

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

**MINUTES**

*May-23-2007*

**Present**

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

**Absent**

B. KRONENBERGER  
M. STEWART  
J. FORTUNA  
B. PLUMLEY  
J. FRAZER

**Also Present**

W. WARNER  
J. SARBAUGH  
J. SAINES-PINCH  
C. JOHNSON  
P. HARDING  
E. MCKEON  
M. JERARD

The meeting commenced at 5:45 PM.

Jeff Bianco called the meeting to order and moved to the first item on the agenda.

Patricia Evans motioned to approve the proposed sign for McGuire Baseball as presented. Ben Shoemaker seconded.

Motion to approve the McGuire Baseball sign as presented.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco			X			
Patricia Evans	X		X			
Jim Fortuna						X
John Frazer						X
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker		X	X			
Nancy Stamler			X			
Matt Stewart						X
<u>TALLY</u>			<u>4</u>	<u>0</u>	<u>0</u>	<u>5</u>
Motion approved, pending votes from other Board members.						

Patricia Evans motioned to approve the proposed sign for Uptown Deli as presented. Ben Shoemaker seconded.

Motion to approve the Uptown Deli sign as presented.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco			X			
Patricia Evans	X		X			
Jim Fortuna						X
John Frazer						X
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker		X	X			

Nancy Stamler			X			
Matt Stewart						X
<u>TALLY</u>			<u>4</u>	<u>0</u>	<u>0</u>	<u>5</u>
Motion approved, pending votes from other Board members.						

Ben Shoemaker motioned to approve the proposed sign for Pacific Marble as presented. Patricia seconded.

Motion to approve the Pacific Marble sign as presented.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco			X			
Patricia Evans	X		X			
Jim Fortuna						X
John Frazer						X
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker		X	X			
Nancy Stamler			X			
Matt Stewart						X
<u>TALLY</u>			<u>4</u>	<u>0</u>	<u>0</u>	<u>5</u>
Motion approved, pending votes from other Board members.						

Jeff Bianco moved to the next item on the agenda, the proposed Liberty Square development at the corner of Main Street and Liberty Street. Peter Harding, the developer, described the project, a three story building with retail on the first floor and office in the upper stories. The development would include the creation of an expanded public parking lot to be owned and operated by the City.

Ed Mckeon commented that he opposed the demolition of 9 Liberty Street for the project and the creation of a curb cut on Main Street.

Jennifer Saines-Pinch commented on 9 Liberty Street and curb cuts on Main Street.

Michael Jerard commented that he was in favor of the project and will add needed retail in the North End.

Jim Sarbaugh wanted 9 Liberty Street to be maintained, however does not feel the Greater Middletown Trust would object to the relocation and preservation of the building.

Catherine Johnson proposed her own plan for the project area, that included an alley system and turned Liberty Street in to a two way street.

Jeff Bianco commented on the building materials, and would prefer stucco and not drivet. Jeff Bianco would like to see some enclosure of the curb cut, either with hardscape or landscape elements. He would prefer to see 9-11 Liberty Street to be left at its present location or relocate, but not demolished. Suggested sliding the building to the south to give Liberty Street more room.

Ben Shoemaker commented that he liked the proposed architecture and wants more green space on Liberty and try to make the Main and Liberty corner as attractive as possible. He would also like to see more windows on the Liberty Street side of the building and in the rear.

Patricia Evans agreed with many of the previous comments and would prefer the preservation of 9-11 Liberty Street.

Nancy Stamler agreed with the discussion and that a door should be provided in the center of the front facade with a sign over it to maintain the streetscape.

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

Respectfully submitted,

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Michiel Wackers, Deputy Director of Planning, Conservation & Development