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

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**MINUTES**

*December-10-2008*

**Present**

J. BIANCO, CHAIR  
P. EVANS, VICE CHAIR  
B. SHOEMAKER  
M. STEWART  
N. STAMLER  
B. KRONENBERGER  
J. FRAZER

**Absent**

J. FORTUNA  
B. PLUMLEY

**Also Present**

M. WACKERS  
J. SARBAUGH  
C. JOHNSON  
J. SAINES-PINCH  
J. ALEXANDER  
R. WILSON  
M. TYRE  
M.TAYLOR  
J. YARROW  
T. SAVONA  
T. HAYDEN

Jeff Bianco called the meeting to order at 5:30pm and give the busy meeting the minutes were tabled until after new and old business.

Jeff Bianco called for the first item on the agenda.

First, Joyce Yarrow of Habitat for Humanity and Michael Taylor of Nehemiah Housing Corporation and architect from Centerbrook Architects presented a proposal for a new two family structure at 25-27 Ferry Street. The proposal calls for a front unit and a rear unit to provide some green space for both households. There are two proposed driveways for parking vehicles, one on either side of the property.

Jeff Bianco commented on the positions of the driveways. Ideally a rear parking area would be preferred.

Jeff Bianco also commented on the placement of the house and bring the house forward to the street line of other houses would be preferred.

Jennifer Saines-Pinch commented that parking in the front should not be encouraged.

Jennifer Alexander commented that the building should be placed to the front of the property with the parking nestled in the rear. This is a suburban design in an urban area.

Given time constraints with the Planning and Zoning meeting, Jeff Bianco tabled the Habitat for Humanity proposal discussion and moved to the next item on the agenda.

Attorney Ralph Wilson and Architect Michael Tyre presented a proposed new commercial development for 309 Industrial Park Road. The proposed business condominiums in a campus like setting will be developed as a green building with LEED gold standard under the Core and Shell Rating system.

Jeff Bianco commented that the highway sign is attractive but very large.

Matt Stewart commented that the amount of parking seemed to go counter what LEED is trying to accomplish. Is this the minimum amount of parking required? Michael Tyre replied that it was more than the minimum required parking. Michael Tyre added that they did look at pervious pavement, but its

application in Connecticut has not been very successful and the site soils did not favor the implementation of pervious pavement.

Patricia Evans asked about the landscaping.

Steven Kovach asked if the basement walkout condos had skylights, which were the at-grade windows on the higher elevation? Michael Tyre replied that they were to allow maximum amount of natural light to reduce lighting requirements.

Matt Stewart moved to accept the overall plan with the condition that the highway sign be reduced to the maximum 10 foot height allowed and downsize the sign in general, and the board recommendations that the parking be reduced to the minimum or increase the greenspace within the parking lots, look at breaking up the pavement by treating the walkways differently and look at the landscaping guidelines.

Brian Kronenberger seconded and the motion was approved.

Motion to approve the overall plan with the condition that the highway sign be reduced to the maximum 10 foot height allowed and downsize the sign in general, and the board recommendations that the parking be reduced to the minimum or increase the greenspace within the parking lots, look at breaking up the pavement by treating the walkways differently and look at the landscaping guidelines.						
<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			
Jim Fortuna						X
John Frazer			X			
Brian Kronenberger		X	X			
Bruce Plumley						X
Ben Shoemaker			X			
Nancy Stamler			X			
Matt Stewart	X		X			
<u>TALLY</u>			<u>7</u>	<u>0</u>	<u>0</u>	<u>2</u>
Motion approved.						

Jeff Bianco called for the next item on the agenda.

Attorney Ralph Wilson and Price Chopper representatives, Trieste Savona and Thomas Hayden, presented a proposed new Price Chopper Supermarket for the old ShopRite location at 855 Washington Street. The new supermarket will be built to a LEED standard. The design will have a base of colored stone, precast walls to look like brick, copper canopy and smoked-glass entrance way. The store will have skylights to all natural light in the building.

Jeff Bianco stated that the big issues for the Board is what does look like from all sides that are most visible to the public. The exterior treatment on the front should be carried around the side near the Home Depot. Landscaping in the parking lot should be encouraged and extend the canopy along the front.

Ben Shoemaker motioned to approve with the condition that an actual rendering of the front be submitted, that the exterior treatment wrap around the publicly visible portions of the building, review the landscaping guidelines and ask the owner to revisit the pylon sign. Nancy Stamler seconded and the motion was approved.

Motion to approve with the condition that an actual rendering of the front be submitted, that the exterior treatment wrap around the publicly visible portions of the building, review the landscaping guidelines and ask the owner to revisit the pylon sign.
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<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			
Jim Fortuna						X
John Frazer			X			
Brian Kronenberger			X			
Bruce Plumley						X
Ben Shoemaker	X		X			
Nancy Stamler		X	X			
Matt Stewart			X			
<u>TALLY</u>			<u>7</u>	<u>0</u>	<u>0</u>	<u>2</u>
Motion approved.						

Jeff Bianco called for the next item on the agenda.

Representatives from the Auto Store II presented a proposed signage application for their new dealership on Newfield Street. The proposal will include channel letter sign, internally illuminated, with a painted black swoop and three painted red boxes on the front façade. Patricia Evans motion accept the signage application as presented. Ben Shoemaker seconded and the motion was approved.

Motion to approve the application as presented.						
<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>7</u>	<u>0</u>	<u>0</u>	<u>2</u>
Motion approved.						

Jeff Bianco called for the next item on the agenda.

Representatives of Esca Restaurant at the corner of Main Street and Washington Street presented a signage proposal. Sculpted sign reading Esca with 14-karat gold leaf, illuminated with gooseneck lighting. The proposal also will include a change to the store front windows to allow them to open. Jeff Bianco motioned to approve as presented. Ben Shoemaker seconded and the motion was approved.

Motion to approve the application as presented.						
<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>7</u>	<u>0</u>	<u>0</u>	<u>2</u>
Motion approved.						

Jeff Bianco called for continuation of the Habitat for Humanity presentation and discussion. The Board reiterated the previous discussion about parking in the rear and placement of the structure on the property. Habitat for Humanity agreed to review the proposal and would represent the Board in the future.

Jeff Bianco called for the next item on the agenda.

Michiel Wackers presented a proposal from Knollcrest Apartment to replace the sign that was taken down due to construction on Route 66. The sign would be the same as before, but the complex wanted to install spotlights to illuminate the sign. Ben Shoemaker motioned to accept as presented. Nancy Stamler seconded and the motion was approved.

Motion to approve the application as presented.						
<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			
Jim Fortuna						X
John Frazer			X			
Brian Kronenberger			X			
Bruce Plumley						X
Ben Shoemaker	X		X			
Nancy Stamler		X	X			
Matt Stewart			X			
<u>TALLY</u>			<u>7</u>	<u>0</u>	<u>0</u>	<u>2</u>
Motion approved.						

There being no further business, the meeting adjourned at 7:45pm.

Respectfully submitted,

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 Michiel Wackers, Deputy Director of Planning, Conservation & Development