

Approved
Meeting Minutes
Hartford WRJ Design Review Committee
January 26, 2023

Members Present: Jonathan Schechtman (03-07-25), Larson Burns (08-22-25), Anita Hamalainen (11-15-24), and Sara Ferguson (10-04-24)

Staff Present: Jo-Ann Ells, Zoning Administrator

Others Present: Helen Hong and Kevin Gercke, of COVER Home Repair and Kim Souza, Selectboard Liaison

Jonathan opened the meeting, read the hybrid meeting script, and took a roll call.

Applications

1. Application by COVER Home Repair Inc., for exterior changes to an existing building, lot 46-0037-000, 158 South Main Street, White River Junction, in CB and Design Review Districts.

Jo-Ann noted that the Committee had reviewed the project informally earlier in the month. She explained that it had been discovered that the front of the building is over the property line and that COVER is talking with staff about obtaining an easement from the Town. She added that the bench included in the application materials was no longer proposed.

Jo-Ann Ells reminded the Committee that they can recommend that the Planning Commission approve the changes administratively, without a Public Hearing.

Helen reviewed changes to the project as depicted on plan sheet SD1.

It was noted that sheet SD1 needed to be amended:

- To indicate that the awnings would be black
- To indicate that the existing sign for Shambhala would be removed
- To include a label for the historic sign

Larson commented that he liked the changes, and that black was a good choice for the awning.

Sara commented that she too liked the changes and the consistency of the two public doors.

Anita agreed that she liked the changes and added that she appreciated that the applicant responded to the Committee's comments on the initial design.

Jonathan agreed that the changes were an improvement.

Larson moved to approve the application with the changes as discussed and to recommend that the Planning Commission approve the application administratively. Anita seconded, and the motion passed unanimously.

Administrative Matters

1. Minutes

Sara moved to approve the minutes of January 12, 2023 as presented. Larson seconded, and the motion passed unanimously.