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

MINUTES

May-18-2004

Present

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

Absent

D. BROWN
B. KRONENBERGER

Also Present

M. WACKERS
A. RUBACHA
S. O'NEILL
J. HERNANDEZ
S. SCALORA
R. SCHMIDT
A. BECKER

The meeting commenced at 5:30 PM.

J. Bianco, called for the approval the minutes from the previous meeting. P. Evans motioned that the minutes be accepted. J. Fortuna seconded and the motion passed unanimously.

M. Wackers requested that the Washington Street sign proposal be moved to the end of the agenda.

First, Alan Rubacha and S. O'Neill presented the process that the school went through to design the Wyllys Avenue parking lot and why it became necessary to have 48 Wyllys Avenue be demolished to expand parking in that area of campus. S. O'Neill show the initial plans with left 48 Wyllys Avenue untouched and achieve the goal of extra spaces by encroaching on the Lacross field to the North of the parking lot. This proposal proved unacceptable since NCAA regulations required that a minimum distance be kept between playing fields and other structures. This proposal did not have the required minimum distance. The plans evolved to until it became apparent that 48 Wyllys Avenue would have to go. The Board appreciated the presentation about the decision process that lead up to the current situation, but felt Wesleyan could have been a little bit better at the seeking alternative options. A. Rubacha asked if a motion to accept the proposal could be done, but the Board agreed that the delay of demolition had not expired and the goal of the delay was to explore options, which Wesleyan University had not proven it had done. At this point it was still premature to approve any option that included the demolition of 48 Wyllys Avenue.

Second, A. Becker presented his remodeling of the Eleanor Rigby's restaurant at 360 Main Street, the Pythian Building. A. Becker explained that he would want to replace the existing storefront and restore its façade to its original location. This would extend the front of the store by about two feet. The existing marble would be used to reface the new storefront, and should any break, a replacement marble has been found. P. Evans motioned that the concept be accepted as presented, so long as a sample and a rendering of the new storefront be submitted to staff for review. B. Shoemaker seconded and the motion passed unanimously.

Third, Robert Schmidt of Wesleyan University presented the proposed new Fauver Field Housing at the corner of Vine Street and Cross Street. R. Schmidt presented that the Fauver Field Residence Hall Complex is part of the campus design proposed by the University's Long Range Facilities Master Plan. The Project consists of two (2) buildings" One (1) Freshman Resident Hall with a total of 165 beds (80 doubles, 5 singles an one(1) Area Coordinator (AC) apartment), and an Upper Classman Residential Hall with one hundred four (104) beds. The new residence hall complex will house up to 269 students within the two structures and not exceed four stories in height. The Freshman Residential Halls consist of double bedrooms off a central corridor with a Residential Assistant room per floor, and one (1) apartment unit on grade level (two bedrooms). The Upper Classman Residential Hall room configurations should be "suite style" (5 residents sharing one bathroom), and two (2) Resident Assistant (RA) suites with private baths

within the Upper Classman building. The new complex is planned to have approximately 83,383 gross square feet, no more than four floors. Wesleyan is trying to start construction July 2004. R. Schmidt was happy to report that of the two proposals, the one the Committee like better, was the one chosen by Wesleyan University. R. Schmidt reported that the materials to be used are red brick, white clapboard, limestone, asphalt-slate-colored shingles, and a stucco product on the chimneys. P. Evans motioned that the Board accept the general schematics, design, and massing of the buildings, but the Board still wanted to know what the views from Vines Street would look like, materials would need to be reviewed, and that landscaping be presented at future meetings. B. Shoemaker seconded and the motion passed unanimously.

Fourth, M. Wackers presented the proposal for a sign on Newfield Street, since the owners of the business could not attend this meeting. P. Evans motioned to approve the proposal as presented. N. Stamler seconded and the motion passed unanimously.

Fifth, M. Wackers presented the proposal for a change to the existing CVS sign on Main Street Extension, since the owners of the business could not attend this meeting. P. Evans motioned to approve the proposal, with the following modification about keeping the sign box between the posts. N. Stamler seconded and the motion passed unanimously.

Sixth, M. Wackers presented the proposal for a new sign on Washington Street, since the owners of the business could not attend this meeting. The Board decided that the proposal should be resubmitted, with photos and that it match the existing signage on the building.

Seventh, seeing that the owner of 171 College Street was not present, it was requested that he attend the June meeting in order to resolve issue of the covered window on that property.

There being no further business, the meeting adjourned at 6:00 PM.

Respectfully submitted,

Michiel Wackers, Community Development Specialist