

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

MINUTES

March-12-2008

Present

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

Absent

J. FRAZER
 B. SHOEMAKER
 N. STAMLER

Also Present

M. WACKERS
 S. KOVACH
 P. BELLAMO
 A. BELLAMO
 S. TOWNE
 C. BENDER
 G. HOLDERBACH
 K. COMBS

The meeting commenced at 5:30 PM.

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

Patricia Evans motioned to approve the January minutes. Bruce Kronenberger seconded the motion and the motion was approved unanimously.

Motion to approve the January 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	X			
Bruce Plumley			X			
Ben Shoemaker						X
Nancy Stamler						X
Matt Stewart			X			
<u>TALLY</u>			<u>6</u>	<u>0</u>	<u>0</u>	<u>3</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, Paul and Allan Bellamo presented a proposal to build a new two-family house on Evergreen Avenue. Patricia Evans to approve the proposal as presented. Matt Stewart seconded and the motion was approved unanimously.

Motion to approve the proposal 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		X			
Jim Fortuna			X			
John Frazer						X
Brian Kronenberger			X			

Bruce Plumley			X			
Ben Shoemaker						X
Nancy Stamler						X
Matt Stewart		X	X			
<u>TALLY</u>			<u>6</u>	<u>0</u>	<u>0</u>	<u>3</u>
Motion approved.						

Second, Scott Towne representing TD Banknorth's presented the proposed new branch at 911 Washington Street. The Board discussed the impact of the proposal on Washington Street. Jeff Bianco recommended that the Drive-thru be recessed by 8 to 10 feet, there be only two drive-thru lanes, and the roof structure should be modified. The board wanted to see one color of brick and review and approve the landscaping plan. Matt Stewart motioned to approve the proposal with the condition that the brick be one color, the board reviews the landscaping plan, and that the applicant implement one of the three options the was proposed by Jeff Bianco. Patricia Evans seconded the motion and the motion was approved.

Motion to approve the proposal with the condition that the brick be one color, the board reviews the landscaping plan, and that the applicant implement one of the three following options: that the Drive-thru be recessed by 8 to 10 feet, there be only two drive-thru lanes, or the roof structure should be modified.						
<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
Nancy Stamler						X
Matt Stewart	X		X			
<u>TALLY</u>			<u>6</u>	<u>0</u>	<u>0</u>	<u>3</u>
Motion approved.						

Brian Kronenberger motioned that the proposed signage be approved with the condition that the sign in the tower be green but with an opaque background. Matt Stewart seconded and the motion was approved unanimously.

Motion to approve with the condition that the sign in the tower be green but with an opaque background.						
<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
Nancy Stamler						X
Matt Stewart		X	X			
<u>TALLY</u>			<u>6</u>	<u>0</u>	<u>0</u>	<u>3</u>
Motion approved.						

Third, Carl Bender of 20 Pearl Street presented his proposal to add a new deck onto the rear of his building. The Board discussed the impact within the Downtown Village District. The committee requested a better and more descriptive plans.

Fourth, Glen Holderbach representing Valvoline Instant Oil Change at 728 Washington Street presented a proposal for new signage. Jeff Bianco stated that the proposed signs are not what is encouraged. Bruce Kronenberger motioned approve with the condition that the red strip not be illuminated and the main Valvoline sign be a stencil cut sign with the background being opaque. Patricia Evans seconded and the motion was approved unanimously.

Motion to approve with the condition that the red strip not be illuminated and the main Valvoline sign be a stencil cut sign with the background being opaque.						
<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>0</u>	<u>3</u>
Motion approved.						

Fifth, Ken Combs represented a proposed façade renovation of the Gulf Station at 708 Washington Street. The proposal includes enclosing the garage doors and facing it with brick face up to 4 feet and white on gable end. Patricia Evans motioned to approve the proposal as presented. Brian Kronenberger seconded and the motion was approved.

Motion to approve the proposal 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		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>0</u>	<u>3</u>
Motion approved.						

There being no further business, the meeting adjourned.

Respectfully submitted,

 Michiel Wackers, Deputy Director of Planning, Conservation & Development