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

MINUTES

April 27, 2011

Present

J. BIANCO, CHAIR
M. MILLS VICE CHAIR
S. KOVACH
B. PLUMLEY
B. SHOEMAKER
N. STAMLER
M. SALAFIA

Absent

B. KRONENBERGER

Also Present

M. WACKERS
E. SMITH
RALPH WILSON
S. DEVOTO
A. RICH
J. KLINE
10 MEMBERS OF PUBLIC

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

Jeff Bianco called for postponing the minutes and called for the first item.

First item, 308 Main Street Extension, Ralph Wilson presented the application for a new CVS with a new drive-thru. Ben Shoemaker motioned to approve the proposal with the condition that the fence return to the Board when a material and style has been selected, that landscaping be used to hide the dumpster, and that the landscaping plan be reviewed by staff to ensure that it meets guidelines. Bruce Plumley seconded. The Board discussed the motion and the motion was approved.

Seeing that the applicant for the second item was not present, Jeff Bianco, postponed this item and called for the next item on the agenda.

Third item, 633 Washington Street, Raymond Gradwell presented the application for a façade renovation and new drive-thru at the existing Walgreen's pharmacy. Ben Shoemaker motioned to approve with the condition that an island in the rear be created to separate the travel lanes and the drive-thru lane and that the retaining wall be cleaned up and repainted. Bruce Plumley seconded the motion and the motion was approved.

Fourth item, 545 Washington Street, Joe Kline presented an application for signage for a new Sears Auto Center. Bruce Plumley motioned to approve as presented. Ben Shoemaker seconded and the motion was approved.

Jeff Bianco called on the 241 Middle Street agenda item. Seeing no applicant, staff asked what the Board wished to do on this matter.

Jeff Bianco called on the board to consider the application, since the Board has already heard from the applicant on March 9, 2011 and held a special site meeting at 241 Middle Street to see a demonstration of the proposed type of sign on March 30, 2011.

Second item, 241 Middle Street, Bruce Plumley motioned to deny the proposal as the illumination and sign are not in keeping with the aesthetic of the surrounding area. Marilyn Mills seconded. The Board discussed the motion and the motion was approved. The application is denied.

There being no further business, the meeting adjourned at 6:55 PM

Respectfully submitted,

Michiel Wackers, Deputy Director of Planning, Conservation & Development