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

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**MINUTES**

*13-Mar-02*

**Present**

J. BIANCO, CHAIRMAN  
P. EVANS  
J. FORTUNA  
N. GOFF  
B. KRONENBERGER  
B. PLUMLEY  
N. STAMLER

**Absent**

M. BRADY  
D. BROWN

**Also Present**

M. JOHNSON  
R. MEZZANOTTE  
A. RUBACHA  
R. SCHMITT  
J. TOPSHE

The meeting commenced at 5:40 PM.

Upon a motion from B. Plumley, seconded by J. Fortuna, with B. Kronenberger abstaining, minutes from the regular February meeting were approved.

A sign proposal for "Justcuts," at 666 Main Street, was reviewed. The sketch was inadequate for the Board to give a full review. Upon a motion by N. Goff, seconded by N. Stamler, approval was granted contingent upon staff gathering additional information on construction, color, and illumination.

Next, R. Schmitt of Wesleyan University's Construction Services Office presented plans for an elevator shaft at 269 High Street. J. Bianco inquired into the flat roof and how it would be tied into the existing band. Discussion ensued on this issue. The shaft would be virtually undetectable from the street. B. Plumley moved to approve. B. Kronenberger seconded and the motion passed unanimously.

R. Schmitt went on to present an ADA ramp at the rear of 186 College Street. Again, due to the low visibility of the improvement on the street, members felt comfortable with the proposal. Upon a motion by B. Kronenberger, seconded by N. Goff, the ramp was approved unanimously.

Next, the Board reviewed a sign proposal from Far Point Solutions at 124 Court Street. The drawing for this sign did not indicate where, exactly, the sign would be put. M. Johnson said he though they were proposing it as a hanging sign on the gate entrance to the property where the Midfield Property Management sign currently is. B. Plumley moved that this also be approved contingent on staff verification of reviewed and assumed information. B. Kronenberger seconded.

Next, B. Kronenberger recused himself and presented signs for Kronenberger & Sons, Inc.'s new location on 80 East Main Street. N. Stamler moved to approve, P. Evans seconded, B. Kronenberger abstained, and the proposal was approved unanimously.

Next, J. Bianco recused himself and presented a rebuilding of 247 Pine Street, a dance studio of Wesleyan University, with revised and updated plans from those that had been mailed to members. Although the improved look and quality of construction was favorable, members expressed concern over the loss of the Pine Street entrance to the building. J. Bianco and A. Rubacha responded that the proposed configuration was the product of much give and take, and that issues of programming and privacy drove the design decision to place the entrance on the side of the building, but that landscaping and windows would partially compensate. P. Evans expressed concern that the design, while much more appropriate to the context of Pine Street, was misleading insofar as it mimicked a residential structure despite its non-residential use. She would almost rather the style be completely different, although it was a definite improvement over

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what was currently there. There being no further discussion, N. Goff moved to approve the revised proposal and J. Fortuna seconded. With J. Bianco abstaining, the motion was approved unanimously.

Next, M. Johnson presented three items under "Other" on the agenda. A proposal from Bible Rock Ministries, at 125 Coe Avenue, to erect a small sign identifying their location. The Board approved unanimously. St. Johns Catholic Church had submitted last-minute plans for three carved wooden signs on Hartford Avenue. It was unclear where the third sign would go. M. Johnson said that the applicant had offered to come next month. Board members requested that he do so. Finally, M. Johnson informed Board Members that inter-commission negotiations over the proposed decorative streetlights were moving in the direction of a double-headed fixture of the same style as the single-headed teardrop style approved by the Board previously. The Board had no objections.

There being no further business, the meeting adjourned at 6:10PM.

Respectfully submitted,

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Munro W. Johnson

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