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MINUTES
HISTORIC REVIEW BOARD PUBLIC HEARING
NEW CASTLE COUNTY
DEPARTMENT OF LAND USE
87 READS WAY, NEW CASTLE, DELAWARE
February 15, 2022
5:02 p.m.

TRANSCRIPT OF PROCEEDINGS
BEFORE CHAIRPERSON JOHN DAVIS

Transcribed by: Jessica Huff

A P P E A R A N C E S

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BOARD MEMBERS: JOHN DAVIS
 BARBARA SILBER
 PERRY PATEL
 STEVE JOHNS
 KAREN ANDERSON
 NANETTE SWADEY
 JEAN HERSHNER

ALSO PRESENT: BETSY HATCH
 SHANE BAILEY
 COLLEEN NORRIS

FOR APPLICATION 2022-0054-H
 MIKE HOFFMAN
 KURT HUTTER
 J. R. LILLEY
 BEN GOUGH
 CARL WRIGHT

I N D E X

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AGENDA

PAGE

Application 2022-0054-H

7

1 P R O C E E D I N G S

2 MR. DAVIS: With that, we'll get
3 started then. We'll call to order the New Castle
4 County Historic Review Board public hearing of
5 February 15, 2022. The time on my computer clock says
6 5:02. We'll start with roll call. Betsy?

7 MS. HATCH: All right. Ms. Silber?

8 MS. SILBER: Present.

9 MS. HATCH: Mr. Johns?

10 MR. JOHNS: Present.

11 MS. HATCH: Ms. Anderson?

12 MS. ANDERSON: Present.

13 MS. HATCH: Ms. Swadey?

14 MS. SWADEY: Present.

15 MS. HATCH: Ms. Hershner?

16 MS. HERSHNER: Present.

17 MS. HATCH: Mr. Patel? I just
18 promoted.

19 MR. DAVIS: Okay.

20 MS. HATCH: Mr. Davis?

21 MR. DAVIS: Here.

22 MS. HATCH: All right. And I am trying
23 to promote Mr. Patel, but he is here.

24 MR. DAVIS: Okay, perfect.

1 MS. HATCH: And there he is, yep. He
2 is here.

3 MR. DAVIS: We have Perry? Okay, good.

4 MS. HATCH: All right.

5 MR. PATEL: Hello, everybody. Hello,
6 Perry.

7 MS. HERSHNER: Hello.

8 UNKNOWN FEMALE: Hi.

9 MR. PATEL: Can you hear me okay?

10 MS. HERSHNER: Yes.

11 MR. PATEL: Great. Thank you.

12 MR. DAVIS: Okay. On to rules of
13 order.

14 MS. HATCH: All right. This is a
15 public hearing conducted by the New Castle County
16 Historic Review Board. The purpose of this hearing is
17 to compile a record of relevant information regarding
18 each application and how the proposed projects affect
19 the county's historic resources.

20 To make the most efficient use of time
21 at this hearing, the following rules of order are
22 established. Following the reading of each agenda
23 item, the applicant and their representatives will
24 make a presentation not to exceed a total of 15

1 minutes. Board members may ask questions of the
2 applicant at the conclusion of the presentation. The
3 public will then be invited to speak in the following
4 order. One, those who wish to speak in favor. Two,
5 those who wish to speak in opposition. And, three,
6 those who wish to offer general comments.

7 Speakers are encouraged to be brief and
8 to focus their remarks on historic issues. So that
9 everyone has had an opportunity to be heard, all
10 speakers are limited to five minutes. Any speaker may
11 ask the Board to hold the record open for submittal of
12 written comment if the time limit is not sufficient
13 for their needs. Speakers are not permitted to debate
14 the applicant, but may ask questions that the
15 applicant may choose to answer during his or her
16 rebuttal period at the close of the comment period.

17 All testimony is recorded and
18 transcribed, therefore, all speakers must come forward
19 to the table, one at a time, and state their name,
20 address, and organization affiliation, if any, before
21 offering comments. Random comments from the audience
22 will not be recognized and the public is asked to
23 respect the applicant's right to an orderly hearing.
24 No recommendations or decisions will be made at the

1 Historic Review Board at the hearing today. The Board
2 will evaluate this information, testimony, and
3 comments received here at a public business meeting to
4 be held the first Tuesday of next month.

5 MR. DAVIS: Thank you. We have no old
6 business, so on to new business.

7 MS. HATCH: Okay. Our one and only
8 application this evening is: Application 2022-0054-H,
9 2465 Pulaski Highway Tax Parcel 11-026.10-206. This
10 is on the north side of Pulaski Highway, north of the
11 intersection with Biddle Avenue. It is in Pencader
12 Hundred, and this is a building permit to construct
13 Building C of the La Grange Center. The property is
14 zoned CR & H, and it's within Council District 5.

15 I am going to promote Mike Hoffman, who
16 is the applicant's attorney. Mike, is there anyone
17 else that I should promote?

18 MR. JOHNS: You're muted.

19 MS. HATCH: There we go.

20 MR. HOFFMAN: As often as I promise
21 myself I will not do that, here I am starting right
22 off.

23 Good afternoon, everybody. Mike
24 Hoffman on behalf of the applicant.

1 Yes, Betsy, if you could promote Kurt
2 Hutter as well as J.R. Lilley, please.

3 And while they are being promoted, I
4 will just do some brief introductions. Kurt Hutter is
5 the applicant's representative. So he's the owner's
6 rep on the line. J.R. Lilley should include Julie
7 Lilley and Ben Gough of Larson Design Group, they are
8 the architects for the proposed building. And I'm
9 Mike Hoffman, of Tarabicos, Grosso & Hoffman, the
10 applicant's attorney.

11 MR. HUTTER: And if you can also
12 promote Carl Wright, Betsy, please.

13 MR. HOFFMAN: Excellent. And actually,
14 while we're at it, Ben Gough. It looks like Julie and
15 Ben have logged in separately. So we'll have
16 everybody here. Carl Wright is also one of the
17 owner's representatives with Wright Group, and Ben
18 Gough is also with Larson Design Group.

19 So I appreciate everybody's patience
20 while we bring everybody on line here. With the
21 Board's indulgence, Mr. Chair, I would like to start
22 with a brief PowerPoint with some images, a brief
23 introduction, and then we'll open up to questions.

24 MR. DAVIS: Great. Thank you.

1 MR. HOFFMAN: All right. Let me share
2 my screen. Okay. So hopefully everybody can see the
3 PowerPoint on my screen? I'm seeing nodding heads,
4 excellent.

5 MR. DAVIS: Yes.

6 MR. HOFFMAN: So as Betsy had
7 mentioned, we're here for a building permit review at
8 the LaGrange Center. Just by way of background, to
9 refresh everyone's memory, we did appear before the
10 Board twice in 2019 seeking Historic Review Board
11 review and recommendation concerning a then-proposed
12 rezoning, land development plan, and design guidelines
13 for the buildings in the LaGrange Center.

14 The property is about 10 acres that are
15 highlighted on the screen here, located to the north
16 of Pulaski Highway. Over to the west is the Deer Park
17 Plaza shopping center, and then this community up here
18 is the LaGrange residential community.

19 The property is located, as Betsy
20 mentioned, within a H historic overlay. This is the
21 property right here. So as a property within that H
22 overlay, as the Board is aware, we are required to
23 come before the Historic Review Board for
24 recommendation on the land development plan, but also

1 on individual building permits.

2 And so, to that point, we are here
3 seeking building permit review for Building C, which
4 is this building I'm circling on the screen here. It
5 is to the right, which is the east, of the main
6 entrance boulevard into the community.

7 I should note that as part of the prior
8 Historic Review Board review, which many of you
9 probably recall, we did present a set of elevations
10 and design guidelines to guide future building permit
11 review. And those design guidelines were reviewed and
12 approved.

13 What we are presenting here tonight is
14 mostly consistent with those previously submitted
15 elevations and design guidelines, but there are a few
16 -- while we believe them to be minor changes, they are
17 notable -- that we wanted to highlight and walk
18 through here this afternoon.

19 Arguably, the most noticeable revision
20 concerns greater visibility through the retail
21 windows. Certainly this is not the building, this is
22 actually in Alexandria here, but it provides some
23 context. Because if those who were on the Board at
24 the time recall, the architectural style was the

1 Federal style. So we did look to other Federal style
2 buildings. But I do want to turn it over to Kurt
3 briefly, to walk through the challenge and what led to
4 the designs that we'll present at the end of this
5 presentation. Kurt?

6 MR. HUTTER: Thank you, and good
7 afternoon, and thank you for having us. Kurt Hutter
8 with Wright Partners.

9 So just quick backgrounds. We have
10 been involved with this project now for almost exactly
11 four years. And in 2018 we quickly settled on a site
12 plan, as Mike showed on a prior slide. It's
13 significantly similar for the last four years, believe
14 it or not. And at that time we knew that this
15 Building C was going to be a multi-tenant building.
16 And the plans that we've presented, and the building
17 that we've designed, accounts for having up to four
18 tenants in it.

19 In 2019, as you all know, we came
20 before you and had elevations approved for the site
21 plan purposes. Since that time, or since 2018 but
22 certainly since 2019, we've been using those
23 elevations for all of our leasing efforts of this
24 building. And also for other buildings within the

1 center, but specifically for Building C we have been
2 using those elevations that were approved.

3 Really the primary change that I will
4 show you in a second is the parking lot elevation
5 side. Which is, on this plan, the right side. And
6 it's based upon feedback that we've received from
7 national and regional retailers, as well as a couple
8 of mom and pop operations.

9 Being a multi-tenant building, they
10 look at our elevations and like, you know, it's
11 interesting architecture. They like the architecture,
12 but they see their storefront as their connection to
13 the outside world. And almost universally the
14 comments we get back is, "We like the building in
15 whole, but we really want to create a more inviting
16 space than what the window elevation " -- that
17 elevation on that right hand side-- "provides for
18 customers when they drive up, park for the first time,
19 look inside."

20 Or maybe, since this is a multi-tenant
21 building, they're walking between -- you know, they go
22 to one store, and they want to see what's in the
23 neighboring store, and do a walk-in. Almost
24 universally they wanted more visibility inside their

1 space. Not only for the customers, but also for the
2 employees to feel a connection to the outside.

3 So the changes on this elevation are
4 about visibility, adding brightness to the inside of
5 the space, really kind of blur the lines between
6 inside and outside. Attract walk-in customers. You
7 know, a destination user may always go there, you
8 know, walk into a different story.

9 This is obviously a six-building
10 center, and a lot of these mom and pops are smaller
11 retailers, but kind of rely on some, hey, let's try
12 this store out. And so we have to be cognizant of
13 what they want.

14 We're building this building -- it has
15 materials that will last a long time, and we're
16 investing in this building. And we want it to be
17 adaptable for future use. And we really think that
18 getting this front elevation right will make it highly
19 adaptable for not -- it's easy to say who's going in
20 there for the first five years, but as everyone knows
21 retail will turn over and someone else coming in.

22 We want it to be really adaptable.
23 Besides just the elevation, I can tell you we've taken
24 that approach throughout the entire building. We've

1 minimized the number of columns in the building so
2 that if, at some point in the future, this four
3 tenants becomes three tenants we can change devising
4 (ph) wall.

5 So we're looking to spend money and
6 make this an adaptable building. Listening to our
7 prospective tenants, the change that we're presenting
8 on this right elevation is really coming from them.

9 And so, we looked at a couple other
10 Federal style retail centers. One in Alexandria, one
11 in Georgetown. Certainly highly popular retail
12 centers built around truly authentic Federal style
13 buildings adapted to these purposes. But, as you see,
14 these buildings have been adapted over time to meet
15 the modern necessities of larger windows, and these
16 are more modern type approaches and revisions to these
17 buildings, for modern times.

18 And that's the feel of what we're
19 looking to go for, and I'll show you that in a second.
20 Then one more final slide before I get into the actual
21 elevations. This just shows you the context of what
22 glass can do, certainly in the picture on the right,
23 certainly in the foreground, everyone recognizes what
24 this is, but just connecting the space to the outside

1 world and vice versa. That's what we're looking to
2 do.

3 So without further ado, let's go to the
4 next slide.

5 MR. HOFFMAN: Kurt, just to tee this up
6 for the Board real quick. Based on that, we thought
7 that introduction was helpful just to lay out this is
8 really kind of the most noticeable difference. On the
9 left you see what was in the previous rendering and
10 elevation. On the right you see the current. And
11 then you see this is really the most notable. That's
12 on that parking lot side. It's not the main boulevard
13 side, it's the parking lot side. For all the reasons
14 that Kurt had mentioned.

15 But sorry, Kurt, just to tee that up.
16 Do you want to walk the Board through?

17 MR. HUTTER: Yeah. Thank you. So the
18 parking lot side, what we call the front elevation,
19 but the front elevation could be the Pulaski Highway
20 elevation, the front could be the boulevard entrance.
21 But what we're calling the front is that parking lot
22 side. These are the main access points for each of
23 the four retailers. And if you kind of look in the
24 upper-right elevation, you can kind of see four front

1 doors mixed in-between the glass.

2 So, obviously, it pretty much speaks
3 for itself. We've extended glass to the floor level,
4 and removed the grills between the glass. That's the
5 predominant change. Enlarged, connected a couple of
6 the windows together to make a wider window, but kept
7 all the other elements. The porch, the gables, the
8 roof, the brick. Kept everything else. The signage
9 is the same, with exterior illuminated signage.

10 So that's the predominant change, that
11 we believe, to this building. There are a few other
12 changes, as we go around the other sides. The next
13 one down is the rear elevation, what you'll see as you
14 come in the boulevard. So the back side of the
15 building. But it also has a front-like appearance.
16 Really three sides of this building are pretty
17 visible.

18 That rear elevation is what you'd see
19 down the boulevard side. The changes here were,
20 obviously, some glass configurations, but we kept the
21 grills between the glass, we kept pretty much
22 everything else. We just kind of changed the
23 orientation of the positioning of doors and windows.

24 One item that you'll see here is on the

1 left-hand side you'll see some shutters. The whole
2 building had some shutters, but not on all windows.
3 If you look down 2019 across all four sides, some
4 windows had proposed shutters, but not all of them.
5 And in some cases the shutters felt a little
6 contrived. Namely in the third from the bottom there.
7 The purpose of shutters is to close the window, and in
8 those three windows there the shutters just don't
9 match the size of the window, and it lost some
10 authenticity.

11 So we felt it better to remove all the
12 shutters on all four sides. And that's what you'll
13 see on the three other sides here.

14 The third elevation down, the left
15 elevation, this is what you would see as you drive on
16 Pulaski Highway. There's really not much change here,
17 other than the shutters that I just mentioned.

18 Going back up to one, I forgot about
19 one item. The gable roof. All the roofs here, and
20 predominantly in the whole center, will be asphalt
21 shingle. We've proposed that single gable sticking
22 out to be a standing metal seam (ph). We like the
23 attractiveness of it. It's not a money-saving thing,
24 it's actually more expensive. We thought it made a

1 nice architectural feature, changed some variability
2 in the elevation. So that's one additional change
3 that we made.

4 And then, lastly, on the bottom
5 elevation, this is the loading dock side, probably the
6 least visible side. We gave the opportunity, not
7 knowing who's going to go in that -- call it the
8 endcap, on the right-hand side. True, they're next to
9 that loading dock zone, but we wanted to at least give
10 them for some additional glass on the right-hand side
11 of the building. Some additional light, some
12 visibility.

13 And that's the summary of our changes.

14 MR. HOFFMAN: And I'll just point out
15 just briefly, while we've been comparing to this 2019
16 rendering. When we went before the HRB at that time,
17 and obviously as this Board knows, building permits
18 come before the HRB. So the intention then was to
19 give some idea of the general vision. The guidelines
20 themselves, so the guidelines form a basis, kind of an
21 anchoring point in terms of the architectural vision.

22 But we always knew that we would come
23 before this body with a specific design, which is what
24 this is. So I point that out just because the 2019

1 was not presented to be the be-all-end-all. It's the
2 2022, or when you come before the HRB, and the
3 question is consistency with that vision.

4 But we did want to at least show you
5 how it differed from when we were before you
6 beforehand with that initial vision.

7 So I will pause there. Mr. Chairman, I
8 can do one of two things. I can stop sharing so we
9 can all see each other, or I can keep this up so you
10 can see, the Board. Whatever your preference.

11 MR. DAVIS: Let's keep it up, if that's
12 the end of your presentation?

13 MR. HOFFMAN: It is, yes.

14 MR. DAVIS: Okay. All right. Then
15 we'll open up for questions, and if the Board members
16 would rather see our faces then we'll ask you to take
17 it down.

18 Questions for the applicant?

19 MS. HATCH: Ms. Anderson has her hand
20 raised.

21 MR. DAVIS: Ms. Anderson?

22 MS. ANDERSON: Yes. I guess I have a
23 couple of questions. One, there was a design,
24 LaGrange Center design guidelines. Whose design

1 guidelines are those? Or where did those design
2 guidelines come from?

3 MR. HOFFMAN: They were ours, Ms.
4 Anderson. So we prepared them and presented them,
5 again, to serve as the basis for an anchoring point as
6 we prepared to come back with the building permits.
7 But it was the applicant that prepared it.

8 MS. ANDERSON: Okay. So the applicant
9 prepared these design guidelines. Okay.

10 So the indication that there was to be
11 a knee wall came from the applicant?

12 MR. HOFFMAN: I think -- and do you
13 have a page, Ms. Anderson? So I can make sure I'm --

14 MS. ANDERSON: There are no page
15 numbers on this. I'm looking at (inaudible). The
16 paragraph is labeled Windows and Doors.

17 MR. HOFFMAN: Okay, yes. Yep.

18 MS. ANDERSON: Oh, okay. So under
19 Windows and Doors it speaks here about the windows.
20 And the preference to have that knee wall be placed
21 below the glazing. It says there, "The glazing system
22 should not be continuous degree, but that a knee wall
23 should be placed below the glazing in order to provide
24 a more traditional appearance."

1 MR. HOFFMAN: So what I would suggest
2 is two-fold. I think the first thing is, if you
3 actually go -- and you're correct, it's not numbered -
4 - but if you go to what is Page 2, the first page
5 after the cover page, that Page 2. There is a section
6 called Application.

7 And it says, "The design guidelines
8 should be used as a framework by county staff,
9 Historic Review Board, and others in reviewing plans
10 and proposals. The design guideline should be
11 distributed as reference as they prepare building
12 plans." And then you have the vision statement and
13 the objective.

14 So this was presented to be that
15 anchor. This was not presented, nor was it adopted,
16 as a final be-all-end-all, but it was presented to
17 guide generally. And one of the things, when the
18 applicant presented this in conjunction with their
19 architects -- and this is really something that Kurt
20 dealt with directly, which is design, so we can have
21 him speak to that.

22 But when the design guidelines were
23 prepared, they did not speak to this glass frontage
24 here. And the reason is because that wasn't in the

1 forefront when they were going and talking to tenants.
2 But what the design guidelines did say is the primary
3 facades versus secondary facades. And, of course, the
4 parking lot being secondary.

5 So there are elements of this plan that
6 is in front of you that do deviate from what is in the
7 design guidelines, following that review. But the
8 core vision and messaging, and absorbing the framework
9 is consistent. That's our point. In other words, it
10 forms the anchor. There are deviations, which is why
11 there is a building permit review.

12 In other words, if you weren't able to
13 deviate, there is no purpose of the building permit
14 review. I guess is the point. So at the end of the
15 day, the HRB offers that recommendation. We
16 acknowledge there are specific items that deviate in
17 the subsequent review, but the core vision to the
18 anchor is consistent. Does that make sense?

19 MS. ANDERSON: Yes, thank you. Just
20 another item. I believe that when you guys came
21 before us before, and correct me if I'm incorrect, but
22 was there a meeting with a community group in order to
23 just review this with that community group?

24 MR. HOFFMAN: We had a community

1 meeting on the rezoning and the plan. We did not get
2 into the specifics of the design guidelines, and
3 negotiating a set of design guidelines. So this
4 guideline document wasn't prepared with the community,
5 but you are correct that the plan layout was.

6 MS. ANDERSON: All right. Thank you
7 very much.

8 MR. HOFFMAN: Sure.

9 MR. DAVIS: Mr. Patel?

10 MR. PATEL: Mike, I just have a
11 business question, and we are also referring to the
12 code. But the building initially came in 2019. Three
13 years later -- again, this is strictly a business
14 question -- how are you seeing the prognosis? Are the
15 investors and the developers ready to go? Or is it
16 still on the -- sort of kind of questionable?

17 MR. HOFFMAN: It's a great question,
18 and it's a question that I think I asked myself as
19 well when we were in the heart of COVID. It seems
20 that coming out of COVID there's more interest in
21 filling these retail spaces.

22 I can point to some examples elsewhere,
23 but for the sake of this question why don't I get the
24 owner to speak specifically to it? Because they can

1 tell you exactly the interest that they're seeing in
2 this center.

3 Kurt or Carl, do you want to speak to
4 that?

5 MR. HUTTER: Yeah, sure. So obviously
6 we're in for a building permit here, and we want to
7 start construction as soon as we receive the building
8 permit. If we were at all concerned about the market,
9 we don't want to build spec buildings. But there is
10 something to be said for this type of a multi-tenant
11 building that a lot of the tenants who like space and
12 take space like this, they want to see the
13 construction or see the building at least going up.
14 So it's important for us to start this building.

15 The other buildings in the center, and
16 Betsy can verify this, Building D has submitted a
17 building plan and they're just making a modification
18 before hopefully a permit will be issued there. Our
19 tenant is building their own building there. We
20 recently had a conversation with Betsy regarding
21 Building A, all the way to the left on the frontage.
22 And Building B will be coming.

23 So I suspect in the next six months, if
24 building permits are issued, all four of those

1 frontage buildings will be under construction.

2 MR. PATEL: Thank you for answering.

3 MR. HUTTER: Sure.

4 MR. DAVIS: Okay. Ms. Silber, and then
5 Ms. Hershner.

6 MS. SILBER: Yeah. I think maybe the
7 last discussion may have answered my question. In
8 regard to the other buildings, I remember when you
9 came before us the other times, if I recall, there was
10 one that was, I think, an auto repair shop or
11 something. And if I recall, that was maybe Building
12 B? If I recall?

13 MR. HOFFMAN: Actually A. Building A.

14 MS. SILBER: A. Okay. So what I'm
15 asking in this case is that what you are proposing for
16 Building C, are we correct in assuming that this is
17 basically also setting a template, or an example for
18 any other buildings? Aside from, I think, that one
19 that is being constructed independently by the
20 restaurant group.

21 But we're assuming this is setting the
22 precedent for other buildings that may be coming in as
23 well?

24 MR. HOFFMAN: It's a great question,

1 you are absolutely correct. That Building A was that
2 auto services, so a different style building,
3 different use generated those changes. And you're
4 correct. The restaurant fast food tenant here,
5 different style, different group.

6 But I think it's fair, and correct me
7 if I'm wrong, that yes, this Building C here, the
8 intention was always that Building B and C are kind of
9 book ends to each other.

10 MS. SILBER: Okay. So we're assuming,
11 depending on how Building C plays out, we can assume
12 that in some ways it will be a mirror image? So the
13 parking lot facing side of Building B would mimic
14 whatever is happening in the Building C property.
15 Correct?

16 MR. HOFFMAN: That's correct. Kurt,
17 can you confirm?

18 MR. HUTTER: Yeah. Obviously we don't
19 have the design submitted yet, but let's assume that
20 possibility. Yes.

21 MS. SILBER: Okay.

22 MR. HOFFMAN: Let me answer it this
23 way. The same considerations would be in play, but
24 obviously this Board will review and approve it before

1 it goes forward.

2 MS. SILBER: Right.

3 MR. HUTTER: And one reason we might
4 want to do that is, as you can see, the buildings are
5 basically the same exact size. And going back to that
6 adaptability. The tenant we have in there now is one
7 tenant, but over time that building could become a
8 multi-tenant building the same way that Building C is.

9 MR. HOFFMAN: Correct.

10 MS. SILBER: Okay, thank you.

11 MR. HOFFMAN: Sure.

12 MR. DAVIS: Thank you. Ms. Hershner?

13 MS. HERSHNER: So if the permit is
14 approved, how confident are you in being able to
15 secure the materials that you propose in this
16 application? Supply chain issues are certainly
17 impacting a lot of projects. I know shingles,
18 especially in certain colors, have been in short
19 supply for a very long time. So are you confident, or
20 is there a possibility that this is really a guideline
21 and not necessarily what the final product is going to
22 look like?

23 MR. HOFFMAN: So I'll defer to Kurt to
24 answer the specific question, but just from a legal

1 code standpoint the permit itself has to be reviewed
2 and approved by the Board. So to the extent that
3 there is a material deviation, that would come back
4 before the Board. So that's just the process legal
5 answer, but Kurt can you answer the question on supply
6 chain and confidence on materials?

7 MR. HUTTER: Yeah, it's a great
8 question, and it's a challenge that we have, but it
9 wouldn't be our intention to make an alteration. It
10 would just -- instead of building this, let's just say
11 in five months, it would take us six or seven months.
12 It may just add time, but not material change.

13 MS. HERSHNER: So you would wait for
14 materials as opposed to trying to sub ones in and out
15 that are wildly different?

16 MR. HUTTER: Yes.

17 MS. HERSHNER: Okay, thank you.

18 MR. HOFFMAN: That's a good question.

19 MS. HATCH: I'm not seeing any other
20 Board members' hands raised.

21 MR. DAVIS: Okay.

22 MR. HOFFMAN: Well, thank you everybody
23 for your time. It's a pleasure as always.

24 MR. DAVIS: Thank you. Thanks for the

1 presentation. Now we'll open up for public comment.
2 Betsy, when you're ready.

3 MS. HATCH: Sure. Bear with me one
4 moment. I apologize, I'm having some technical
5 difficulties.

6 MR. DAVIS: It's okay. I think that's
7 visible.

8 MS. HATCH: Okay.

9 MR. DAVIS: So we'll make a call for
10 public comment in favor of the application.

11 MS. HATCH: All right. I am not seeing
12 any hands raised.

13 MR. DAVIS: Okay. We'll give it a few
14 seconds here.

15 MS. HATCH: All right. There are no
16 hands raised.

17 MR. DAVIS: Okay. Thank you. We'll
18 make a call for those in opposition.

19 MS. HATCH: There are no hands raised.

20 MR. DAVIS: Okay.

21 MS. HATCH: Yes, there are no hands
22 raised.

23 MR. DAVIS: Great, thank you. And then
24 we'll make a call for general comment.

1 MS. HATCH: I'm not seeing any hands
2 raised.

3 MR. DAVIS: Okay. Good.

4 MS. HATCH: So I'll go to my report.

5 And as just a note of housekeeping, the Historic
6 Review Board will deliberate on this item held at
7 their business meeting held on March 1st. And I did
8 just want to update the Board, because we've actually
9 been getting quite a bit of positive feedback.

10 Work on the James Morrow House, which
11 is located along Route 273, continues to be underway.
12 I just wanted to share with the Board this is a real
13 success story of rehabilitation and renovation of a
14 historic resource, and I'm glad to see that it's in
15 great shape and looking like it has a new life. I
16 just wanted to share that with the Board because we've
17 been getting quite a bit of people saying, "I'm
18 driving by and it looks really good." So I wanted to
19 share that with the Board.

20 MR. DAVIS: All right. It looks nice.
21 Okay. One final call for public comment.

22 MS. HATCH: All right. I am not seeing
23 any hands raised.

24 MR. DAVIS: Okay. Then I'll ask for a

1 motion to adjourn.

2 MR. PATEL: I make a motion to adjourn
3 the meeting.

4 ALL: Second.

5 MR. DAVIS: All in favor?

6 ALL: Aye.

7 MR. DAVIS: Aye. Motion carries.

8 Thank you everyone.

9 MS. HATCH: Thanks everyone.

10 ALL: Bye.

11 (Whereupon, this hearing concluded.)

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C E R T I F I C A T I O N

I, Jessica Huff, certify that the foregoing is a true and accurate transcript from the official electronic sound recording.



Jessica Huff
Approved Transcriber

Dated: March 27, 2022

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