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

MINUTES

August-10-2005

Present

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

Absent

D. BROWN
B. PLUMLEY
B. SHOEMAKER

Also Present

M. WACKERS
M. DOWLEY
J. JOHNSON
M. FOISIE
T. WELCH
R. RIZZO
S. MCCALLA
L. HANSEN
B. SANTANELO
D. TOUSSAINT
P. MIKUSOVA
H. CULPEN
P. SAWATZKY

The meeting commenced at 5:32 PM.

J. Bianco called for a review of the minutes. J. Fortuna motioned to accept the minutes as presented. N. Stamler seconded and the Board approved the motion with one abstention from members not present at the previous meeting.

M. Wackers reported that the owner of Pizza Palace could not make tonight's meeting, and suggested we table this item until the end of the agenda.

First, Michael Foisie and Thomas Welch represented Bacon Village for a proposed 25 new single detached housing units for active adults. Michael Foisie presented materials that the Board had requested at the July meeting. These materials included proposed signage for the project and streetscape renderings from various angles. The Board was pleased to see that the developer represented with the requested materials so quickly and found what they represented to be favorable. The Board did want specific elements to be noted on the maps that were being presented to Planning and Zoning and suggested that a few key elements be submit to be included in the file. B. Kronenberger motioned that the proposal be accepted conceptually and that the split rail fence with locations of landscaping be submitted for the record. J. Frazer seconded and the Board approved the motion unanimously.

Second, Richard Rizzo representing Webster Bank requested clarification concerning a stipulation that the Board included in its approval of the Webster Bank signage at their Main Street location. The Board had stated that the new signage not be larger than the existing signage. The existing signage includes a digital clock and R. Rizzo requested a clarification if the clock square footage could be incorporated as part of the existing square footage. J. Frazer motioned that the clock area be included as the existing square footage for signage. P. Evans seconded and the Board approved the motion unanimously.

Third, Paul Sawatzky of Court Street LLC presented a façade renovation proposal for 106 Court Street, which would largely match the renovation previously approved and implemented at 102-104 Court Street. P. Evans motioned to accept the application as proposed with the conditions that any changes to the garage

door and any proposed signage be presented to the Board for approval. J. Frazer seconded and the Board approved the motion unanimously.

Fourth, Michael Dowley, Pam Mikusova and Harry Culpen represented Richman Group's Ferry Street Apartments proposed new apartment structures. Harry Culpen presented the thought process that the Richman Group used to come up with the final design, which made use of a brick façade with bay windows. J. Frazer asked if there will be any signage. H. Culpen replied that only building numbers are being currently considered. J. Bianco offered the public to comment on the project. L. Hanson spoke in favor of the project. B. Santangelo spoke against the project, objecting to the four stories. C. Johnson spoke against the project stating that the context was inappropriate. M. Wackers spoke as staff to the Redevelopment Agency from where this plan was selected, the City's position on this project. J. Bianco questioned the premise made by the Richman Group of open air corridors, and questioned if this development addressed the basic character of the street, and the buildings did not have a prominent entrance. B. Kronenberger explained that he preferred some of the previous concepts. J. Frazer disagreed and believed a number of the elements were good design. N. Stamler believed that scale was too large. P. Mikusova explained that the size of the project was selected because this is what was financially feasible to build, and that a smaller scheme failed twice to secure financing. P. Evans suggested why not have the buildings along the street be three and the rear buildings be five stories. N. Stamler motioned to not accept the proposal and have it then be revised for reconsideration. P. Evans seconded and the Board approved the motion with a vote of five in favor and one abstaining.

Fifth, Mike Dowley and Jeff Johnson represented a new retail project on Washington Street for four possible new storefronts which include a Dunkin' Donuts. J. Bianco asked what are the intentions for signage lighting. Jeff Johnson replied that the signage elements still needed to be worked out, since there is only one tenant so far. The Board offered that they would prefer to see gooseneck lighting or sculpted signs. B. Kronenberger moved to accept concept, but that all signage details and parking lot lighting need to be reviewed by the Board. P. Evans seconded and the Board approved the motion unanimously.

Sixth, Rev. Donald Toussaint represented Zion Baptist Church presented a proposed freestanding signage application for their location at 16 James A Moses Avenue. The Board asked questions to clarify where the exact location is and how it will be seen from various points. J. Bianco agreed with the proposed sign's stenciled components, but not with the internally illuminated changeable letter portion. J. Frazer motioned that a variance application be supported and that the proposal be accepted with the conditions that the upper panel and phone number portions of the sign be stencil cut, but allow backlighting on the changeable letter portion. Upon discussion, J. Frazer agreed to amend his motion to include that the applicant should investigate options that are available to not backlight the changeable letter portion. P. Evans seconded and the Board approved the motion unanimously.

Seventh, M. Wackers presented the new proposal from Pizza Palace, since the owner could not manage to find someone to cover his restaurant this evening. B. Kronenberger motioned to accept the new proposal with the condition that it have external illumination. P. Evans seconded and the Board approved the motion unanimously.

Eighth, Fazlay Rabbi represented his Citgo Gas Station's new signage proposal located on Saybrook Road. The Board asked questions about landscaping. The owner clarified that this is monument sign with internal illumination. P. Evans motioned to application as presented. J. Frazer seconded and the Board approved the motion unanimously.

There being no further business, the meeting adjourned at 7:25 PM.

Respectfully submitted,

Michiel Wackers, Deputy Director of Planning, Conservation & Development