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

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**MINUTES**

*13-Dec-00*

**Present**

J. BIANCO, CHAIR  
P. SMITH  
J. FORTUNA  
J.ROSENTHAL

**Absent**

B. KRONENBERGER  
D. BROWN  
B. PLUMLEY  
N. GOFF  
N. STAMLER

**Also Present**

M. BELLABUONO  
M. JOHNSON  
R. FISHER

The meeting commenced at 5:10 PM.

J. Rosenthal was introduced and welcomed as a newly appointed member.

There being no quorum present, the Board decided to proceed in an advisory capacity:

R. Fisher presented plans for the Dialysis Center sign at 101 Court Street. The Board asked that the base of the sign's letters align with the letters on the Middletown Youth Center's sign (which neighbors the dialysis center).

The sign was approved with those comments.

M. Bellabuono presented a resubmitted application (the original drawing and new photographs of the property) on behalf of First and Last Tavern, proposing a seasonal tent-like enclosure at the fourth awning from the south on Main Street. The purpose of the enclosure is to provide a wind lock for the diners seated in the adjacent lounge area during use of the doors as a service entrance and secondary exit for the restaurant's patrons. Sharing the property with the city's police station, the restaurant's access to the rear of the building is restricted out of concern for security. M. Bellabuono explained that they consider their situation to be a unique hardship, and that it wouldn't set a precedent for other storefronts on Main Street. He guaranteed that the new structure would also be tastefully done, offering to take the structure down immediately if Board members did not approve of its looks once they saw it.

The Board discussed several interior alternative solutions to the problem

- The use of the doors for service and deliveries could be scheduled for non-lounge hours.
- The use of the doors for patron exiting could be restricted to emergency use only – signage and even alarms could be used to control this use.
- Alternative interior enclosures or even screens could mitigate the blast of cold air.
- While not necessarily esthetic on the interior, plastic curtains as used in walk-in freezers could help if the use restrictions are unacceptable.
- An air-curtain ceiling-mounted heater could help control the problem.

The Board discussed the impact of the proposal on Main Street:

- The proposed enclosure does seem to minimize the visual impact, however the addition would still be a detriment to the award winning façade of the City's building.
- While the First & Last's service arrangement from Main Street is not good, unfortunately it is not unique. And though the sidewalks on Main Street are wide the Board would not like to see visual encroachments of this type in the public way.

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P. Smith suggested that the structure be allowed for a one –time trial this season, during the cold months, and reviewed on a probationary basis. The Board then considered the proposal and voted as follows:

P. Smith said she supported it on a trial basis.

J. Fortuna opposed

J. Bianco opposed

B. Kronenberger opposed via write-in

D. Brown opposed via write-in

B. Plumley opposed via write-in

J. Rosenthal abstained.

Lastly, J. Bianco presented plans for the renovation and expansion of the old Wilcox-Crittenden factory on the corner of Highland and Pameacha Avenues as use as a Warehouse. Members noted that visual impacts from the street were virtually non-existent, except for historic rehabilitation activities whose aesthetic effects would be positive.

The Board approved of the plan.

The meeting adjourned.

Respectfully submitted,

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Munro W. Johnson