

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

MINUTES

November-14-2007

Present

J. BIANCO, CHAIRMAN
P. EVANS
B. SHOEMAKER
J. FRAZER
N. STAMLER

Absent

M. STEWART
B. KRONENBERGER
B. PLUMLEY
J. FORTUNA

Also Present

M. WACKERS
DAVID BERTO
MICHAEL TAYLOR
CATHERINE JOHNSON
SHANNON BROWN
DAVID VISCONTI
SHARI VISCONTI
MICHAEL OLIVERAS

The meeting commenced at 5:29 PM.

Jeff Bianco called the meeting to order and moved review the minutes.

Patricia Evans motioned to approve the minutes with the discussed changes. Ben Shoemaker seconded the motion and the motion was approved unanimously.

Motion to approve the minutes with the discussed changes.						
<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 called for public comments for items on the agenda, see none, Jeff moved to the first item under new business.

First, David Visconti represented a signage application for the Hair Zone of 583 Newfield Street for replacing their existing sign with a freestanding internally illuminated sign standing more than 10 feet. Jeff Bianco commented that an internally illuminated box is not the minimum standard that is approved, rather an externally illuminated or stencil cut sign would be preferred.

Patricia Evans motioned to approve the reuse of the existing sign, with the condition that the internally illuminated box be a stencil cut sign illuminating only the lettering and existing logo of the Hair Zone. The motion was not seconded and the motion was not voted on.

Second, Steve Rumery of 163 College Street presented a proposed parking lot illumination plan. The proposal includes 11 eight foot antique looking lamps. The Board felt that the proposal provided excessive

lighting for the parking lot, especially since the area is primarily zone for residential use. The inability to direct the lighting to where it was needed and shield it from shining onto adjacent properties were a concern by the board. Jeff Bianco suggested that the height of some of the lamps along to walkway should be reduced and few lights for the parking lot than could direct the light to where it was needed. The Board took no motions and tabled the issue until the next meeting.

Third, Micheal Oliveras and Michael Taylor presented a signage proposal for 666 Main Street. The proposal includes a shallow awning that is backlit and provides light for the façade which doubles as security lighting. The awning will include the logos of Nehemiah Housing and the North End Action Team.

Patricia Evans motioned to reposition the awning to be inline with the historic sign band, the awning should be opaque, florescence can illuminate the side walk below, and gooseneck installed to illuminate the awning from above. Ben Shoemaker seconded and the motion was approved unanimously.

Motion to reposition the awning to be inline with the historic sign band, the awning should be opaque, florescence can illuminate the side walk below, and gooseneck installed to illuminate the awning from above.						
<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, a proposed new house for a vacant lot next to 34 High Street. The builder presented a proposal that included parking in the front yard. Shannon Brown and Catherine Johnson expressed disappointment that the proposal paved the majority of the front yard, something not in keeping with the rest of the neighborhood. After much discussion, Jeff Bianco summarized what would be approved: using the adjacent property owned by the same owner to access the rear of the property to allow for parking in the rear, or a eliminate the side yard with a variance from ZBA and have a narrower driveway to access the rear of the property; and bring the building in line with the existing building line of the street.

Fifth, Michael Taylor and David Berto presented the proposed new homeownership units to be constructed or rehabbed on Ferry Street, Green Street and Rapallo Avenue.

John Frazer motioned conceptual approval of buildings as presented to include suggestions that the Rapallo Avenue lot be regarded to minimize the need for a ramp for accessibility, 41 Green Street be given similar rear porches as are seen on 37 Green Street and that the developer return to the Board with revised plans along with a list of materials and colors. Ben Shoemaker seconded and the motion was approve unanimously.

Motion for conceptual approval of buildings as presented to include suggestions that the Rapallo Avenue lot be regarded to minimize the need for a ramp for accessibility, 41 Green Street be given similar rear porches as are seen on 37 Green Street and that the developer return to the Board with revised plans along with a list of materials and colors.						
<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.						

There being no further business, the meeting adjourned at 6:57 PM.

Respectfully submitted,

Michiel Wackers, Deputy Director of Planning, Conservation & Development