

ARCHITECTURAL BOARD OF REVIEW
CITY OF MIDDLETOWN
Minutes
June 4, 2026

1. ROLL CALL

Maria Bruni

Gef Chumard - Absent

Anna Madden

Kathleen Rifkin

Alvaro Garcia

Also present: Joseph Thompson, Architect; Sixto Martinez, Code enforcer

2. APPROVAL OF MINUTES:

May 7, 2026

Motion to approved made by Rifkin; seconded by Madden

Motion carried 4-0

3. New Business:

- a. 6-8 North Street – Kimberly Serrano representing ***Cafe Con Amor Jibaro*** requesting to add a 23"x38" double sided ¾" PVC sign with scroll bracket. White background with green and orange lettering.

Maria Bruni opened the public hearing for 6-8 North Street.

Motion to open the public hearing made by Madden; seconded by Garcia

Motion carried 4-0

Maria Bruni stated for the record no members of the public present or submitted comments via email. Maria asked to close the public hearing.

Motion to close the public hearing made by Rifkin; seconded by Madden

Motion carried 4-0

Discussion: Ensure the installation uses existing holes or creates new holes without damaging the brick. Also work with code to make sure sign is maintaining a 9-foot distance from the sidewalk.

Motion to approve made by Garcia; seconded by Madden

Motion carried 4-0

- b. 30 East Main Street – Ketlet Clerger Jean representing ***J&P Barber Shop*** requesting to add a 96"x40" flat aluminum sign with printed graphics covering existing sign blank.

Maria Bruni opened the public hearing for 30 East Main Street.

Motion to open the public hearing made by Rifkin; seconded by Garcia

Motion carried 4-0

Maria Bruni stated for the record no members of the public present or submitted comments via email. Maria asked to close the public hearing.

Motion to close the public hearing made by Rifkin; seconded by Madden
Motion carried 4-0

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

- c. 30 East Main Street – Lamar Bundy representing **Juice Now**, requesting to add 46”Lx46”Hx5”D LED illumination sign as well as 34”Lx34”Hx5”D that will say Smoothies.AcaiBowls.Juices on one side along with phone number on the other side.

Maria Bruni opened the public hearing for 30 North Street.

Motion to open the public hearing made by Rifkin; seconded by Alvaro
Motion carried 4- 0

Maria Bruni stated for the record no members of the public present or submitted comments via email. Maria asked to close the public hearing.

Motion to close the public hearing made by Rifkin; seconded by Madden
Motion carried 4-0

Discussion: The board proposed signage including painted walls in a muted orange color and to aluminum signs with digital prints. The board expressed concerns about the stark black background of one sign and the lack of coordination between the two signs.

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

- d. 56-91 North Street – Sen Wang representing **56-91 North Street** - requesting to add dark brown aluminum and glass wall and doors to match the left side so that the whole first floor to be one identical style.

Maria Bruni opened the public hearing for 56-91 North Street.

Motion to open the public hearing made by Garcia; seconded by Rifkin
Motion carried 4-0

Maria Bruni stated for the record no members of the public present or submitted comments via email. Maria asked to close the public hearing.

Motion to close the public hearing made by Rifkin; seconded by Madden
Motion carried 4-0

Discussion: The proposal matches previous approved work on the opposite side. The discussion focused on ADA compliance requirement's for doorways and slopes, with the installer confirming that they will work with the building department on code compliance. The board approved the project contingent on resolving code requirement, with the same materials and color scheme as the existing matching side.

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

- e. 75 Railroad Avenue – Marie Pagliaro and Ilseon Son representing **AC Beauty School / Reverie Medi Spa**– requesting to add black anodized 1 ¾" x 4 ½" frame narrow stile door. Roton Hinges, 12" offset C pull BTB, MS lock (thumbturn in), 4" saddle, 1" IG (clear Temp & Clear Temp) SM closer. Door is facing Railroad Avenue. Also requesting 12'x2" LED light box sign and a 24"x120" replacement acrylic faces for existing lightbox.

Maria Bruni opened the public hearing for 75 Railroad Avenue.

Motion to open the public hearing made by Rifkin; seconded by Madden
Motion carried 4-0

Maria Bruni stated for the record no members of the public present or submitted comments via email. Maria asked to close the public hearing.

Motion to close the public hearing made by Madden; seconded by Rifkin
Motion carried 4-0

Discussion: The board suggesting all signs should match using white backgrounds with black or gold letters. The board approved the door design with a recommendation to consider adding an arch above the door opening. The board approved signage contingent on revised drawings for review, ensuring all signs match in style and color. Also send updated drawings/pictures of the door.

Conditional approval made by Rifkin; seconded by Garcia
Motion carried 4-0

Old Business

- f. 97 East Main Street – Athena Bu representing **ABC Eternity LLC** requesting to repair/replace roof as needed (color changed from blue to Benjamin Moore Historic Color (new London Burgundy HC-61) Repair/Replace the exterior as needed. As discussed in last meeting. Per boards request from last meeting a revised drawing of 60x80 window was presented.

Maria Bruni opened the public hearing for 97 East Main Street.

Motion to open the public hearing made by Madden; seconded by Garcia
Motion carried 4-0

Maria Bruni stated for the record no members of the public present or submitted comments via email. Maria asked to close the public hearing.

Motion to close the public hearing made by Rifkin; seconded by Garcia
Motion carried 4-0

Discussion: The board discussed the vintage cream siding, door replacement, and window repairs with conditions to submit updated door photos and paint information ensuring the type of paint to be used on brick for final approval.

Conditional approval made by Rifkin; seconded by Garcia
Motion carried 4-0

Preliminary

12-14 King Street – Jon Selarno representing ***The Crawford Building*** – requesting to paint the building.

The board reviewed pain color options on site at 12-14 King Street with understanding to submit updated colors for review at later meeting.

4. Next Meeting
 - a. July 2, 2026

5. Adjournment

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