

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

MINUTES

October-8-2008

Present

J. BIANCO, CHAIR
P. EVANS, VICE CHAIR
B. SHOEMAKER
M. STEWART
N. STAMLER

Absent

B. KRONENBERGER
B. PLUMLEY
J. FRAZER
J. FORTUNA

Also Present

M. WACKERS
R. WILSON
P. MOSCHETTO JR.
L. ABREIL

The meeting commenced at 5:30 PM.

Jeff Bianco called the meeting to order and postponed the review of the minutes until the end of the meeting.

Jeff Bianco called for public comments for items on the agenda. Seeing none, the first item on the agenda was called.

First, Luis Abriel of Downtown Food Market presented a proposed awning for 530 Main Street. The awning proposes illumination inside the awning that will illuminate the store front, but not the awning itself. The Board discussed the proposal. Patricia Evans motioned to approve the application as presented. Ben Shoemaker seconded and the proposal was approved unanimously.

Motion to accept the sign proposal for the Downtown Food Market at 530 Main Street as presented.						
<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		X			
Jim Fortuna						X
John Frazer						X
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker		X	X			
Nancy Stamler			X			
Matt Stewart			X			
<u>TALLY</u>			<u>5</u>	<u>0</u>	<u>0</u>	<u>4</u>
Motion approved.						

Second, Ralph Wilson represented a proposal for the corner of Saybrook Road and East Main Street that includes demolition of the Shiloh Christian Church and construction of a new Walgreen's Pharmacy. The exterior will be a traditional tan color brick with manufactured limestone and metal green awnings over the windows. The signage will be internally illuminated channel-cut letters. The board discussed methods to improve the building such as adding an additional awning to the Main Street Extension/Saybrook Road façade of the building. Landscaping will be importance and suggested creating a bigger landscaped buffer on the East Main Street side of the building and use the landscaping points system in developing the

landscaping plan. Matt Stewart motioned to conceptually approve the proposal with the following conditions: 1) review and incorporate the landscaping requirements; 2) reduce parking spaces to increase the buffer along East Main Street; 3) move building towards the north and west of the property; 4) use textured limestone to replace manufactures limestone on the façade; 5) add an additional awning to the east façade facing Saybrook Road; and, 6) window trim should be green.

Motion to conceptually approve the proposal with the following conditions: 1) review and incorporate the landscaping requirements; 2) reduce parking spaces to increase the buffer along East Main Street; 3) move building towards the north and west of the property; 4) use textured limestone to replace manufactures limestone on the façade; 5) add an additional awning to the east façade facing Saybrook Road; and, 6) window trim should be green.						
<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	X			
Jim Fortuna						X
John Frazer						X
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker			X			
Nancy Stampler			X			
Matt Stewart	X		X			
<u>TALLY</u>			<u>5</u>	<u>0</u>	<u>0</u>	<u>4</u>
Motion approved.						

Third, Ralph Wilson presented a new location for the relocated Shiloh Christian Church on Saybrook Road and Coe Avenue. The original bell tower and stain glass windows will be reused. Exterior materials will likely be a clapboard or hardyplank with a manufactured stone over a slab foundation. Jeff Bianco recommended rubber slate for the roof to be considered. Ben Shoemaker asked if the roof mini-dormers could be incorporated in to the proposed roof design. The Board wanted the proposal to implement the landscaping point system. Patricia Evans motioned to conceptually approve the new Shiloh Christian Church design with the following conditions: 1) review and incorporate the landscaping requirements; 2) render the side and rear view of the building; and, 3) submit a list of the proposed materials.

Motion to conceptually approve the new Shiloh Christian Church design with the following conditions: 1) review and incorporate the landscaping requirements; 2) render the side and rear view of the building; and, 3) submit a list of the proposed materials.						
<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		X			
Jim Fortuna						X
John Frazer						X
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker		X	X			
Nancy Stampler			X			
Matt Stewart			X			
<u>TALLY</u>			<u>5</u>	<u>0</u>	<u>0</u>	<u>4</u>
Motion approved.						

Fourth, Peter Moschetto Jr.of Aculer presented a new signage proposal for his furniture store at 438 Main Street. The board wanted the signage to be the same height as the Matt’s Music sign. The illumination would come from the existing goosenecks. Ben Shoemaker motioned to accept the proposed sign for 438 Main Street, Aculer, with the conditions that the sign be equal in height to the Matt’s Music sign, that home

shopping at its best be placed in the window and not on the sign and that the existing gooseneck lights be used for the illumination.

Motion to accept the proposed sign for 438 Main Street, Acluer, with the conditions that the sign be equal in height to the Matt's Music sign, that home shopping at its best be placed in the window and not on the sign and that the existing gooseneck lights be used for the illumination.						
<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	X			
Jim Fortuna						X
John Frazer						X
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker	X		X			
Nancy Stamler			X			
Matt Stewart			X			
<u>TALLY</u>			<u>5</u>	<u>0</u>	<u>0</u>	<u>4</u>
Motion approved.						

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

Motion to accept the September minutes as amended.						
<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		X			
Jim Fortuna						X
John Frazer						X
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker		X	X			
Nancy Stamler			X			
Matt Stewart			X			
<u>TALLY</u>			<u>4</u>	<u>0</u>	<u>1</u>	<u>4</u>
Motion approved.						

There being no further business, the meeting adjourned.

Respectfully submitted,

Michiel Wackers, Deputy Director of Planning, Conservation & Development