

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

**MINUTES**

*September-9-2009*

**Present**

J. BIANCO, CHAIR  
N. STAMLER  
M. STEWART  
B. SHOEMAKER  
B. PLUMLEY  
B. KRONENBERGER

**Absent**

J. FORTUNA  
P. EVANS, VICE CHAIR  
J. FRAZER

**Also Present**

M. WACKERS  
S. KOVACH

Jeff Bianco called the meeting to order. See no minutes for the Board to review, Jeff Bianco called for the first item on the agenda.

First, Mayor Sebastian N. Guiliano and Phil Cacciola spoke on behalf of the gazebo project on the South Green.

Matt Stewart motioned to accept the Gazebo concept on the South Green.

Jeff Bianco suggested more investigation in to the location of the proposed gazebo was needed to ensure that it would prove to be useful for City events. Jeff Bianco also suggested looking at the type of materials that are being considered.

The Board suggested that the electrical output associated with the Christmas tree should be reviewed and more hidden method should be implemented.

Matt Stewart revised the motion to approve the gazebo concept on the South Green with the recommendations that the location be reviewed, materials and type of construction be review and that the original gazebo on the South Green be researched to provide a guide for a new gazebo. Ben Shoemaker seconded and the motion was approved.

Motion to approve the gazebo concept on the South Green with the recommendations that the location be reviewed, materials and type of construction be review and that the original gazebo on the South Green be researched to provide a guide for a new gazebo.						
<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			
Ben Shoemaker		X	X			
Nancy Stamler			X			
Matt Stewart	X		X			
<u>TALLY</u>			<u>6</u>	<u>0</u>	<u>0</u>	<u>3</u>
Motion approved.						

Second, Guido Bafumi presented is proposal to reuse 59 Broad Street, a historic residential structure, for his insurance business. Ben Shoemaker motioned to approve the proposal with the condition that the building be restored to the state reflected in the pictures provided at the meeting, that every effort should be made to preserve the garage, and that any exterior modifications, such as for handicapped accessibility, should be presented to DRPB. Bruce Plumley seconded and the motion was approved.

Motion to approve the proposal with the condition that the building be restored to the state reflected in the pictures provided at the meeting, that every effort should be made to preserve the garage, and that any exterior modifications, such as for handicapped accessibility, should be presented to DRPB.						
<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			X
Matt Stewart			X			
<u>TALLY</u>			<u>6</u>	<u>0</u>	<u>0</u>	<u>3</u>
Motion approved.						

Third, Enrico Tambori represented a proposed signage change for 578 South Main Street, to switch the existing Getty signs with BP gas station signs.

Brian Kronenberger motioned to approve the signage proposal as submitted with the recommendation that the owner be aware of the poor maintenance and landscaping issues regarding the property. Ben Shoemaker seconded and the motion was approved.

Motion to approve the signage proposal for 578 South Main Street as submitted with the recommendation that the owner be aware of the poor maintenance and landscaping issues regarding the property.						
<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			
Ben Shoemaker		X	X			
Nancy Stamler			X			X
Matt Stewart			X			
<u>TALLY</u>			<u>6</u>	<u>0</u>	<u>0</u>	<u>3</u>
Motion approved.						

Fourth, Michiel Wackers summarized a request to install an additional second story window in the facade facing Main Street and the South Green for the Landmark Square building at 10 Main Street. Bruce Plumley motioned to deny the request to install an additional window on the facade of 10 Main Street. Matt Stewart seconded and the motion was approved to deny the request.

Motion to deny the request to install an additional window on the facade of 10 Main Street.						
<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			
Nancy Stamler			X			
Matt Stewart		X	X			
<u>TALLY</u>			<u>6</u>	<u>0</u>	<u>0</u>	<u>3</u>
Motion approved.						

The Board commented that they would like to see equal treatment on either side and would recommend that the applicant come back with a new proposal.

Under items not on the agenda, Jim Sarbaugh spoke before the Board about the demolition of the City owned Bow Lane property.  
There being no further business, the meeting adjourned at 6:30pm.

Respectfully submitted,

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Michiel Wackers, Deputy Director of Planning, Conservation & Development