

Draft Meeting Minutes
Hartford Design Review Committee
June 7, 2016

Members Present: Chair Denise Welch-May, Vice-Chair Jonathan Schechtman, and Michael Davidson and Evan Eccher

Staff Present: Lori Hirshfield

Others Present: Brooke Ciardelli and Byron Hathorn representing Rio Blanco,

A meeting of the Design Review Committee (DRC) was held on Thursday, June 7, 2016 at the Hartford Town Hall, 171 Bridge Street in Room 1. Denise Welch-May called the meeting to order at 8:05 a.m.

1. **Design Review Application by Main Street Renaissance, LLC Assisted Living Facility on Gates Street in White River Junction, Lot 45-0810-000. Review of building materials.**

Rio Blanco presented the following building materials. There was discussion and the Committee viewed them outdoors in the natural light. Plan Sheets A201 (Elevations, A510 (windows and Storefront Types and Schedule), A202 (Elevations), and A520 (Door and Frame Types and Door Schedule) were reviewed.

Brick – This would be similar to that on the post office building with a color pattern and weathered look known as “bacon stripe”, using local sources. It will be full brick width with mortar tool joints.

Metal Panel 1 Painted Steel –

Metal Panel 2 – This would be a 2” by 2” corrugated metal siding in grey graphite.

Metal Panel 3 - This would be Graphite Copper color metal predominantly on backside of the building; breaks up the large flat areas, and picks up the vertical siding accent on the north side. It does not pick-up light glare.

Wood Accent IPE – This is an IPE wood that will grey naturally. Byron Hathorn reported that he checked with the manufacturer and is graying evenly. An example is at Twin Farms in Barnard that was installed last year was referenced.

Concrete Base & Landscape Wall – This will be grey poured concrete with a stamped rectangular block pattern.

Window Frames and Mullions – Grey smooth finish.

Window Glazing – 1/4 “monolithic finish that reduces glare

Windows – These will be glass in wood frame with metal cladding surrounding the wood with metal mullions. The upper windows will be larger sizes more akin to residential living units. The lower level and corner tower windows will have metal mullions that create a square pattern. The DRC members this created a divided light breaks up any glare and texture. Windows will be high-energy efficient double pane filled with gas.

Doors - These will be metal cladding same as the windows.

Evan Eccher made a motion to accept the materials as presented. Mike Davidson seconded the motion. The motion was unanimously approved.

The Committee had a discussion about the presentation of the Design Review Committee recommendations to the Planning Commission. It was agreed that Denise would present them at the June 20th Planning Commission meeting.