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

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**MINUTES**

*April-12-2006*

**Present**

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

**Absent**

M. STEWART  
J. FRAZER

**Also Present**

M. WACKERS

The meeting commenced at 5:32 PM.

Jeff Bianco tabled the minutes until the end of the meeting.

Jeff Bianco moved to New Business.

First, James Pendry of Summit Residential LLS presented a redesign of the approved active adult community to be located off of Newfield Street. The project proposes 25 new single detached housing units for active adults on 9.71 acres. The previous developer sold the development and the new developer would like to build new colonial style homes. James Pendry explained that the houses along Newfield Street, will have the rear of the buildings facing the street, but the rear porches will resemble a covered front porch. The Committee considered the design to be step backwards from the original proposal. Jeff Bianco suggested that the developer consider shutters and a steeper roof pitch. The Board did not consider any motions.

Second, seeing no one to present the All State signage proposal, Brian Kronenberger motioned to table the application. Bruce Plumley seconded and the Board approved the motion unanimously.

Third, Roseann Sillasen of Wesleyan University presented porch renovations and window replacement to 154 Church Street and 146 High Street and a lighting proposal for Frisk Hall. The porch renovations were being undertaken to raise the railings up to fire code height. For 154 Church Street, the Board suggested installing a railing to the rear of the existing railing that was neutral in color. This would allow for the historic detail to retain its integrity while achieve the safety requirements. For 262 High Street (Frisk Hall), Wesleyan proposed to install pole lamps around the building instead of attaching lighting to the historic structure of the building. Patricia Evans motioned to approve the 146 High Street porch renovation and window replacement proposal with the condition that all the windows match the profiles that are currently existing. Patricia Evans motioned to approve the 154 Church Street porch renovation and window replacement proposal with the condition that a rear railing be installed separate from the existing railing and that all the windows match the profiles that are currently existing. Patricia Evans motioned to approve the proposed lighting project for 262 High Street (Frisk Hall) Brian Kronenberger seconded all three motions and the Board approved the all three motions unanimously.

Fourth, Fazlay Rabbi presented a signage proposal for On The Go convenience store at 427 South Main Street. Ben Shoemaker motioned to approve the proposal as presented. Patricia Evans seconded and the Board approved the motion unanimously.

Fifth, Tim Kavanaugh and Tim Pickett of Middlesex Hospital presented a proposal to demolish 59 Crescent Street to make parking for the Emergency Department that will be expanding across the street. The addition of 59 Crescent Street for demolition came out of the Planning and Zoning Commission approval for the emergency department. Since then the proposal has been considered by the State Historical Commission. The Hospital and the Commission came to an agreement to allow for the demolition of 59 Crescent Street, in exchange the hospital would allow the Commission to make the final determination on the fate of 4 and 8 Crescent Street, which the Hospital are also requesting permission for demolition. The Board discussed in length the aspects of this proposal. The Board's concern is that block across the street from the Hospital which was previously off the table for demolition is suddenly on the table and how could the Hospital guarantee that no other buildings will be demolished in the future. Ben Shoemaker motioned that the proposal should be denied. Patricia Evans seconded the motion. Jeff Bianco expressed that saving 4 and 8 Crescent Street is more important than saving 59 Crescent Street. Bruce Plumley added that if the Board had a guarantee then he would feel the same. Ben Shoemaker stated that it is not appropriate to demolish a house to gain 20 parking spaces. Jeff Bianco called for a vote and the motion was defeated with a vote of 3 yes's and 4 no's. Patricia Evans motioned to approve the demolition of 59 Crescent Street and the Hospital should give a reasonable time frame to allow for an individual to express interest and allow for the building to be moved in exchange that 4 and 8 Crescent Street not be demolished. Brian Kronenberger seconded and the Board approved the motion with one vote against.

Sixth, Jeremy Waycott of Arnco Sign Company presented a signage proposal for GNC store located in the Middletown Plaza at 864 Washington Street. Patricia Evans motioned to accept as presented. Bruce Plumley seconded and the Board approved the motion unanimously.

Seventh, Jim Schmaltz of Audible Technologies LLC presented a signage proposal for there new store location in the second floor of the Nation Paint building at the corner of Dekoven Drive and Washington Street. Patricia Evans motioned to approve the concept of a sign at the proposed location with external illumination and with the condition that the existing mural be offered to the City. Ben Shoemaker seconded and the Board approved the motion unanimously.

Eighth, seeing no one to present the Empire Pizza signage proposal, Patricia Evans motioned to table the application. Bruce Plumley seconded and the Board approved the motion unanimously.

Jeff Bianco called for a review of the minutes. Patricia Evans motioned to approve the February minutes. Brian Kronenberger seconded and the Board approved the motion unanimously. Patricia Evans motioned to approve the March minutes. Ben Shoemaker seconded and the Board approved the motion unanimously.

There being no further business, the meeting adjourned at 7:04 PM.

Respectfully submitted,

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Michiel Wackers, Deputy Director of Planning, Conservation & Development