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

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**MINUTES**

*Aug-27-02  
Special Meeting*

**Present**

J. BIANCO, CHAIRMAN  
P. EVANS  
N. GOFF  
B. KRONENBERGER  
B. PLUMLEY  
N. STAMLER

**Absent**

M. BRADY  
D. BROWN  
J. FORTUNA

**Also Present**

M. JOHNSON  
L. LEIBENHAUT  
M. CHABBUCK  
C. JUDGE  
P. CACCIOLA

The meeting commenced at 5:30 PM.

Minutes from the regular June and July meetings were still not approved and must be reviewed for approval with these minutes at the regular September meeting.

First, M. Chubbuck presented plans of the South Congregational Church to install new signage and a banner, as well as photos of traffic and turning signs in various states of disrepair. Discussion ensued over the number of signs proposed, as the Church is proposing more than is allowed by zoning. There was also discussion about how the proposed banner would be affixed to the building. J. Bianco remarked that this might be a case where following the regulation might work against the desired aesthetic result; e.g., a conglomerate sign would probably have a negative aesthetic impact, whereas three separate signs -- while exceeding the allowed number -- would look better. The board recommended that the Church explore using eyebolts and hooks to hang event info from a main -- perhaps carved, wooden -- sign. M. Johnson said he would contact Water & Sewer, and Public Works to find out what could be done about the traffic signs in front of the Church. The Board directed M. Johnson to meet with representatives from the Church to help them develop a scheme that would comply with the regulations and meet with their approval.

Next, C. Judge presented plans for a sign for Patriot Trucking on Newfield Street. Upon a motion by P. Evans, seconded by N. Goff, the sign was approved unanimously.

Next, L. Leibenhaut presented plans for a sign for Centerpoint Office Park on Industrial Park Road. Upon a motion made by B. Plumley, seconded by B. Kronenberger, the sign was approved unanimously.

Next, P. Cacciola presented preliminary plans on behalf of Webster Bank for an ADA ramp at their Main Street entrance. The plans have met with conditional approval from the Public Works Commission, contingent upon a more aesthetic treatment of the ramp itself. The project has yet to get P&Z approval, or a building permit. The Board emphasized that they supported the aim of the project to make Webster accessible. If, however, this was to be accomplished with a ramp, two principles should be followed: 1) the ramp should be screened and placed behind (i.e., on the building or west side of) the decorative balustrade, not in front of it, 2) the ramp's materials should be blended to match existing stonework and steps. As the ramp will be an encroachment onto the public sidewalk, every effort should be made to economize on its width.

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Next, M. Johnson presented a sign proposal for Minuteman Press. The sign met with approval, but the lamps which will illuminate the sign, having been drawn in by hand, were insufficiently clear. The Board directed M. Johnson to approve the sign on their behalf, contingent upon a better look at appropriate lighting.

Next, M. Johnson presented a sign proposal for Typhoon Asian Cuisine on Main Street. Upon a motion by B. Kronernberger, seconded by N. Goff, the proposal was approved unanimously.

Next, the Board considered a sign proposal for Step to Beauty II, at 36 South Main Street. Upon a motion made by B. Plumley, seconded by P. Evans, the Board approved the signs as proposed, and voiced their hope that the positive improvements would include a new awning and paint job.

Finally, M. Johnson apprised the Board on the Lutheran Home on Congdon Street. A second fire has resulted in a mandatory demolition of that building's roof.

There being no further business, the meeting adjourned at 6:50PM.

Respectfully submitted,

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Munro W. Johnson

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