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

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**MINUTES**

*October-11-2006*

**Present**

J. BIANCO, CHAIRMAN  
P. EVANS  
N. STAMLER  
M. STEWART  
J. FRAZER  
B. SHOEMAKER  
B. PLUMLEY  
B. KRONENBERGER

**Absent**

J. FORTUNA

**Also Present**

M. WACKERS  
A. RUBACHA  
T. CAMPBELL

The meeting commenced at 5:30 PM.

Since the first item on the agenda of Citgo Gas station had no representative, the Board decided by consensus to move to the next item on the agenda.

Second, Alan Rubacha of Wesleyan University presented that expansion of the Film Studies Building located on Washington Terrace. The expansion would include a 120-seat cinema, and 1,580 sq. ft storage space. The existing green space in the rear of the building was designed to accommodate this expansion. There would be no impact on parking or any need to expand parking. The board had no real objects in the design and location, since much of this expansion will be screened from public view by the existing building. Ben Shoemaker motioned to approve the design as presented. John Frazer seconded and the motion was approved unanimously.

Third, Tracy Campbell presented a signage proposal for a new restaurant and bar that would be located in the basement of Main Street Market called Oliver Campbell's. The location was previously called Fudds Sports Bar. The proposed sign would be an internally illuminated sign box with green light rope tracing the outline of the sign. The letter O and C would be outlined in neon lighting. The Board felt that there was too much illumination that could conflict with each other causing the sign not a legible as it could be. The Board suggested that the background of the sign be stencil-cut only allowing the Oliver Campbell's to illuminate. Tracy Campbell was receptive to the ideas and offered to submit a redesign reflecting the comments of the Board. The Board agreed to review the sign before the next meeting.

There being no further business, the meeting adjourned at 6:30 PM.

Respectfully submitted,

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Michiel Wackers, Deputy Director of Planning, Conservation & Development