

**CITY OF MIDDLETOWN
 DESIGN REVIEW & PRESERVATION BOARD**

MINUTES

January-9-2008

Present

J. BIANCO, CHAIRMAN
 P. EVANS
 B. SHOEMAKER
 M. STEWART
 N. STAMLER
 B. KRONENBERGER
 J. FORTUNA
 B. PLUMLEY

Absent

J. FRAZER

Also Present

M. WACKERS
 S. KOVACH
 R. WILSON
 C. JOHNSON
 J. SARBAUGH
 A. KAHOU

The meeting commenced at 5:29 PM.

Jeff Bianco called the meeting to order and moved review the minutes.

Patricia Evans motioned to approve the December minutes. Ben Shoemaker seconded the motion and the motion was approved unanimously, with Bruce Plumley abstaining.

Motion to approve the November minutes.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco			X			
Patricia Evans	X		X			
Jim Fortuna			X			
John Frazer						X
Brian Kronenberger			X			
Bruce Plumley					X	
Ben Shoemaker		X	X			
Nancy Stamler			X			
Matt Stewart			X			
<u>TALLY</u>			<u>7</u>	<u>0</u>	<u>1</u>	<u>1</u>
Motion approved.						

Jeff Bianco called for public comments for items on the agenda. Seeing none, the first item on the agenda was called.

First, Ralph Wilson representing Abe Kahoud and his proposed development for 675 Washington Street called Old Mill Crossing that will consist of a 12, 900 sq. ft. CVS Pharmacy and a 16,600 sq. ft. Albi's Food Store. Ralph Wilson reported that the Planning and Zoning application for this proposal has been postponed until Design Review has had an opportunity to render a decision. CVS wants a bright open entrance that includes the architectural features that are currently proposed. These features are considered to be integral to their branding of CVS. The Board and developers discussed the roof lines, recessed lighting, faux-windows, parking lot layout details and landscaping

Brian Kronenberger motioned that the proposal be conceptually approved with the conditions. The board approves the scale, massing and design of the buildings, with the same materials applied to both buildings. The Board also approves a timber guide rail coming off of the bridge from West Street. The Board would

like the developer to provided the following details to allow for further decision by the Board: a new rendering with both buildings with the agreed changes; provide renderings that show what white trim and bronze trim around the windows and doors; create a screen that is architecturally compatible to the building for the cardboard compactor on the rear of the CVS building; consider consolidating landscaping in the northeast parking lot on the property; consider upgrading walkways in the parking lot with brick or stamped- or colored-concrete; and consider design or color modifications to the arch element over the entrance. Patricia Evans seconded and the motion was approved.

Motion for conceptual approval for the scale, massing and design of the buildings, with the same materials applied to both buildings. The Board also approves a timber guide rail coming off of the bridge from West Street. The Board would like the developer to provided the following details to allow for further decision by the Board: a new rendering with both buildings with the agreed changes; provide renderings that show what white trim and bronze trim around the windows and doors; create a screen that is architecturally compatible to the building for the cardboard compactor on the rear of the CVS building; consider consolidating landscaping in the northeast parking lot on the property; consider upgrading walkways in the parking lot with brick or stamped- or colored-concrete; and consider design or color modifications to the arch element over the entrance.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco			X			
Patricia Evans		X	X			
Jim Fortuna			X			
John Frazer						X
Brian Kronenberger	X		X			
Bruce Plumley			X			
Ben Shoemaker			X			
Nancy Stamler			X			
Matt Stewart			X			
<u>TALLY</u>			<u>8</u>	<u>0</u>	<u>0</u>	<u>1</u>
Motion approved.						

Second, John Pythik presented his proposed design for non-illuminated signage for his 24-hr Carwash at 55 Ward Street. Ben Shoemaker motioned to approve as submitted. Nancy Stamler seconded and the motion was approved unanimously.

Motion to approve as presented.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco			X			
Patricia Evans			X			
Jim Fortuna			X			
John Frazer						X
Brian Kronenberger			X			
Bruce Plumley			X			
Ben Shoemaker	X		X			
Nancy Stamler		X	X			
Matt Stewart			X			
<u>TALLY</u>			<u>8</u>	<u>0</u>	<u>0</u>	<u>1</u>
Motion approved.						

Third, Michiel Wackers presented an overview of potential future developments along Washington Street over the next ten years for the purposes of revising the commercial corridor design guidelines to encourage high quality and more uniform design by developers. The Board recommended improving the streetscapes with better sidewalks and landscaped buffers. More street trees. Fewer curb-cuts. Materials should be of high-quality.

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There being no further business, the meeting adjourned at 6:55 PM.

Respectfully submitted,

Michiel Wackers, Deputy Director of Planning, Conservation & Development