

# Middletown Design Review & Preservation Board



Chair  
Members

Brian Kronenberger

Bruce Plumley

Marilyn Mills

Wendy Smith

Vacant

Christina Wasch

Lee Godburn

Oran Mills

Vacant

Staff

Marek Kozikowski, AICP, Director of Land Use

## REGULAR MEETING MINUTES

WEDNESDAY, April 8, 2026

6:00 P.M.

LOCATION: COUNCIL CHAMBERS, CITY HALL

In attendance: Brian Kronenberger, Christina Wasch, Marilyn Mills, Lee Godburn, Wendy Smith, and Oran Mills

Staff: Marek Kozikowski, Director.

Four (4) members of the public.

### 1. Call to Order

The meeting was called to order at 6:02 pm.

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

None.

### 3. Old Business

None.

### 4. New Business

#### 4.1 Request for the new construction of a 510 SF retail (beverage) establishment located at 733 Washington Street and 35 Boston Road in the MXC zone. Applicant/Agent: Richard D. Carella, Esq/Updike, Kelly & Spellacy, PC. SE2026-2.

Attorney Rich Carella introduced the application. The project is to construct a 7Brew coffee place.

Rohan Kapur, one of the franchise owners of 7Brew in Connecticut and western Massachusetts, gave a brief history of the franchise. This is a drive-through only business. Staff will meet you at your car to take your order.

Josh Klein, Stonefield Engineering & Design, continued the presentation. Mr. Klein described the site plan and landscaping on the site. The building is pre-fabricated. A thin, shale brown brick panel which wraps the building. At the bottom of the building is a midnight black brick pane. The canopy is a painted metal, a 7Brew signature blue. Mr. Klein commented that this will be a nice enhancement to the area. Mr. Klein pointed out the locations of the signs for the building.

Attorney Carella added that the blue canopy will be illuminated.

Christina Wasch asked about the types of trees that will be used in the landscaping.

Mr. Klein responded American Holly's, Eastern Red Cedars, green giant arborvitaes, and Tulip trees.

Christina Wasch then asked about the illumination of the canopy.

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Mr. Klein responded it's an LED lighting along the sides. The intent is to turn off these lights after closing.

Oran Mills asked if there is a sidewalk.

Mr. Klein responded there is no sidewalk on Boston Road.

Brian Kronenberger asked Mr. Klein to go through the color scheme.

Mr. Klein described the brand colors as well as the brick colors.

Brian Kronenberger requested that the applicant return to the Design Review Board after going in front of the Planning and Zoning Commission to finalize colors, the design of the retaining wall, and the final decision on the plantings.

Attorney Carella asked if they can just confirm those through staff.

Brian Kronenberger responded yes, so they don't have to come back to Design Review.

Motion to accept the conceptual design and if there are any major changes, the applicant will have to come back to the Design Review Board. Seconded by Marilyn Mills.

Passed unanimously: 6-0.

## **5. Minutes**

### **5.1. Minutes of the October 8, 2025 meeting**

Motion to approve the minutes.

Moved by Lee Godburn, seconded by Wendy Smith.

Passed unanimously: 6-0.

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

Attorney Carella discussed fraudulent invoices that are sent to land use applicants and request that something be done to protect contact information for applicants.

## **7. Adjournment**

The meeting adjourned at 6:32 pm.

Respectively submitted,

Marek Kozikowski, AICP  
Director of Land Use