

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

MINUTES

June-13-2007

Present

J. BIANCO, CHAIRMAN
P. EVANS
J. FORTUNA
N. STAMLER
M. STEWART
B. KRONENBERGER
J. FRAZER

Absent

B. SHOEMAKER
B. PLUMLEY

Also Present

M. WACKERS
J. SARBAUGH
J. SAINES-PINCH
C. JOHNSON
P. HARDING
E. MCKEON
M. JERARD
H. MCGUIRE
E. AYDAR

The meeting commenced at 5:30 PM.

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

Jeff called for public comment for items on the agenda.

Jim Sarbarough reported that St. John's Church has filed for permits to take down the three story convent building known as 33 St. John's Square. He said that the Trust will be reviewing it but that the building is very prominent and can be consider one of the 300 most important historic buildings in Middletown.

Jeff called for the agenda to be rearranged and hear the two items under new business prior to hearing the Liberty Square proposal.

First item under new business is a façade renovation and signage proposal for Fiore's II at 332 Main Street.

The proposal calls for the façade to be stuccoed with decorative elements to be added around the windows and corners, new signage illuminated by gooseneck lights and a new awning. The Board was pleased to see that the applicant wanted to improve the façade of their business, but the rendering provided in the proposal was not suitable for review purposes. The Board requested that a color rendering that provides a clear picture of what is proposed would be best. The proposal was tabled until the materials requested were provided.

Second item under new business is a proposed signage for William Raveis' new office location at 1996 Saybrook Road. The proposed sign is a simple panel sign with no illumination.

Brian Kronenberger motioned to approve the proposed sign for William Raveis as presented. Ben Shoemaker seconded and approved unianimously.

Motion to approve the proposed sign for William Raveis 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			
Jim Fortuna		X	X			
John Frazer			X			
Brian Kronenberger	X		X			

Bruce Plumley						X
Ben Shoemaker						X
Nancy Stamler			X			
Matt Stewart			X			
<u>TALLY</u>			<u>7</u>	<u>0</u>	<u>0</u>	<u>2</u>
Motion approved.						

Jeff Bianco called for the Liberty Square proposal.

Peter Harding presented the changes made to the proposal since the previous meeting.

Jeff called for comments from the public. Michael Garde stated that he lived in the neighborhood and supported the proposed project and felt that it would create a more economically viable Main street allowing residents to live downtown.

Jim Sarbaugh explained that the Trust would not object if 9-11 Liberty Street was moved. Furthermore he wanted the Board to take care to ensure that the Liberty Street streetscape be maintained or improved by what ever building will be erected.

Catherine Johnson commented that any landscape will likely die, that the stairs should be located in the northwest corner of the building not in the center of the northern wall, and the upper story windows do not line up with the arched windows on the first floor.

John Frazer motioned to accept the revisions and provide approval for the entire proposal with the following conditions: low plantings on Liberty Street; screening of the parking with a wrought iron fence; screening of the dumpster area with brick, proposed elimination of one parking space to provide additional landscaping and trees; provide a center window on Liberty Street; reevaluate the alignment of the upper story windows; and represent when you have more details on the awnings, streetlights, signage and roof top equipment. The motion was seconded by Jim Fortuna and the motion was approved with a vote six in favor and one abstaining.

Motion to accept the revisions and provide approval for the entire proposal with the following conditions: low plantings on Liberty Street; screening of the parking with a wrought iron fence; screening of the dumpster area with brick, proposed elimination of one parking space to provide additional landscaping and trees; provide a center window on Liberty Street; reevaluate the alignment of the upper story windows; and represent when you have more details on the awnings, streetlights, signage and roof top equipment.						
<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			
Jim Fortuna		X	X			
John Frazer	X		X			
Brian Kronenberger					X	
Bruce Plumley						X
Ben Shoemaker						X
Nancy Stamler			X			
Matt Stewart			X			
<u>TALLY</u>			<u>7</u>	<u>0</u>	<u>0</u>	<u>2</u>
Motion approved.						

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

Respectfully submitted,

Michiel Wackers, Deputy Director of Planning, Conservation & Development