

Middletown Design Review & Preservation Board



Chair	Jeff Bianco	
Members	Brian Kronenberger	Bruce Plumley
	Christina Wasch	Maria Madsen Holzberg
	Marilyn Mills	Jammie Middleton
	Vacant	Vacant
Staff	Marek Kozikowski, AICP, Director of Land Use	

REGULAR MEETING MINUTES

WEDNESDAY, MARCH 30, 2022
Council Chambers, City Hall
4:00 P.M.

Start: 4:04 PM
End: 5:07 PM

In attendance: Jeff Bianco, Brian Kronenberger, Christina Wasch, Maria Madsen Holzberg, Marilyn Mills. Staff: Marek Kozikowski, Director and Gary Middleton Assistant City Planner.

1. Call to Order

The meeting was called to order at 4:04pm.

2. Public Comment for Items on the Agenda

None.

3. Old Business

3.1. 73 Main Street. Advisory Opinion for Eliminating Door. Applicant: April Brodeur SPR2021-165

Director Kozikowski presented the proposal to eliminate an exterior door located on the side of the building. The Board discussed the merits of the proposal.

Motion to reject the removal of the door moved by Kronenberger, seconded by Holzberg. Passed unanimously.

4. New Business

4.1. 98 Washington Street. Construction of Pavilion. Senad Bajraktarevic SPR2022-55

Senad Bajraktarevic presented the proposal to construct an open air pavilion adjacent to the building. The roof will match the existing materials. The posts would be concrete and steel with a wood frame above.

The Board requested a site plan showing location and more details on the materials. Furthermore, they wanted to see how the structure would relate to the building. They also suggested added details on any proposed landscaping or lighting in the area.

The application was continued.

4.2. 153 South Main Street. Exterior Renovations to include new roof, siding & windows in addition to interior improvements. Applicant: MWH Associates, LLC. Thomas Hutton SPR2022-43

TJ Hutton presented the proposal including replacing the roof, siding, gutters and windows of the building. The roof will be black asphalt shingles. The siding will be clapboard painted white with the exposure replicated to match the existing exposure. Trim will be painted black. The existing pediment will stay.

Motion to approve as submitted subject to return if a front porch is being added made by Holzberg and seconded by Kronenberger.
Passed unanimously.

4.3. 133 South Main Street. Exterior Renovations to include new roof, siding & windows in addition to interior improvements. Applicant: MWH Associates, LLC. Thomas Hutton SPR2022-46

TJ Hutton presented the proposal including replacing the roof, siding, gutters and windows of the building. The roof will be black asphalt shingles. The siding will be clapboard painted white with the exposure replicated to match the existing exposure. Trim will be painted black. The existing pediment will stay.

Motion to approve as submitted subject to return if a front porch is being added made by Holzberg and seconded by Kronenberger.
Passed unanimously.

4.4. 250 Court Street. Replace Existing Windows. Wesleyan University. Roseann Sillasen SPR2022-51

Roseann Sillasen presented the proposal including the existing windows on the building with a vinyl window. The Board discussed and preferred they were to be replaced with a wood window.

Motion to reject the installation of the vinyl window made by Holzeberg and seconded by Mills.
Passed unanimously.

4.5. 128 Church Street. Replace Existing South Elevation Porch. Wesleyan University. Roseann Sillasen SPR2022-52

Roeann Sillasen presented the proposal including replacing the porch and windows. The porch balusters will be square stock with 42 in composite materials to match and painted white.

Motion to accept the proposal with the replacement windows with the harvey majesty windows or equivalent made by Kronenberger and seconded by Wasch.
Passed unanimously.

5. Minutes

5.1. Minutes of the November 10, 2021 meeting

Motion to approve the November 10th minutes by Kronenberger, seconded by Holzberg.
Passed 4-0-1. Abstained: Holzberg.

6. Public Comment for Items Not on the Agenda

None.

7. Adjournment

The meeting adjourned at 5:07pm.

Respectively submitted,

Marek Kozikowski, AICP
Director of Land Use