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

MINUTES

12 Sept-01

Present

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

Absent

J. FORTUNA
M. BRADY

Also Present

M. JOHNSON
W. WARNER
T. HUBBARD
V. MORRIS
S. HANSON

The meeting commenced at 5:32 PM.

Minutes from the meeting of 15 August 2001 were approved upon a motion by N. Stamler, seconded by P. Evans.

V. Morris, owner of the new North End restaurant, El Sabor Boricua, presented his sign for review. The sign was a laminated sign. J. Bianco said it might fade out. V. Morris offered to make it out of acrylic in stead. J. Bianco said that would be better. P. Evans added that the design might also develop wrinkles and waves if not made of a better material.

N. Stamler moved approval with changes. P. Evans seconded. B. Kronenberger abstained as he was not present for the full review. The motion was approved.

Next T. Hubbard presented designs for the Middletown Housing Authority's Managers Maintenance Facility at 40 Broad Street. T. Hubbard and J. Bianco noted that the building would ultimately be invisible as it is set on an interior lot will be obscured by houses on all sides.

P. Evans moved to approve the proposal and N. Stamler seconded the motion. The proposal was unanimously approved.

Next, W. Warner presented a revised draft of the Declaration and Grant of Preservation Restrictions and Covenants for the Armory. W. Warner noted that, due to the substantial Community Development Block Grant (CDBG) monies the City of Middletown has spent on the Armory over time, the United States Department of Housing and Urban Development would prevent any development of the building that would compromise its CDBG-subsidized historic integrity. W. Warner went on to provide a synopsis of the long road to preserving and finding a use for the Armory since it was transferred to the City of Middletown from the State. W. Warner then described the nature of the Preservation Restrictions and Covenants and the upcoming hotel development plans.

P. Evans inquired into the issue of use: hadn't the Armory been intended for a Cultural Center with the wings dedicated to the Veterans? W. Warner responded that both issues had been addressed by the Common Council, that the plaques on the facades would be preserved, and that the Veterans had been included in the discussion and were supportive of the plan.

D. Brown inquired if the document had been reviewed and checked by the City Attorney's office. W. Warner responded it had. D. Brown inquired what, in W. Warner's opinion, was the city's key concession in the new version of the covenants? W. Warner and M. Johnson responded that there were no major

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concessions, all safeguards were maintained, but that the document had simply been better organized and streamlined.

P. Evans then inquired into what body the developer would appeal to if the Greater Middletown Preservation Trust (GMPT) became defunct. Discussion ensued. W. Warner proposed that a clause be inserted to the effect that, if the GMPT became defunct, the appeal would go to the Connecticut Historical Commission. This proposal met with general agreement.

P. Evans moved for approval of the revised Declaration and Grant of Preservation Restrictions and Covenants with the noted change. B. Kronenberger seconded the motion. B. Plumley inquired into the documents provision for signage. W. Warner directed him to page 3 of the document where signage was addressed. There being no further discussion, the Board voted unanimously to approve the revised document.

Next the Board considered a sign proposal for Middlesex Credit Union on South Main Street. Although the proposed sign was merely a panel in a larger free-standing sign, D. Brown questioned when, if not at such times, could the Board take a stand on ugly commercial strip signs. P. Evans agreed. The Board went on to discuss the issue of gateways into the City of Middletown. Ultimately it was decided that the larger, multi-panel signs should be dealt with more aggressively at the time they are first proposed and, upon a motion by B. Plumley seconded by P. Evans, the sign was unanimously approved.

Next the Board considered an application from Domino's Pizza, also on South Main Street. B. Plumley asked if this was not an ideal candidate for external lighting. B. Kronenberger and J. Bianco agreed. B. Kronenberger moved approval conditioned upon external gooseneck lighting. B. Plumley seconded. The motion was approved.

Next the Board discussed the most recent draft of the Design Guidelines. P. Evans expressed concern at some of the photos exhibiting negative examples. M. Johnson responded that a disclaimer could be inserted into the document so as to minimize the risk of offending people. D. Brown and N. Stamler agreed. The Board also discussed the fact that different review could be given according to different districts in the review zones. M. Johnson responded that he would try reformatting the document to more specifically address the different zones. W. Warner also noted that a revision to the sign code was upcoming.

There being no further business, the meeting adjourned at 7:10PM.

Respectfully submitted,

Munro W. Johnson
Community Development Specialist