

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

MINUTES

September-10-2008

Present

P. EVANS, VICE CHAIR
 B. KRONENBERGER
 B. SHOEMAKER
 M. STEWART

Absent

J. BIANCO, CHAIR
 N. STAMLER
 J. FRAZER
 J. FORTUNA
 B. PLUMLEY

Also Present

M. WACKERS
 T. DAVIS
 D. ROY

The meeting commenced at 5:35 PM.

Patricia Evans called the meeting to order and called for a review of the minutes from the August meeting. Ben Shoemaker motioned to approve the minutes as presented. Brian Kronenberger seconded and the motion was approved with Patricia Evans abstaining.

Motion to the August Minutes.						
<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
Matt Stewart			X			
<u>TALLY</u>			<u>3</u>	<u>0</u>	<u>1</u>	<u>5</u>
Motion approved.						

Patricia Evans called for public comments for items on the agenda. Seeing none, the second item on the agenda was called, since the present was present and the first item did not have a representative present..

First, Darcy Roy presented a signage application for 315 Liberty Bank to replace an existing non-illuminated sign with a smaller non-illuminated sign. The discussed the illumination issues and sizing as shown on the rendering. Matt Stewart motioned to accept the sign proposal with the conditions that the sign be scaled down to fit within the existing fascia band, that the stencil cut style cut sign be implemented for the illumination so that the background field be opaque (matching the others on the Liberty Bank building) and rethink the amount of content presented in the sign below the fascia band (simplified would be preferred). Ben Shoemaker seconded and the motion was approved.

Motion to accept the sign proposal with the conditions that the sign be scaled down to fit within the existing fascia band, that the stencil cut style cut sign be implemented for the illumination so that the background field be opaque (matching the others on the Liberty Bank building) and rethink the amount of content presented in the sign below the fascia band (simplified would be preferred).						
<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
Matt Stewart			X			
<u>TALLY</u>			<u>4</u>	<u>0</u>	<u>0</u>	<u>5</u>
Motion approved.						

Second, the Board reviewed the proposed sign for 70 Crescent Street, a proposed freestanding sign to replace an existing sign for Dr. Thomas Lambe’s Medical office. Ben Shoemaker motioned to approve the design as submitted with the conditions that the sign be non-illuminated and black letter on a white field. Matt Stewart seconded and the motion was approved.

Motion to approve the design as submitted with the conditions that the sign be non-illuminated and black letter on a white field.						
<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
Matt Stewart			X			
<u>TALLY</u>			<u>4</u>	<u>0</u>	<u>0</u>	<u>5</u>
Motion approved.						

Third, a representative from Amici’s Grill presented a proposed changes to the outdoor dining area for the restaurant at Riverview Center. The proposal includes umbrella stands, two four-umbrella stands and one two-umbrella stand to provide cover for the dining area located in the front of the restaurant. The side outdining area is proposed to be reduced from 10 feet wide to 8 feet wide, but extended the length of the restaurant with a lattice or glass screen to protect patrons from the wind. The side outdoor dining area is proposed to be covered with a pergola and a retractable awning over the pergola incase of rain or intense sun. The Outdoor heating elements will also be installed on the building to provide a longer outdoor dining season.

The Board discussed the proposal and stated that they had no problem with the umbrellas and the awning, but the pergola was too heavy and did to accomplish the goal for the space from that last meeting.

Matt Stewart motioned to accept the proposal with the condition that only the umbrella elements in the front, the awning element and lattice element on the side, and heating elements on the building be implemented and that the pergola element not be implemented. Ben Shoemaker seconded the motion and it was approved.

Motion to accept the proposal with the condition that only the umbrella elements in the front, the awning element and lattice element on the side, and heating elements on the building be implemented and that the pergola element not be implemented						
<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>4</u>	<u>0</u>	<u>0</u>	<u>5</u>
Motion approved.						

Fourth, Michiel Wackers presented the ongoing revisions and application of the Landscaping Point System. The Board discussed the issue.

There being no further business, the meeting adjourned.

Respectfully submitted,

Michiel Wackers, Deputy Director of Planning, Conservation & Development