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

MINUTES

June 8, 2005

Present

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

Absent

D. BROWN
B. KRONENBERGER
B. PLUMLEY
J. FORTUNA
J. FRAZER

Also Present

M. WACKERS
J. CROUSE
D. ELIAS
M. GOODMAN
B. DESANTY

The meeting commenced at 5:37 PM.

J. Bianco tabled the review of minutes until the next regularly scheduled Design Review and Preservation Board meeting.

J. Bianco moved to the old business.

First, M. Wackers presented an update on the Rochelle Carabetta Electrolysis signage. The owner of the property would not give permission to attach the sign to the building, therefore the recourse was for the sign to be placed some place on the property. The Board sympathized with the applicants predicament but was not happy about the quality of the sign and discussed location options. Brian Shoemaker motioned that the sign be approved with the condition that it be placed closer to the building along the driveway. P. Evans seconded and the Board approved the motion unanimously.

J. Bianco moved to the new business.

Second, Delta Kappa Fraternity represented by Mosha Fernandez-Goodman and VHB presented a proposal for 16 new parking spaces to be located in the rear of 276 High Street. Access to the parking lot will be from College Street through an existing parking lot serving adjacent Wesleyan Buildings. The Board asked about lighting the reply was that there is no lighting. The Board asked about what type of screening is there? There will be a hedgerow planted along the southern side, and to the east there is existing overgrowth. P. Evans aksed what exists there currently. The reply was an old volleyball court and lawn area. J. Bianco asked what type of trees would be considered. Either crab apple or pear tree. P. Evans moved to accept the proposal with the condition that plantings be included as need and that a pear tree be used. B. Shoemaker seconded and the Board approved the motion unanimously.

Third, Brian DeSanty representing Middletown Business Park presented a signage proposal to replace existing signage. P. Evans asked if there was any lighting. Brian DeSanty replied that there was no lighting. P. Evans moved to accept the proposal as presented. B. Shoemaker seconded and the Board approved the motion unanimously.

Fourth, David Elias presented a new handicapped accessibility ramp to replace a lift at 158 Broad Street. J. Bianco asked what the foundation of the ramp would be and if any detail? Daivd Elias replied that it would be concrete and no though had currently been made about its detail. J. Bianco asked if you can wrap the porch around? Unfortunately that would not work, the engineer explored that option. P. Evans asked what type of lighting will be used. David Elias answered that there is no lighting since the adjacent parking lot

had sufficient lighting to illuminate the ramp. B. Shoemaker moved to accept the proposal with the condition that the foundation have some form of detail wither clad concrete, stamped concrete or colored like brownstone and scored; and that the railing match the existing railing in detail. P. Evans seconded and the Board approved the motion unanimously.

Fifth, Joe Crouse of Wesleyan University presented the proposed demolition of structures at the Long Lane property. Joe Crouse gave a history of the property and listed the buildings that would be torn down. On building that was previous slated for demolition, the Penhill-Wilcox, will now be preserved and boarded up until a use can be found. The other buildings have been or are being restore for the use of Wesleyans Maintenance facility. For the most part the land will be used for open space. Wesleyan has no current plans to develop the property, but that is not to say that Wesleyan will not develop it in the future. P. Evans moved to approve the restoration and retention of Cady School and the Penhill-Wilcox buildings, and any other buildings that Wesleyan decided to keep. Any other building can be demolished and replaced with lawn. Furthermore the chainlink fence should be removed upon completion of the demolition and some planning should be done to beatify the west side of the property as seen from the road and parallel path. B. Shoemaker seconded and the Board approved the motion unanimously.

Sixth, the Committee reviewed the proposed Psi Upsilon Fraternity Chapter House façade renovations. The renovations will remove the lead coated copper and replace it with zinc, remove a portion of the slate roof and replace it with asphalt. Reaffix the brownstone to the façade of the building. P. Evans moved to accept the proposal with the condition that there be a second look at what type of mortaring compound. B. Shoemaker seconded and the Board approved the motion unanimously.

There being no further business, the meeting adjourned at 6:25 PM.

Respectfully submitted,

Michiel Wackers, Community Development Specialist