (DRC) was held on Thursday, January 28, 2016 at the Hartford Town Hall, 171 Bridge Street in Room 312. Chair Denise Welch-May called the meeting to order at 8:08 a.m.

**1. Application by Railroad Row, LLC for Design Review for a new building at 27 North Main Street (Lot 45-0123-0000) in White River Junction, VT.**

Bill Bittinger gave a brief overview of the resubmittal of the Bridge and Main project that was approved in 2014. The project did not go forward at that time due to changes in the financing. Mr. Bittinger reviewed that the revised elevation drawings, noting the elimination of the cantilevered porches due to engineering challenges, and the changes in the section next to the Polka Dot restaurant to provide adequate fire separation. He stated that the social/recreational space inside the building and the outdoor patio area in the rear of the building offset the loss of the porches.

Mr. Bittinger spoke about the glazed glass with a metal edge over an interior stairwell on the western and southern corner of the building, which is a change from the previous approval. He also referenced the historic preservation review of the building design stating that it is compatible with the White River Junction Historic District (see letter in submittal materials).

Mr. Bittinger also showed the Committee a sample of the corrugated metal siding that is grey with brown overtones to complement the brick and charcoal buildings in the vicinity of the project. He also reviewed the trim samples and the elevation drawings that showed it as a combination of weathered walnut wood and metal. The wood is primarily at the entrance side of the building (western elevation) along North Main Street.

Mr. Bittinger reviewed the other changes. There was discussion about the bench material and if it would survive the weather over time. Denise Welch-May noted that the manufacturing method and sealant have very good results. The main concern was the benches blackening over time. Mr. Bittinger assured the Committee that he does not want this to happen.

There was discussion about the type of landscaping and use of planters that will be placed along the North Main Street side between the building and street trees. Mr. Bittinger stated that columner maples work well as street trees in urban areas due to deep root systems and tolerance to salt. There was discussion about making sure there is a variety of tree species in any one area to avoid significant tree loss to species-specific diseases or bugs. It was agreed that a detailed design and materials list need to be submitted for review.

Mr. Bittinger spoke about the artistic panels on the building front windows that also act as a screen on the glazed windows for the patrons in the café. He is planning to use it as an opportunity to showcase local artists. Mr. Bittinger will need to submit the design and location for review.

There was discussion about the hinged perforated screening at the corners shown on the lower sections of the western, southern and eastern elevations. Mr. Bittinger also spoke about the fencing in the rear of the building as a safety feature to prevent access to the railroad tracks. The Committee wanted to see details for both for approval. Mr. Bittinger added that there are no changes in the lighting from the last submittal, and he will submit for review of signage later when he knows who the tenants will be.

Denise Welch-May made a motion to approve the project on the condition that the applicant submits the following for administrative approval prior to obtaining a building permit:

1. placement and spacing width between the wood panel trim and siding;
2. specific landscaping design and plantings;
3. design of the art panels;
4. fencing details and location;
5. sign design and location; and
6. detail for the hinged screening.

Jonathan Schechtman seconded the motion, which then was approved by the Committee.

**2. Application by Execusuite, LLC for Design Review for a roof structure over an existing freestanding sign at 188 South Main Street (Lot 46-0047-001) in White River Junction, VT**

Tim Sidore presented the proposal to place a roof on top of the existing freestanding multi-business sign to protect it from the weather. The roof will be made of 12 gauge metal sheathing and painted black. He added that the design complements the historic Freight House building and the surrounding buildings, and incorporates the industrial materials used in these buildings. There was discussion about the roof, in combination with the static Freight House sign, working together as a unit such as a marquee. The Committee discussed the lack of the existing signs fitting in and the need to be attentive to the integral design for future signs. The Committee also noted the need for a drawing showing the sign on top of the signposts so the full design can be reviewed.

Evan Eccher made a motion to approve the submittal with the condition that a scaled schematic be submitted and approved administratively prior to obtaining a building permit. Jonathan Schechtman seconded the motion, which was approved by the Committee.

**3. Administrative Design Review Items**

**a. River Roost Brewery - Sign (230 South Main Street – Lot 45-46-0000)**

Lori Hirshfield reviewed the signage for the new River Roost Brewery located at 230 South Main Street. The sign will be installed on the front of the building above the main doors facing the driveway access. It will be 3 feet high, same as the GroPro sign to the left, and 7 feet wide, as compared to the GroPro sign width of 10 feet. The sign will be white vinyl with black letter in the font and layout shown on the application submittal. It is a temporary sign and once the building awnings are installed, a new sign will be submitted for design review. It meets the size and location requirements of the Town's Sign Ordinance.

Jonathan Schechtman made a motion to approve the sign as proposed. Evan seconded the motion and it was approved unanimously.

**b. Newberry Market – Sign and Door (5 & 15 South Main Street - Lot 45-0158-000)**

Lori Hirshfield introduced the application. On September 30, 2016, the Design Review Committee administratively approved changes to the façade, windows, doors and signage on the condition that the applicant submit details on the DRC Chair approves the sign, and door and window details prior to issuance of the zoning permit.

Cyndy Kozara represented the applicant, and gave an overview of the submittals. She noted that the designs are reflective of the late 1930's early 1940's period of the building. The "Newberry Market" sign will be 18 inch metallic gold plastic letters in Century font placed directly on the existing faceboard that will be painted Heritage Red as depicted on the submitted scaled drawing. She provided paint chips of the colors, noting the intent is to reflect the style and colors of the original Newberry Store signage. There was discussion of how it fits with the brick on the building and contrast so the lettering stands out.

Ms. Kozara also reviewed the detail for the new exterior door and transit design provided in the submittals. The mahogany door will be a 3'6" by 70", and 2.25" inches thick. The door will have a raised wood inset on the lower section and glass in the upper section. As depicted in the handout presented at the meeting. New glass will be put into the existing transom framing above the door. The kick plate at the base of the door and other hardware will be brass.

Denise Welch-May made a motion to approve the improvements administratively as presented. Jonathan Schechtman seconded the motion, which then was approved unanimously.

The meeting adjourned at 9:30 AM.