

# Middletown Design Review & Preservation Board



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

## SPECIAL MEETING MINUTES REVISED

**WEDNESDAY, MARCH 8, 2023**

**5:30 P.M.**

**LOCATION: COUNCIL CHAMBERS, CITY HALL**

In attendance: Marilyn Mills, Maria Madsen Holzberg, Christina Wasch, Bruce Plumley, Staff:  
Marek Kozikowski, Director.

Five members of the public were present.

### 1. Call to Order

The meeting was called to order by Maria Madsen Holzberg at 5:46 pm who chaired the meeting.

### 2. Public Comment for Items on the Agenda

None.

### 3. Old Business

None.

### 4. New Business

#### 4.1. **Proposal to construct a two-family home on Woodward Avenue, Map-Lot: 22-0356 in the RPZ zone. Matthew Pegolo/PegArch Architecture. [SE2022-15](#)**

Matt Pegolo, architect presented the application for the two-family house. The single-family house on interior lot adjacent to the existing house will look the same. The applicant presented the building elevations and perspective views. The buildings will have gable roofs. The buildings were situated where they are on the site plan in order to comply with the setback requirements.

Motion to approve with the recommendation that the applicant pursue a variance of the front setback requirement to move the building closer to the street and to add a front porch.

Made by Wasch; seconded by Plumley

Unanimously approved.

#### 4.2. **Proposal to construct a single-family home on Woodward Avenue, Map-Lot: 22-0353 in the RPZ. Matthew Pegolo/PegArch Architecture. [SPR2022-270](#)**

The discussion was merged with item 4.1.

Motion to approve with the recommendation that the applicant pursue a variance of the front setback requirement to move the building closer to the street and to add a front porch

Made by Wasch; seconded by Plumley

Unanimously approved.

If you require special accommodations for any meeting, please call the ADA Coordinator at (860) 638-4540, (voice) or (860) 638-4812 (TDD/TTY), or the Town Clerk's Office at (860) 638-4910 at least ten (10) days prior to the scheduled meeting.

4.3. **Proposal to construct exterior renovations including additions to the building located at 56 Hamlin Street. Wesleyan University/Joseph Banks. SPR2023-44**

Joseph Banks, Wesleyan University and Jason Forney, Architect presented the application for the reconstruction of the existing building and construction of new additions, outdoor spaces and other improvements. The applicants reviewed the building layout and elevations. As much of the existing brick that can be reclaimed will be and bricks will be added to match. The new performing arts addition will have painted metal shingles of reds and other terracotta colors.

Motion to approve as submitted  
Made by Mills; seconded by Wasch.  
Passed unanimously.

Motion to add **4.4. Proposal to restoration of retaining wall at 95 Pearl Street.**  
Made by Plumley; seconded by Mills  
Passed unanimously

Joseph Banks presented photos of a retaining wall at 95 Pearl Street showing area where the wall was failing. The wall is constructed with brown stone. The intent is to reuse as many existing stones as they can and add more brownstone as needed.

Motion to approve as presented  
Made by Plumley; seconded by Mills  
Passed unanimously

**5. Minutes**

- 5.1. Minutes of the September 14, 2022 meeting
- 5.2. Minutes of the November 9, 2022 meeting
- 5.3. Minutes for the February 8, 2023 meeting

Motion to approve the minutes of the September 14<sup>th</sup> and February 8<sup>th</sup> meeting subject to the spelling correction of Kronenberger's name.  
Made by Wasch; seconded by Mills  
Passed unanimously.

No action taken on the minutes of the November 9, 2022 meeting.

**6. Public Comment for Items Not on the Agenda**

None.

**7. Adjournment**

The meeting adjourned at 6:50 pm.

Respectively submitted,

Marek Kozikowski, AICP  
Director of Land Use