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

MINUTES

December-8-2004

Present

J. BIANCO, CHAIRMAN
P. EVANS
J. FRAZER
J. FORTUNA
N. STAMLER

Absent

B. KRONENBERGER
B. PLUMLEY
D. BROWN
B. SHOEMAKER

Also Present

M. WACKERS
R. SCHMIDT
K. LAUCHEN

The meeting commenced at 5:30 PM.

J. Bianco moved the review of minutes until the regularly scheduled Design Review and Preservation Board meeting.

J. Bianco moved to the new business.

First, a representative for the Rent-a-Center reported that their sign had been hit by a truck and was demolished. Rent-a-Center was proposing a stencil-cut sign. The Committee asked what the height would be. The representative reported that it would be the existing height of the previous sign. P. Evans moved to give permission to replace the sign as presented. J. Fortuna seconded and the Board approved the motion unanimously.

Second, Mr. Epstein, architect, presented the proposed renovation of Middletown Plaza. Mr. Epstein presented that all the buildings in Middletown Plaza except for the Staples building and the Foodmart, would be renovated to have a new façade, new roofline and new signage. The new signage program would be redoing all the signage with channel letters. The project is expected to occur in three phases: first the north building, then the west building and finally the pylon sign at the entrance of Middletown Plaza. J. Bianco asked that a serious investigation of the transition between the Staples and the Foodmart and the newly renovated sections should be undertaken to insure that those transitions do not look awkward. P. Evans moved to give with enthusiasm the concept as presented. J. Frazer seconded and the Board approved the motion unanimously.

Third, a representative from Skyline Industries presented. The proposal was for a new internally illuminated box sign. The Board commented that internal illumination was not the style of lighting preferred and would like to see either external illumination or a stencil-cut sign. The presenters agree that a stencil-cut sign would look nice and agree to install such a sign. J. Frazer moved to approve a stencil-cut sign. P. Evans seconded and the Board approved the motion unanimously.

Fourth, the son of the owner, Sandra Booth, presented a proposed new two-family house on Cooley Avenue near the corner of South Main Street. P. Evans moved to the two-family house as presented, with the suggestion that bolder colors be used for the vinyl siding. N. Stamler seconded and the Board approved the motion unanimously.

Fifth, Rob Schmidt presented the final decisions for the Fauver Field housing. Rob Schmidt updated the Board on the materials being used and the minor changes that may occur. The Board was favorable toward any of the minor changes.

Sixth, Rob Schmidt of Wesleyan University presented the proposed new Senior Housing at Fountain and Warren Avenues. The proposal is to build two new structures on two vacant lots. One would be a three-family house and the other a two-family house. The Board favored the use of hardy plank clapboard to skin the exteriors. J. Frazer moved to approve the project as presented with the preference the clapboard be used. P. Evans seconded and the Board approved the motion unanimously.

There being no further business, the meeting adjourned at 7:00 PM.

Respectfully submitted,

Michiel Wackers, Community Development Specialist