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

MINUTES

March-8-2006

Present

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

Absent

N. STAMLER

Also Present

M. WACKERS
M. DOWLEY
J. JOHNSON
S. DORITY
F. HARKIAS
R. OLIVERAS

The meeting commenced at 5:30 PM.

Jeff Bianco moved to review the minutes at the next meeting.

Jeff Bianco moved to New Business.

First, Attorney Michael Dowley and Jeff Johnson of BL Companies presented the proposed new construction of a retail facility on Newfield Street. Jeff Bianco asked what the signage plan would be. Jeff Johnson replied that they would be internally illuminated vinyl signage. Jeff Bianco replied that the Board would prefer externally illuminated or die-cut, channel letter signage. Michiel Wackers commented that the Board should look at options that would improve the roofline or distinguish each store as separate. Ben Shoemaker motioned to approve as presented with the developer returning to present actual signage designs. Matt Stewart seconded and the Board discussed the motion. Matt Stewart asked about the parking lot lighting. Jeff Johnson replied that they are very plain, but if the project had antique lighting it would require more lamp posts. The Board voted unanimously for the motion.

Second, the Andy Ross Group presented their freestanding sign that is externally illuminated, hand carved with gold leaf. Patricia Evans motioned to approve as presented. John Frazer seconded that the Board approved the motion, with Ben Shoemaker abstaining.

Third, Middlesex Hospital was represented by Steve DORITY of the SLAM collaborative to present the elevations of the new Emergency Department expansion. Jeff Bianco commented that Board was most interested in the drop-off on Crescent Street, the ambulance entrance on Main Street Extension, the garden at the corner of Crescent Street and Main Street Extension, as well as the star element at the corner of the build at that same intersection. Matt Stewart asked what material would screen the roof elements. Steve DORITY replied that the metal would match the color of the building and each section would be flush against each other. Matt Stewart asked about the material of the drop-off on Crescent Street and the accent bands on the façade. The canopy would be some type of translucent material and the accents on the building would be a limestone. The Board discussed the project positively, but would like to see it represented if any elements change since some concepts were still being debated by the Hospital. John Frazer motioned to accept the project as presented. Ben Shoemaker seconded and the Board discussed the motion. Patricia Evans added that any changes be represented to the motion and the Board approved the motion unanimously.

Fourth, Fred Harkias of Fibertech Networks presented the installation of a fiber optics service cabinet to be located at 45 Broad Street in the garden area of the former Colormart building. The Board requested that

the company work with the neighborhood group that maintains the garden to determine the appropriate method to screen the service cabinet. Brian Kronenberger motioned to approve as presented with the condition that they work with the neighborhood group that maintains the garden. Patricia Evans seconded and the Board approved the motion unanimously.

Fifth, Rebecca Oliveras presented proposed lamp post banners for the North End. Patricia Evans motioned to approve as presented. Jim Fortuna seconded and the Board approved the motion unanimously.

Sixth, the Board discussed the 2006 Design and Preservation Awards. Brian Kronenberger motioned to choose Forbidden City for the Preservation Award and Nikita's for the Design Award. Matt Stewart seconded and the Board approved the motion unanimously.

There being no further business, the meeting adjourned at 6:24 PM.

Respectfully submitted,

Michiel Wackers, Deputy Director of Planning, Conservation & Development