

DESIGN REVIEW ADVISORY COMMITTEE

March 4, 2021

Remote meeting by Live Internet Video Stream and Telephone

Members Present: Jeff Savage, Carol Bramley and Patricia McTague; alternate members: W. Jones and D. Restivo

Absent: None

Also present: Dr. Dennis Tobin; Land Use Administrator, First Selectwoman Denise Raap, Zoom host and applicant Jack Baker

Call to order: 9:19 a.m.

1. JPD Realty/Litchfield Distillery – 569 Bantam Rd. – 6700 sf building addition.

J. Baker stated the Distillery had run out of space and is using a 5,000 sf facility in Waterbury for their barrel storage. The plan before Design Review is a minor modification to an approved 6,700 sf addition to the building on Route 202 as shown on submitted plans. 1,400 sf of space between the main building and the addition, housing a storage shed and refrigeration unit, will be enclosed rather than open to the elements.

The public portion of the building will remain maroon in color with the addition painted to match, as close as possible, the beige color existing and addition siding will be flush, metal clad, foam insulated vertical seam panels. There will be two code required pedestrian fire doors and rectangular windows, as close to the value of the older existing metal windows, as possible, added to the road side and rear, wrapping the two northwest corners of the addition as shown on revised plans.

The access way to the back of the addition will be gravel or paved. The increased building size requires seven spaces at the entrance to the building be paved and the parking lot may be paved at a later time. There will be an exposed concrete foundation base to the addition that will increase in height to accommodate the grade change. A rectangular structure 20.5 ft high by 10 ft wide by 5 ft deep with windows will be added, as shown on revised drawings, to accommodate an 18 ft tall piece of equipment.

The applicant will come back to the DRAC for signage, lighting and paving once those elements have been determined. Drawings, displayed by Mr. Baker during the meeting, will be submitted to the Land Use office for the file.

C. Bramley moved and P. McTague seconded a favorable recommendation of the plan as submitted subject to the submittal of the revised plans to the Land Use office and signage, lighting and paving be submitted for review once those elements have been determined. Voting in the affirmative: C. Bramley, P. McTague and J. Savage.

2. New Business: Discussion of renewal of committee members.

DRAC members are reappointed by Planning and Zoning at their regular meeting in March. Terms for members are 3 years for both regular members and alternates. In review of the current terms P. McTague's term ends in 2021; J. Savage's term ends 2022; and C. Bramley's term ends 2023. Alternates: W. Jones' term ends 2021 and D. Restivo's term ends 2022. Both P. McTague and C. Bramley would prefer to be alternates, with C. Bramley resigning the balance of her regular member term.

The recommended appointments are as follows: W. Jones be appointed to a new regular member 3 year term to end 2024; D. Restivo be appointed to fill the balance of C. Bramley's term to end 2023; P. McTague be appointed to a new 3 year alternate term, term to end 2024 and C. Bramley be appointed to fill the balance of D. Restivo's alternate term, term to end 2022.

3. Approval of Minutes – January 7, 2021

The minutes were approved on a motion by J. Savage, seconded C. Bramley. Voting in the affirmative, C. Bramley and J. Savage, with P. McTague abstained as not present at the meeting.

Adjournment

C. Bramley moved to adjourn at 10:15 a.m., seconded P. McTague with C. Bramley, J. Savage and P. McTague voting in the affirmative.

Design Review Advisory Committee

Date