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

MINUTES

December-14-2005

Present

J. BIANCO, CHAIRMAN
P. EVANS
N. STAMLER
B. SHOEMAKER
J. FRAZER
J. FORTUNA
M. STEWART
B. PLUMLEY

Absent

B. KRONENBERGER

Also Present

M. WACKERS
M. OLIVERAS
ABID

The meeting commenced at 5:30 PM.

J. Bianco moved to New Business.

First, a proposal by Town Fair Tire located at 860 Washington Street in Middletown Plaza shopping center. B. Plumley motioned to approve as presented. M. Stewart seconded and the Board approved the motion unanimously.

Second, a representative of W. Longo Enterprises, LLC and Michael Oliveras presented signage and Façade changes for 484 Main Street. Two new stores will be opening up. One will be called Tesoro, a retail store, and the other will be Nikita's Bar and Bistro. Tesoro will have a aluminum letters and a textured with tiles, with no interior illumination. Nikita's signage will be aluminum letter with a simple red strip that will be illuminated. The façade of Nikita's will be frosted and a new awning will be installed. J. Bianco asked how the lighting will be done. Michael Oliveras stated that no lighting decisions had been made. B. Shoemaker motioned to approve the proposal as presented with the lighting elements being represented at a future meeting. P. Evans seconded and the Board approved the motion unanimously.

J. Bianco moved to Old Business.

First, Abid the owner of 591 Main Street, presented various options for a gas station canopy. The two proposals, that added molding and roof elements to the basic square canopy. J. Bianco stated that the Design Review and Preservation Board was not required to approve anything, but was willing to consider something that would add value to the architectural structures on Main Street. A number of the member commented positively about a pitched roof for a canopy. B. Shoemaker asked that the green from the Liberty Commons building should carry over. The Board also favored metal to architectural shingle. The Board took no motions, but encourage the applicant to represent at the next meeting.

There being no further business, the meeting adjourned at 6:25 PM.

Respectfully submitted,

Michiel Wackers, Deputy Director of Planning, Conservation & Development