

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

MINUTES

July-18-2007

Present

J. BIANCO, CHAIRMAN
P. EVANS
B. SHOEMAKER
N. STAMLER
M. STEWART
J. FRAZER
B. PLUMLEY

Absent

J. FORTUNA

Also Present

W. WARNER
J. SARBAUGH
D. ROY
C. JOHNSON
P. HARDING
M. COSEME

The meeting commenced at 5:30 PM.

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

First item is a refacing of an existing sign for Holley Dodge at 1000 Newfield Street, presented by the agent Darcie Roy.

Patricia Evans motioned to approve the proposed sign for Holley Dodge as presented. Ben Shoemaker seconded.

Motion to approve the Holley Dodge 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			
Jim Fortuna						X
John Frazer		X	X			
Brian Kronenberger			X			
Bruce Plumley			X			
Ben Shoemaker			X			
Nancy Stamler			X			
Matt Stewart	X		X			
<u>TALLY</u>			<u>8</u>	<u>0</u>	<u>0</u>	<u>1</u>
Motion approved.						

Jeff Bianco called for the second item on the agenda, China Wok, 560 Main Street. Seeing no present to represent the application, the Board decided to move to the next item on the agenda.

Jeff Bianco called for the third item on the agenda, Sweet Smelling Savour Chocolates, presented by Mary Cosme. The sign is a simple panel with no illumination.

Patricia Evans motioned to approve the proposed sign for Sweet Smelling Savour Chocolates as presented and strongly encourage that it match the character of the other signs on the building. 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>7</u>	<u>0</u>	<u>1</u>	<u>2</u>
Motion approved.						

Jeff Bianco called for the next item on the agenda, the request by the Greater Middletown Preservation Trust for an appeal to a denial of delay of demolition by the City’s Chief Building Official. Jim Sarbaugh, President of the Trust, presented a summary of the events leading to the denial. The Board discussed the importance of the building to downtown Middletown. The Board felt that there are a number of reasonable options, such as mothballing the building , or preserving the façade to become the façade of the new building.

Ben Shoemaker motioned that a letter be drafted strongly urging the delay of demolition citing concerns that the building is fully inventoried on the state register, is located in a prominent location in the North End and there is no actual building being proposed for the reuse of the site. Bruce Plumley seconded the motion.

Motion to draft a letter supporting the request for a delay of demolition for 33 St. John’s Square..						
<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
John Frazer			X			
Brian Kronenberger			X			
Bruce Plumley		X	X			
Ben Shoemaker	X		X			
Nancy Stamler			X			
Matt Stewart			X			
<u>TALLY</u>			<u>8</u>	<u>0</u>	<u>0</u>	<u>1</u>
Motion approved.						

Jeff Bianco called for the next item on the agenda, the revisions to the Liberty Square proposal. Peter Harding presented that there is a need for more office space and therefore his is proposing an addition to the south side of the building that would also provide a covered walkway between the supermarket and the parking lot.

Catherine Johnson commented that retail experts consider paving a sidewalk is a waste of money and that the setback of the building should equal the setback of 9-11 Liberty Street. This proposal makes Liberty Street too narrow.

The Board discussed the creation of either real or fake arches on Liberty Street to provide some breakup of the brick wall on that street.

Brian Kronenberger motioned to approved the revised Liberty Square proposal as presented with a walkway up to the building on Liberty Street, and adding additional arches, real or fake to the Liberty Street side. The motion was seconded by Patricia Evans.

Motion to approve the revised Liberty Square proposal as presented with a walkway up to the building on Liberty Street, and adding additional arches, real or fake to the Liberty Street side.						
<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
John Frazer			X			
Brian Kronenberger	X		X			
Bruce Plumley		X	X			
Ben Shoemaker			X			
Nancy Stamler			X			
Matt Stewart			X			
<u>TALLY</u>			<u>8</u>	<u>0</u>	<u>0</u>	<u>1</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