

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

**MINUTES**

*March-11-2009*

**Present**

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

**Absent**

J. FRAZER  
 J. FORTUNA

**Also Present**

M. WACKERS  
 R. WILSON  
 A. RUBACHA  
 M. MASSEILLI  
 R. OLSEN  
 S. KOVACH  
 C. JOHNSON  
 E. MCKEON

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

Jeff Bianco called for the Board to review the minutes. Ben Shoemaker motioned to approve the February minutes. Brian Kronenberger seconded and the motion was approved.

Motion to approve the minutes from the February 2009 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			
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.						

Jeff Bianco called for the first item on the agenda.

First, Mark Masseilli of the Community Health Center, Attorney Ralph Wilson, and Architect Robert Olsen presented a proposed new Community Health Center building at 675 & 689 Main Street. The proposal includes a three story structure with a green roof, and a 29 stall parking lot in the rear along Grand Street.

Ed McKeon asked why the three story Eli Cannon’s restaurant building so much smaller? Robert Olsen explained that the floor heights in the Community Health Center building were much taller.

Patricia Evans asked for more detail on the parking usage. Mark Masseilli replied that the Community Health Center currently leases 31 spaces in the 55 space lot, which leaves 24 public spaces. The new lot will be 29 spaces and no Community Health Center employees will be allowed to park at that site. Off-site arrangements are being worked out.

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The Board asked about proposed lighting and fencing on the north side of the property. Robert Olsen replied that the light at the location will be much more comprehensive and a chain link fence is proposed for the northern property line and a wood fence along the west.

Jeff Bianco asked about signage for the building. Robert Olsen explained that there will be three signs two over the entrances on Main and Grand reading Community Health Center and a third in the back reading ambulance.

Patricia Evans motioned to accept the proposal as presented. Brian Kronenberger seconded. Jeff Bianco opened the motion to discussion.

Jeff Bianco stated that the building was attractive and the roof elements are very interesting. The fence will be an issue and it needs to be done correctly.

Patricia Evans stated that she is comfortable with the design, but the walkway between Eli Cannon's and the building seems too narrow.

Brian Kronenberger commented that Eli Cannon's seems to be overpowered by the new Community Health Center building. The new parking lot will be less useful to Eli Cannon's restaurant. Jeff Bianco added that there is an issue of balance for the streetscape. Jeff Bianco added that the large transparency of the windows might help with the massing of the building.

Jeff Bianco asked that tree grates be use instead of raised tree beds.

Jeff Bianco asked how wide the alley was on the north side. Robert Olsen explained that it was six feet.

Ben Shoemaker stated that this building is loses any historic character, especially in relation to other buildings in the North End.

Brian Kronenberger stated that the glass should be transparent, it would be a mistake to put mirrored or reflective glass in the windows. Robert Olsen replied that non-reflective glass will be used with minimal framing.

Brian Kronenberger commented that the alley would be a security concern and the North side wall is too plain.

Patricia Evans amended her original motion to read; motion to conceptually approve of the Community Health Center proposal subject to submitting a rendering of the North elevation; better rendering showing actual proposed materials and the transparency aspect of the windows; all renderings to include Eli Cannon's; use of tree grates instead of tree islands for the street trees; and, work with Eli Cannon's on access from parking to restaurant, either via alleyway or rear access. Brian Kronenberger seconded the motion.

Jeff Bianco asked that staff read Jim Sarbaugh's email.

*Michiel and Jeff,*

*I've looked at these plans and see that they will require demolition of #s 12 and 16 Grand St. #12 is a notable building, probably from the early 19th century, and perhaps moved to this site mid century. It is the only notable building on the block. Alone, or even combined with #16, I don't think a convincing argument could be made for preservation.*

*Still, when a plan includes demolition of historic buildings, I think it's important to plainly call that out at the beginning of any discussion. The community is losing something of value, and evaluation of that loss is part of the planning process. The DRB should be informed and involved from the earliest stages of planning.*

*I can't be at the meeting, but would you read this into the public comment?  
Thanks, Jim*

Jeff Bianco commented that this is a significant investment on Main Street and for the North End.

Motion to conceptually approve of the Community Health Center proposal subject to submitting a rendering of the North elevation; better rendering showing actual proposed materials and the transparency aspect of the windows; all renderings to include Eli Cannon's; use of tree grates instead of tree islands for the street trees; and, work with Eli Cannon's on access from parking to restaurant, either via alleyway or rear access.

<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>7</u>	<u>0</u>	<u>0</u>	<u>2</u>
Motion approved.						

There being no further business, the meeting adjourned at 6:50pm.

Respectfully submitted,

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Michiel Wackers, Deputy Director of Planning, Conservation & Development