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

MINUTES

June-8-2005

Present

J. BIANCO, CHAIRMAN
J. FORTUNA
B. SHOEMAKER
N. STAMLER
J. FRAZER
B. KRONENBERGER

Absent

D. BROWN
B. PLUMLEY
P. EVANS

Also Present

M. WACKERS
J. CROUSE
R. RIZZO
T. PASQUALINI
E. GUEVAREZ
F. MAGNOTTA PE
T. WELCH
M. FOISIE
R. SILLASEN

The meeting commenced at 5:42 PM.

B. Kronenberger called for a review of the minutes. N. Stamler motioned to accept the minutes as presented. J. Frazer seconded and the Board approved the motion with two abstentions from members not present at the previous meeting.

M. Wackers reported that the Harbor Park Restaurant signage proposal had been withdrawn from the agenda.

J. Bianco requested that the order of the agenda be rearranged to allow for smaller project to be reviewed first. Those applicants in attendance gave consent.

First, Richard Rizzo representing Webster Bank presented a proposed signage project for the Webster Bank location at 371 East Main Street. Rizzo explained that Webster Bank is proposing to replace there existing freestanding sign and install a new wall mounted sign. Two other existing wall mounted signs will be removed. J. Frazer motioned that the proposal be accepted as presented. N. Stamler seconded and the Board approved the motion unanimously.

Second, Richard Rizzo representing Webster Bank presented a proposed signage project for the Webster Bank location at 383 Main Street. Webster Bank is proposing to replace the two existing signs on the facade of their building and remove the sign over their ATM in the lobby of the bank. The Board asked if the clock on the front of the building would be removed and Rizzo replied that it would. J. Frazer motioned that the proposal be accepted as presented, with the caveat that the size of the new sign not exceed the current sign. B. Shoemaker seconded and the Board approved the motion unanimously.

Third, Erin Guevarex representing Fun Time Inflatable LLC presented a signage proposal for there new location in 100 Riverview Center. Fun Time Inflatables is proposing a new sign that will closely resemble what their sign at their previous location looked like. It will have blue lettering. The Board asked if it would be illuminated, and Guevarex replied that it would not be illuminated since their business did not operate at night. B. Shoemaker moved to accept the proposal as presented. J. Frazer seconded and the Board approved the motion unanimously.

Fourth, Joe Crouse and Roseann Sillasen representing Wesleyan University presented a handicapped access ramp for 343 High Street. The foundation of the ramp would be treated to match the foundation of the existing building and landscaping would be improved. B. Shoemaker moved to accept as submitted with

the suggestion that darker mortar be used to prevent the ramp from jumping out. J. Frazer seconded and the Board approved the motion unanimously.

Fifth, Joe Crouse and Roseann Sillasen representing Wesleyan University presented a handicapped access ramp for 301 High Street. The Board asked if the existing brownstone steps could be reused as the new steps. Crouse replied that while brownstone is a good building material for vertical uses, horizontal uses such as walks and steps, it is a poor material and wears away very quickly. The Board then requested that it be incorporated in the foundation of the new steps and ramp. Sillasen was favorable to the suggestion. Frazer moved to accept with the condition that a tree that is contextual to the campus be planted in the area. N. Stamler seconded and the Board approved the motion unanimously.

Sixth, Theresa Pasqualini representing Order of Court Restaurant presented a signage proposal for 102 Court Street. This application proposes three signs, one within the tradition sign band along the front of the building, a hang bracket sign on the front, and one sign in the rear of the building that is visible from the bus station. The signs on the front of the building will be illuminated by spotlights. The sign on the rear will be located inside of an existing window and will be internally illuminated. B. Shoemaker moved to accept as presented. N. Stamler seconded and the Board approved the motion unanimously.

Seventh, Michael Foisie, Thomas Welch and Frank Magnotta represented Bacon Village for a proposed 25 new single detached housing units for active adults on 9.71 acres located on the west side of Newfield Street (Route 3) between Congdon Street and Westfield Street. Foisie explained that there will be three different designs for all the structures, which are variations of Victorian/New England shingle. There are three existing buildings, two homes and one barn, on the property that will remain. These three buildings are all historic and the homes will be screened to provide a contextual streetscape and the barn will be used as the club house for the development. In the future the Bacon House may apply for an adaptive historic reuse for some type of professional use, such as a doctor's office. The Board's primary interest is in the view from Newfield Street. The Tuttle House is appropriately screened, but the Bacon House is really crowded in. Landscaping should be carefully selected to allow this house to seem historically contextual and not taken over by the surrounding structures. The Board also wanted to know about signage that will be installed for the development. Foisie replied that an entrance sign location has been selected but not an actual sign. The Board wanted to see this element presented when the developer has selected an entrance sign design. B. Kronenberger motioned that conceptual approval for the overall development with specific elements needing further review by the Design Review and Preservation Board. These elements are a proposed streetscape plan, entry signage plan, any proposed site fencing, and any other changes not currently included in the proposed site plan. J. Frazer seconded and the Board approved the motion unanimously.

Eighth, John Tulio representing Citizens Bank presented proposed new signage for Citizens Bank location at 211 South Main Street. Citizens Bank is changing its logo and wants to replace its existing signage. They are proposing a new internally illuminated monument sign and two wall signs. The others are directional or instructional in nature. N. Stamler motioned to accept the new signage with the monument sign having a square top and the lettering on the building be of the same size as what existed previously. B. Shoemaker seconded and the Board approved the motion unanimously.

Ninth, John Tulio representing Citizens Bank presented proposed new signage for Citizens Bank location at 834 Washington Street. They are proposing a new internally freestanding sign and three internally illuminate wall signs. The others are directional or instructional in nature. B. Kronenberger motioned to keep the existing style of the freestanding sign and that the Bank choose two of the three signs they are proposing on the building. B. Shoemaker seconded and the Board approved the motion unanimously.

Tenth, John Tulio representing Citizens Bank presented proposed new signage for Citizens Bank location at 225 Main Street. They are proposing a new internally hanging sign and four internally illuminate wall signs. The others are directional or instructional in nature. B. Kronenberger motioned to accept as presented. J. Frazer seconded and the Board approved the motion unanimously.

Eleventh, John Tulio representing Citizens Bank presented proposed new signage for Citizens Bank location at 200 Main Street Extension. They are proposing a new internally freestanding sign and three internally illuminate wall signs. The others are directional or instructional in nature. J. Frazer motioned to accept as presented. J. Fortuna seconded and the Board approved the motion unanimously.

Twelfth, Biendi Hoxha representing Pizza Palace presented proposed new signage for the restaurant located at 725 South Main Street. Pizza Palace is proposing to replace their existing signage with a smaller freestanding sign and a sign mounted on the building. The Board wanted to see more detail and encouraged the owner to really develop a attractive and creative sign for his business. B. Kronenberger motioned to accept the new signage with the monument sign having a square top and the lettering on the building be of the same size as what existed previously. J. Frazer seconded and the Board approved the motion unanimously.

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

Respectfully submitted,

Michiel Wackers, Deputy Director of Planning, Conservation & Development