

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

**MINUTES**

*February-11-2009*

**Present**

J. BIANCO, CHAIR  
 P. EVANS, VICE CHAIR  
 B. SHOEMAKER  
 M. STEWART  
 B. PLUMLEY  
 B. KRONENBERGER  
 J. FORTUNA

**Absent**

J. FRAZER  
 N. STAMLER

**Also Present**

M. WACKERS  
 J. SARBAUGH  
 S. KOVACH  
 F. KUAN  
 J. DERING

Jeff Bianco called the meeting to order at 5:30pm.

Jeff Bianco called for the Board to review the minutes. Patricia Evans motioned to approve the amended minutes. Brian Kronenberger seconded and the motion was approved with Bruce Plumley abstaining.

Motion to approve the amended minutes from the December 2008 meeting.						
<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>6</u>	<u>0</u>	<u>1</u>	<u>2</u>
Motion approved.						

Jeff Bianco called for the first item on the agenda.

First, Joe Dering, of Empower Leadership, Sport and Adventure Center, presented a proposed sign for 2011 South Main Street. A freestanding sign 10 feet in height with external illumination. Brian Kronenberger motioned to approve the sign as presented. Jim Fortuna seconded and the motion was approved.

Motion to approve the proposed signage for the Empower Leadership, Sport and Adventure Center.						
<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	X			
John Frazer						X
Brian Kronenberger	X		X			
Bruce Plumley			X			
Ben Shoemaker			X			

Nancy Stamler						X
Matt Stewart			X			
<u>TALLY</u>			<u>7</u>	<u>0</u>	<u>0</u>	<u>2</u>
Motion approved.						

Second, Frank Kuan, of Wesleyan University, presented a proposed sign for over the entrance of the Green Street Arts Center to better associate the university with the Center and to provide a street number for the building. The sign will not be illuminated. Patricia Evans motioned to approve the proposal as presented. Bruce Plumley seconded and the motion was approved.

Motion to approve proposed sign for the Green Street Arts Center.						
<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	X			
Ben Shoemaker			X			
Nancy Stamler						X
Matt Stewart			X			
<u>TALLY</u>			<u>7</u>	<u>0</u>	<u>0</u>	<u>2</u>
Motion approved.						

Third, Joseph Lecour of Citgo Gas Station at 436 South Main Street, presented changes to the property and structure. The building would have the front addition removed and the three-bay garage will be converted to convenience store space. The freestanding sign would be replaced and landscaping around the property would be improved. Patricia Evans motioned to accept the changes to the building and canopy. Bruce Plumley seconded. The board discussed the motion and suggested changing the fence from vinyl to wood. The motion was approved with the amendment that the fencing be wood. Ben Shoemaker motioned that the signage proposal be approved with a larger pylon with LED and a smaller sign on the southeast corner advertising the diesel price. Bruce Plumley seconded and the motion was approved. Brian Kronenberger seconded and the motion was approved.

Motion to accept the changes to the building and canopy at 436 South Main Street Citgo.						
<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	X			
Ben Shoemaker			X			
Nancy Stamler						X
Matt Stewart			X			
<u>TALLY</u>			<u>7</u>	<u>0</u>	<u>0</u>	<u>2</u>
Motion approved.						

Motion to accept the changes to signage at 436 South Main Street Citgo.						
<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	X			
Ben Shoemaker	X		X			
Nancy Stamler						X
Matt Stewart			X			
<u>TALLY</u>			<u>7</u>	<u>0</u>	<u>0</u>	<u>2</u>
Motion approved.						

Fourth, Michiel Wackers updated the Board on the 48-50 Main Street issue with the removal of the siding from a building with a historic deed restrictions. William Raevis Real Estate has agree to hire and has hired a profession historic preservationist to perform the repair work. They requested the ability to put up temporary covering to protect the building. The Brian Kronenberger motioned to allow a temporary plywood covering that is painted to match with the condition that it be removed and permanent historically appropriate siding be installed by July 1, 2009. Bruce Plumley seconded and the motion was approved.

Motion to approve the amended minutes from the December 2008 meeting.						
<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		X			
Bruce Plumley		X	X			
Ben Shoemaker			X			
Nancy Stamler						X
Matt Stewart			X			
<u>TALLY</u>			<u>7</u>	<u>0</u>	<u>0</u>	<u>2</u>
Motion approved.						

There being no further business, the meeting adjourned at 6:45pm.

Respectfully submitted,

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 Michiel Wackers, Deputy Director of Planning, Conservation & Development