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

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**MINUTES**

*May-14-03*

**Present**

J. BIANCO, CHAIRMAN  
D. BROWN  
P. EVANS  
N. STAMLER  
M. BRADY

**Absent**

B. KRONENBERGER  
N. GOFF  
B. PLUMLEY  
J. FORTUNA

**Also Present**

M. WACKERS  
V. LUONGO  
J. BROWN  
S. HERMAN  
J. PETERSON  
A. RUBACHA  
P. PATTON  
B. WOOD  
J. ROSENTHAL

The meeting commenced at 5:30 PM.

Upon a motion by J. Bianco, see that the Board did not have quorum with only three Board members present decided to hear the presentations and follow up with other members of the board later.

First, the Chair called Middlesex Realty to present the sign application for the Forest City Wine and Spirits and the Scrub Club. Seeing that no one was present the chair decided to table the application until the next meeting.

Second, Vincent Luongo of Bertin Engineering Associates representing Valero Energy Corporation for the new signs at 237 South Main Street. The proposal is to change the existing canopy face with the Valero colors and logo, and to replace the existing freestanding sign with a new 25-foot freestanding sign. The Board agreed that the canopy changes will be an improvement, but the freestanding sign is too tall, and is in fact 15-feet over regulation height. Section 48.07.K of the zoning code prohibit the height of any freestanding sign in Middletown from being over 10 feet in height. Patricia Evans motioned to accept the canopy changes and reject the proposed freestanding sign. N. Stamler seconded and the motion received 3 yes votes.

Third, Jim Brown of OPEN MRI presented his new sign proposal for 140 Main Street in Metro Square. The proposal calls for an Internally luminated sign to go on the front of the building. Seeing that the sign would match the adjacent business, the Board found no objection to have an internally luminated sign. Patricia Evans motioned to accept the proposed sign. N. Stamler seconded and the motion received 3 yes votes.

At 5:45pm D. Brown arrived, giving the Board four members present.

Fourth, Scott Herman and the owner of Bill's Sports Shop presented their new sign proposal for 320 Main Street. The proposed sign was for a green field representing a soccer field with lettering stating Bill's Sports Shop. The sign would not be internally lit, but lighted by spots from beneath. The Board suggested that the sign be lit by goosenecks from above rather than from beneath. The owner of the store said that was possible. Patricia Evans motioned to accept the proposed sign with the change of lighting to goosenecks from above. N. Stamler seconded and the motion received 4 yes votes.

At 6:00pm the Board obtained quorum with the arrival of M. Brady.

Fifth, Jacqueline Peterson, an artist that works out of her home, presented her sign proposal for a sign at her residence at 806 Millbrook Road. Patricia Evans motioned to accept the canopy changes and reject the proposed freestanding sign. N. Stamler seconded and the motion received 5 yes votes. The board unanimously approved the proposal.

D. Brown and M. Brady were presented the previous applications that they had missed and the motions that the Board had proposed. D. Brown and M. Brady each approved of the Boards previous motions and voted yes for each of them, therefore approving all motions.

Sixth, Alan Rubacha, Peter Patton, from Wesleyan and Bruce Wood from Kallmann, McKinnell & Wood Architects presented the progress they have made on the New Student Center since their meeting with the Board since February. What has become apparent is that there is a great deal of sentiment to keep Fayerweather Gymnasium and the Alumni Athletic Building as there is and very little opposition to keeping the Cage as is. Therefore, the direct that this plan process is going is that the Cage will go, the Alumni Athletic Building will remain and Fayerweather Gymnasium will actually be restore to a prior status without the south wing. This will provide enough space to put a new student center and create a new pedestrian avenue between the New Student Center and the Cage, which will physically connect the two halves of the Campus. Wesleyan said that this proposal is still over budget, but will achieving the goals the University has.

The Board reaction was favorable. This proposal greatly reduces the sprawling oversized building the Wesleyan was toying with in February, and preserves the existing College Row façade and the board was interested in restoring Fayerweather Gymnasium to a previous historic footprint. The only concern was the size of the Student Center and the potential that it can still look out of place and bigger than existing buildings. However, the Board was happy to hear that because of budget restrictions the New Student Center will likely reduce in size.

On a side note, Alan Ruchacha asked if in the future in order to expand a possible museum with the Alumni Athletic Building by adding another floor. The Board said that that would not be a possibility. Any expansion would have to be in the rear or sides but any changes to the façade on High Street or the height of the building were out of the questions.

At 6:35pm the Board lost quorum when N. Stamler left the meeting.

Seventh, Alan Rubacha, Peter Patton, and Jennifer Rosenthal of Wesleyan wanted to discuss with the Board ideas about creating a formal gateway for the Wesleyan Campus. Two locations were put before the Board, one the ideal formal gateway that would be the corner of Washington and High Street in front of the Malcom X House, and another that is considered the informal gateway at Church Street and High Street. Wesleyan is also looking into how to differentiate the other numerous informal entrances to Campus. The main goal of the University is not to separate the Campus from the City since it is a very fluid boarder to begin with but to allow people to know when they are one the Campus. Since a major comment by first time visitors is that they do not know when they have “arrived”.

The Board looked favorable on the idea and encouraged Wesleyan to continue on this path, since the University was not trying to cut off the Campus from the City that these “gateways” could improve the area if they are done in a pleasing manner.

There being no further business, the meeting adjourned at 6:20 PM.

Respectfully submitted,

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William Warner, Department Director