

ARCHITECTURAL BOARD OF REVIEW
CITY OF MIDDLETOWN
Minutes
November 2, 2023

1. ROLL CALL

Gef Chumard -Absent
Kathy Rifkin
Maria Bruni
Anna Madden
Alvaro Garcia

2. APPROVAL OF MINUTES: October 7, 2023

Motion to approve minutes made by Rifkin; seconded by Madden
Motion carried 4-0

3. NEW BUSINESS:

- a. 28 North Street – Rakesh Nayak representing Mister Croissant - SIGNAGE – Proposing channel letter similar to Daye’s sign. White with a hint of pink (muted). The color is part of their logo.

Motion to approve made by Garcia; seconded by Rifkin
Motion carried 4-0

- b. 39 Railroad – Laurie Arias representing Crossfit Takeback - SIGNAGE – Proposing to remove existing approved sign from previous owner. Adding new sign above the door. Black letters with white background. Sign will be slightly wider than their door – 2’ x 10’ thin sheet metal material. Maria advised that Ms. Arias will need to go to DPW to get sign permit.

Motion to approve made by Garcia; seconded by Rifkin
Motion carried 4-0

- c. 9 King Street – Façade – Preliminary – No action due to applicant not present - made by Garcia; seconded by Rifkin

4. Old Business:

5. Next Meeting: December 7, 2023

6. Adjournment

Motion to adjourn made by Rifkin; seconded by Madden
Motion carried 4-0

7. ROLL CALL and meeting opened up again as Mr. Padilla from 9 King street arrived at 10:25am

Gef Chumard -Absent
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Maria Bruni
Anna Madden
Alvaro Garcia

- a. 9 King Street – Marco Padilla - Façade – Preliminary
Marco is proposing black and white porcelain tile with black and white paint. Maria showed present pictures of 9 King Street Façade and displayed that work was being done prior to ARB approval and was told to stop the work. Pictures showed black porcelain tile on the front of building. Owner stated he wanted to replace the wood as it was deteriorating. The board has concerns that the material is inappropriate and the tile does not conform to historical look of downtown.
Madden – We would like for you to remove tile and put back material that was there. tile is a weird choice as it is an interior tile and not for exterior use.
Maria – requested for Mr. Padilla to come back with exact paint swatches to match historical palette. We will need to propose your request during the public meeting.
Mr. Padilla agreed and understands to remove the tile.

Motion to table for public hearing for December - made by Rifkin; seconded by Madden
Motion carried 4-0

8. Adjournment
Motion to adjourn made by Rifkin; seconded by Madden
Motion carried 4-0

Please refer to the original applications for color swatches, plans and designs.