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

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**MINUTES**

*October-12-2005*

**Present**

J. BIANCO, CHAIRMAN  
B. PLUMLEY  
P. EVANS  
B. SHOEMAKER  
J. FRAZER

**Absent**

D. BROWN  
N. STAMLER  
J. FORTUNA  
B. KRONENBERGER

**Also Present**

M. WACKERS  
E. LIONG  
D. LAFO  
L. CAPUTO  
J. MILARDO  
M. KNOX  
T. KAVANAUGH  
M. WALSH  
P. EDWARDS

The meeting commenced at 5:33 PM.

J. Bianco motioned to table the minutes until the end of business. The Committee assented to the motion.

J. Bianco moved to Old Business.

First, a representative of To Design LLC presented a revised convenience store building to the renovation of the Citgo Gas Station located at 572 Washington Street. The new design features include wood trim along the door and windows and faux pane muttons on the windows. J. Frazer motioned to accept as presented. P. Evans seconded the Board approved the motion unanimously.

Second, a representative of Forman Signs presented a proposed sign for the new Dollar Tree store to be located at 416 East Main Street. B. Plumley motioned to approve the proposal. P. Evans seconded and the Board approved the motion unanimously.

Third, Nancy Connell and Tom Snale of Stratton Brook Associates represented Middlesex Hospital's proposed emergency room expansion and parking expansion projects. They presented the various locations that the Hospital explored for parking. B. Plumley asked if any options that preserved the two houses on Crescent Street? Nancy Connell replied that it was the best option that actually allowed to view of the hospital to be expanded. J. Frazer asked if it would be possible for these houses to be purchased and moved by the buyer? J. Bianco stated that the Board was interested in preserving the neighborhood as is and would like to know what the future uses of the site would be other than parking. The hospital explained that they had no other use than parking at the site where the two houses would be demolished for parking. J. Frazer commented that this proposal at least concentrated the hospital within it existing footprint and was not an expansion over Crescent Street or South Main Street. J. Bianco agreed, but added that this is an important gateway towards the hospital that needed to be preserved. Middlesex Hospital added that the Hospital's master plan envisions no expansion across South Main Street, Crescent Street or Main Street Extension. The Board requested to see the Hospital's master plan, and the Hospital stated that that would be possible. P. Evans motioned to table the issue. J. Frazer seconded and the Board approved the motion unanimously.

J. Bianco moved to New Business.

First, Lee Osborne of Smith Osborne Architects presented a handicapped ramp for Community Health Center to be located at 635 Main Street. Lee Osborne explained that there will be an simple un obtrusive bronze railing with black wrought iron verticals. The ramp would allow handicapped access up two stairs.

J. Bianco asked that the return on the handrail be looped and if the granite facing could be replaced. P. Evans motioned to accept as presented. B. Plumley seconded and the Board approved the motion unanimously.

Second, Megan and Bill Paglia Scheff presented a proposed garage with office spaces to be located at 235 Court Street within the Downtown Village District. B. Plumley moved to accept as proposed. J. Frazer seconded and the Board approved the motion unanimously.

Third, Joseph Foy presented new signage for Fudds Bar and Restaurant located in the rear and the basement of 386 Main Street. The existing sign boxes will just have their faces replaced. B. Plumley motioned that the proposal be accepted. B. Shoemaker seconded and the Board approved the motion unanimously.

Fourth, representative for Prudential realty presented new signage for Prudential's location at 856 Washington Street. P. Evans motioned approve as presented. B. Plumley seconded and the Board approved the motion unanimously.

Fifth, Michiel Wackers explained that a representative for the parish house roof replacement could not attend. The property is located within the Downtown Village District and the materials would be identical to what exists. P. Evans motioned to approve the proposal. B. Plumley seconded and the Board approved the motion unanimously.

Sixth, Michiel Wackers explained that a representative for the Guilmartin, Dipiro & Sokolowski LLC signage could not attend. The Board felt that the signage was simple and appropriate. B. Shoemaker motioned to accept the proposal as submitted. J. Frazer seconded and the Board approved the motion unanimously.

Seventh, Michiel Wackers explained that a representative for the Osaka Restaurant was not present. The Board in reviewing the proposed signage drawings had a number of questions and motioned to table the proposal until the next meeting.

Eighth, the Board discussed the proposed Historic District Zoning Code Change, but took no motions at this time.

There being no further business, the meeting adjourned at 6:55 PM.

Respectfully submitted,

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Michiel Wackers, Deputy Director of Planning, Conservation & Development