

---

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

---

**MINUTES**

*14-March-01*

**Present**

J. BIANCO, CHAIRMAN  
D. BROWN  
P. EVANS  
J. FORTUNA  
B. KRONENBERGER  
B. PLUMLEY  
J. ROSENTHAL  
N. STAMLER

**Absent**

N. GOFF

**Also Present**

M. LYONS  
S. LABBADIA  
M. JOHNSON

The meeting commenced at 5:05PM.

S. Labbadia was on hand to present his sign proposal (attached) and noted that there was likely to be less lettering than presented in the diagram. He also noted that, in addition to the granite monument that would be placed under the sign, other monument examples were planned for the area surrounding the sign. This issue, the appropriate setback for the sign, and others were referred back to the DPCD for consultation with the zoning enforcement officer. The Board approved the sign.

Next, M. Lyons presented a series of plans for improvements to Wesleyan University's Clark Residential Hall. Chief among the Board's concerns was the porch/balcony/entrance to be added onto the west face of the building at ground level. Proposed changes in grading and architectural style for the development were questioned by Board members. M. Lyons was asked to reach for a balance between a design that respected the historical and architectural context of the building and one which did not imitate it. The Olin Library addition (a DRPB award winner) was noted as a positive model. M. Lyons was thanked and referred to M. Johnson for further questions regarding the permitting process.

Next, meeting minutes for the February meeting were approved with amendments. D. Brown asked that the minutes note his early departure at the meeting. D. Brown was also concerned that the minutes did not include his request that a letter be drafted to the mayor stating the Board's refusal to lend its endorsement to either of the two lighting options presented at the hearing in favor of waiting until after a streetscape plan had been completed. J. Bianco asked that the minutes reflect the Board's stated concern that, if the stamped concrete pattern is adopted, it include expansion joints. B. Plumley asked that the sentence in the minutes stating that "The sense of the Board swayed toward Option B." be stricken. The minutes of the February meeting were so amended and approved.

The Board returned to the topic of streetscapes, noting the importance of creating a plan for Main Street's, as well as the pending application by Main Street Middletown, Inc. for CDBG funds to pay for a streetscape plan.

The Board asked that a letter be written along the lines of what D. Brown had suggested at the last meeting. The letter should support Main Street Middletown's initiative to have a streetscape plan created and adopted, be addressed to the Mayor, copied to DPW, Building Department, and DPCD. Another similar letter should be sent to the CAC in support of their application for CDBG monies with which to fund the streetscape plan. The Board voted for M. Johnson to work on the letter.

- 2 -

M. Johnson next gave the Board an update on sidewalks and streetlights. The Public Works Commission approved the stamped concrete installation on the west side of Main Street between College and Williams Streets. The Mayor's office has negotiated an agreement with CL&P for a streetlight similar to those of the style presented at the public hearing to be installed as a pilot on the same stretch of street as the new sidewalks.

Next, the Board reviewed the press release announcing calls for nominations for DRPB awards. The Board decided to revise the release to allow submissions for nominations until 4 April 2001, and to change the name of the Arrigoni Hotel to its current name, Liberty Commons. New nominations were made for Snow School and the Armory Building. The General Mansfield House was also mentioned, but M. Johnson suggested that it was a former recipient. Cindy Wilcox was mentioned as a potential award recipient.

Next, the state's Adopt-a-Ramp program was presented for Board input. Winnelson Co., a local business whose sign review was postponed till next month's meeting, may partner with the city to develop a "Welcome to Middletown" sign on off-ramps of state highways. The Board is interested in pursuing the program with a master design in place to be used by all applicants to the program. J. Bianco suggested contacting Dave Wolf to design the sign.

Next, the Board reviewed the Samuel Harris House at 60 Saybrook Road to discuss preservation strategies. The Board discussed easements, transfer of development rights, deed restrictions, and potential sympathetic buyers of the property.

There being no further business, the meeting adjourned at 6:40PM.

Respectfully submitted,

---

Munro W. Johnson  
Community Development Specialist