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

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**MINUTES**

*December-10-2003*

**Present**

J. BIANCO, CHAIRMAN  
M. BRADY  
P. EVANS  
N. STAMLER  
B. PLUMLEY  
J. FORTUNA

**Absent**

D. BROWN  
B. KRONENBERGER  
N. GOFF

**Also Present**

M. WACKERS  
R. REMILLARD  
S. LAXMAN  
E. TAYLOR

The meeting commenced at 5:40 PM.

Upon a motion by J. Bianco, he called the first order of to approve the minutes from the previous meeting. J. Bianco want it to be noted that the minutes should reflect that the board approved the concept of the renovations considered for the Main Street Market, but the particulars would still need to be presented and approved by the Design Review and Preservation Board. M. Wackers agreed to revise the minutes to reflect this. P. Evans motioned that the minutes be accepted as corrected. M. Brady seconded and the motion passed unanimously.

J. Bianco requested that one item of old business be address, concerning Bill's Sport Shop. J. Bianco asked if the Bill's Sport Shop made the necessary corrections in modifying his sign from internal illumination to exterior illumination in order to conform to the Zoning Code. M. Wackers replied that it appeared originally that Bill's Sport Shop had complied, but upon closer inspection that the face of the sign was still illuminated internal along with the goose neck lighting. M. Wackers stated that he would request that the Zoning Enforcement Officer investigate the matter. J. Bianco continued onto New Business, seeing the first presenter had temporarily left the room, the Board moved on the next item of business.

First, R. Remillard representing Home Depot at Washington Plaza off of Washington Street presented the freestanding sign that would contain the signage for Home Depot and other stores in the plaza. The freestanding sigh would use the existing I-beams, but would be enclosed in aluminum metal cladding. The height would equal the existing height. A gap of 6 feet would be provided at the bottom to allow for visibility. The Board approved of the overall concept, but requested that the wrapping of the based be seamless or if it is something else it should be reviewed by staff. P. Evans motioned to accept the proposal as presented with the suggestions from the Board. M. Brady seconded and the motion passed unanimously.

Second, S. Laxman represented Haveli Restaurant at 1300 South Main Street in presenting a proposal to place a shed on his property as extra storage for his restaurant. The shed would be used for the storage of charcoal and requires that it be waterproof, which was the reasoning behind the use of a pre-fabricated shed. The Board was not pleased with the style of shed being suggested or the location of the shed, since it could be view from street, detracting from the historic building. The Board suggested that one of two things needs to be done: first it needs to match the existing building, or second it needs to be screened or hidden from view by being place in another location. J. Bianco said that he would contact the architect to Mr. Laxman had hired in order to find a suitable solution. P. Evans motioned that the proposal be tabled until the following meeting.

Third, represented the new Subway shop at South Main Street. The proposal called for channel lettering of the Subway's logo to be placed on the front of the shop and on the side. M. Brady motioned that the proposal be approved as presented. P. Evans seconded and the motion was approved unanimously.

Fourth, E. Taylor represented Extra Space Storage located at 56 Pameacha Avenue and presented a proposal for three signs, one of which was freestanding. The wall-mounted sign would measure 16 feet across and the other 10 feet across. All the signs are internally illuminated. The Board expressed concern for the fact that this business was essentially located in a residential neighborhood. The suggested reducing the large wall-mounted sign to equal the size of the smaller one, and internal illumination should not be allowed. E. Taylor was open to these suggestions and asked if a face-lite would be appropriate for this proposal. The Board replied that so long as it kept the lumination to a minimum that would be appropriate, but if spot light or grounding lighting was used then it should be screened so as not to shine into the sky or at nearby residences. M. Brady motioned that the proposal be approved with the above recommendations and that they be reviewed by staff. P. Evans seconded and the motion passed unanimously.

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

Respectfully submitted,

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Michiel Wackers, Community Development Specialist