

**Regular Meeting**  
**DESIGN REVIEW ADVISORY COMMITTEE**  
**April 2, 2026, 9:15 a.m.**  
**Town Hall Annex**  
**80 Doyle Rd. Bantam, CT**

**1. Call to Order - Appointment of Alternates**

The meeting was called to order at 9:15 a.m. Present: C. Bramley and B. Seamans. Also present applicants Collen Dulong, Tim Trojan and Chris Secora.

**2. Rifugio – 461 Bantam Road – Replace split rail fencing with the installation of a lattice enclosure behind main building.**

The split rail fence is proposed to be replaced with lattice and potted plants located as shown. The enclosure provides privacy from the parking, access/egress area of the property. B. Seamans moved a favorable recommendation, C. Bramley seconded and unanimously carried.

**3. Lost Fox Inn – 571 Torrington Road – Installation of decorative pillars, framing and lighting.**

Tim \_\_\_\_\_, owner and Chris Secora, manager of Lost Fox Inn were present. The pillars are located on the entranceway well away from the State take line on Rt. 202 and are as shown in the photo submitted. The seasonal tent frame was discussed, noting it has been left in place through the winter and is seen from the road. T. Trojan stated the frame is bolted to the platform for structural reasons in wind and storms. It was stated the frame could be taken down when not in use during the off- season if preferred. The lighting on the tent structure is located inside the canvas tenting preventing external exposure to bare bulbs. T. Trojan verified the other lighting seen from the road was existing and only the fixtures were updated. It was suggested additional landscaping between the road and the venue tent, and staff parking would be helpful. There was discussion related to noise levels during weddings. The site plan modified by T.Trojan showing the parking, including the parking in the location of the removed barn, and added landscaping. B. Seamans, noted ways the Town is mitigating noise in public areas, like Community Field and the new paddle ball courts, to accommodate lowering noise levels for residential neighbors. He offered to work with Lost Fox Inn in his capacity as a landscape architect to make suggestions as to ways to help with noise during events. T.Trojan also offered to submit the dates scheduled for their Saturday night weddings so the Land Use staff and neighbors would know when to expect the activity.

B. Seamans moved and C. Bramley seconded a motion for a favorable recommendation for the pillars, tent framing and lighting. The motion passed unanimously.

**4. New Business - None**

**5. Old Business - None**

**6. Approval of Minutes – Special Meeting January 28, 2026**

B. Seamans moved and C. Bramley seconded a motion to approve the minutes, unanimously carried.

**7. Adjournment**

The meeting was adjourned at 9:45 a.m. on a motion by C. Bramley, seconded B. Seamans and unanimously carried.

Design Review Advisory Committee

Date: 3/31/2026