

**Town Facilities Review Committee**  
**September 16, 2021, 7 p.m. Northfield Firehouse**  
**Regular Meeting Minutes**

**Members Present:** Chairman Sam Olmstead, Chris Casiello, Dave Carroll, Bill Deacon, Anne Haas, Marc Moura, Jeffrey Zullo .

**Members Absent:** , Matt Blasavage, John Morosani

**Alternates present:** Burke Gibney, Recording Secretary Barbara Putnam

**Others absent:** Bantam Borough Liaison Nancy C. Tarascio-Latour

**Others present:** Steve Arducci, Peter Elliot, Gary Gillman, Stephan Krucker, John Langer, Dan Martineau, John McKenna, Carol Powers, Lauren Sage, Wendy Westcott

**Call to Order:** Chairman Sam Olmstead called the meeting to order at 7:07 p.m. He appointed Burke Gibney and Barbara Putnam to serve in place of absent members.

**Minutes:** The minutes of August 19, 2021, were approved as submitted.

**Presentation of Proposal for Bantam Annex:** Peter Elliot introduced Andrew Ferentinos, architect.

Andrew Ferentinos described the Bantam Breuer Building as durable, well-designed, and flexible. A steel frame with block infill, timber roof framing, good daylight and high ceilings, it is all on one level and easily accessible for the handicapped. The structure is flexible: the Court was able to create a large courtroom by removing interior walls.

Some of the spaces have been abused. A courtyard in the back was paved and enclosed in chain-link fence to manage detainees being delivered to the court. He showed a rendering of how it could be landscaped more attractively.

He showed several possible zones: accessible from the front, from the courtyard, and at the addition on the back. A use such as a daycare center could be safely located at the back of the building.

He offered the possibility that the Town's need for space could be solved in two buildings – the Bantam building and the Litchfield Town Hall. The flexibility of the Bantam building offers the possibility of phasing new uses into the three different zones.

A diagram of the town showing the two buildings in relation to Bantam center, the Community Center, White Memorial, and the Greenway (which is planning a bridge over the river in Bantam) set the context for the two-building solution.

**Public Comment:** There was a positive response to the idea of phasing new construction and to a two-building solution.

There was discussion about the energy use in the Bantam building – the heating system is currently all one zone. There is a plan to provide the post office with a separate zone using heat pumps. The walls are not insulated, and the windows are single glazed. The flat roof offers the possibility of solar collectors, and the land might be able to support geothermal. A solution that includes green energy was looked on favorably.

There was discussion about the infrastructure: the capacity of the sewer system, the electrical service (800 amp 3-phase), and the internet (the court installed fiber optics).

The possibility of Bantam becoming an Arts District, and of the Town adding arts and theatre to the offerings of the Rec Department was offered.

The attractive renderings of the Bantam building elicited remarks about how this could engender excitement in the voters.

There was a report that the Borough of Bantam has received federal funds that will enable them to build a playground. The Bantam building appears to be a better site for this than the land behind the Bantam Borough Hall.

Sam Olmstead concluded by thanking the presenters and attendees for their contributions. Our next steps will include identifying three possible solutions and getting public feedback about them before deciding on a final choice to offer the Board of Selectmen. The phase will require some professional help.

The meeting adjourned at 8:10 p.m.

A copy of the slides presented by the Bantam group is attached to these minutes.

Respectfully submitted,

Barbara Putnam  
Recording Secretary

# A Flexible Multi Purpose Plan

FOR THE

## TOWN Of Litchfield

CONNECTICUT  
SEPTEMBER 16, 2021

By Andrew Ferentinos and Peter Elliot



**LITCHFIELD**  
CONNECTICUT

est **1719**

**PROBLEM  
SOLUTION  
CONTEXT  
VISION  
INTEGRITY**



# PRACTICAL LOGIC

1. Utilize the buildings we have (80 Doyle/74 West) and the resources we already have.(Committees, Web, Marketing, etc.) Connect and Unite the Town and Boroughs.
2. Incremental Success everyone can see.
3. Continue Data led study as we progress.
4. Decide levels of cost and commitment, small/med/large.
5. Adopt a policy of maximum flexibility. For People and buildings, catching up is hard to do. We can do it.

Objective: Town support at a vote or referendum.

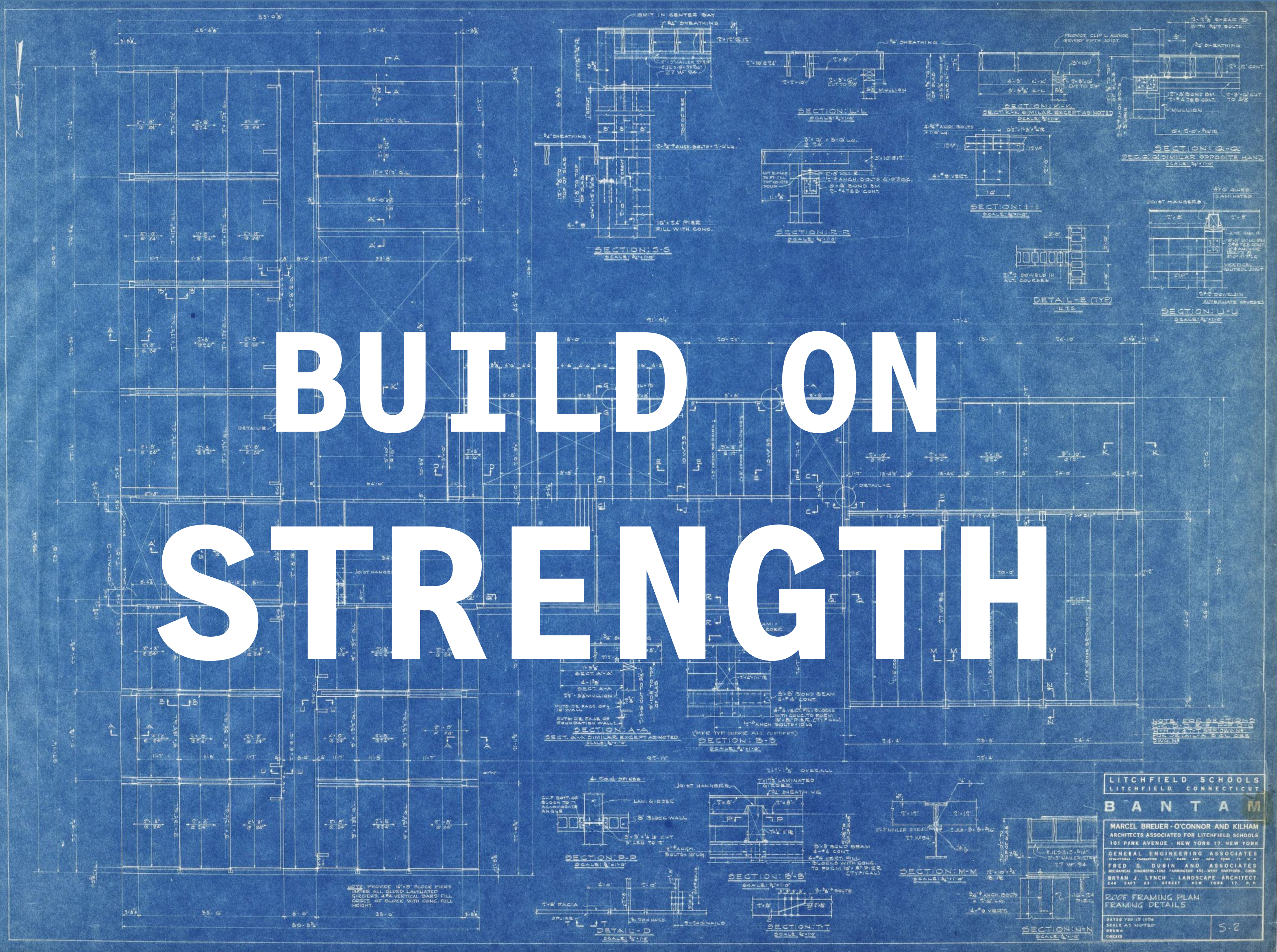
# LITCHFIELD 2031 VISION

## A Five Point Plan

1. Town Government functions housed in existing restored buildings small/medium/large.
2. Adopt design and technology to create architectural and visual connection small/medium/large.
3. Partnership with existing entities: All Boroughs, Greenway, Parks, Committees, Land, Business.
4. Prepare for use of other buildings as/if they come up. LIS, Courthouse.
5. Improve town infrastructure to connect the vision; For residents, for business, for visitors.



# BUILD ON STRENGTH







# FOUNDATION OF VISION

COURTESY OF THE SMITHSONIAN INSTITUTION



A photograph of an outdoor sports court, possibly a basketball court, enclosed by a black chain-link fence. In the background, there is a light-colored building with large windows and a flat roof. Behind the building, a dense line of green trees is visible under a clear blue sky. The word "ABUSE" is superimposed in large, bold, white capital letters across the center of the image. The foreground shows a grassy area and a concrete path leading towards the court.

# ABUSE

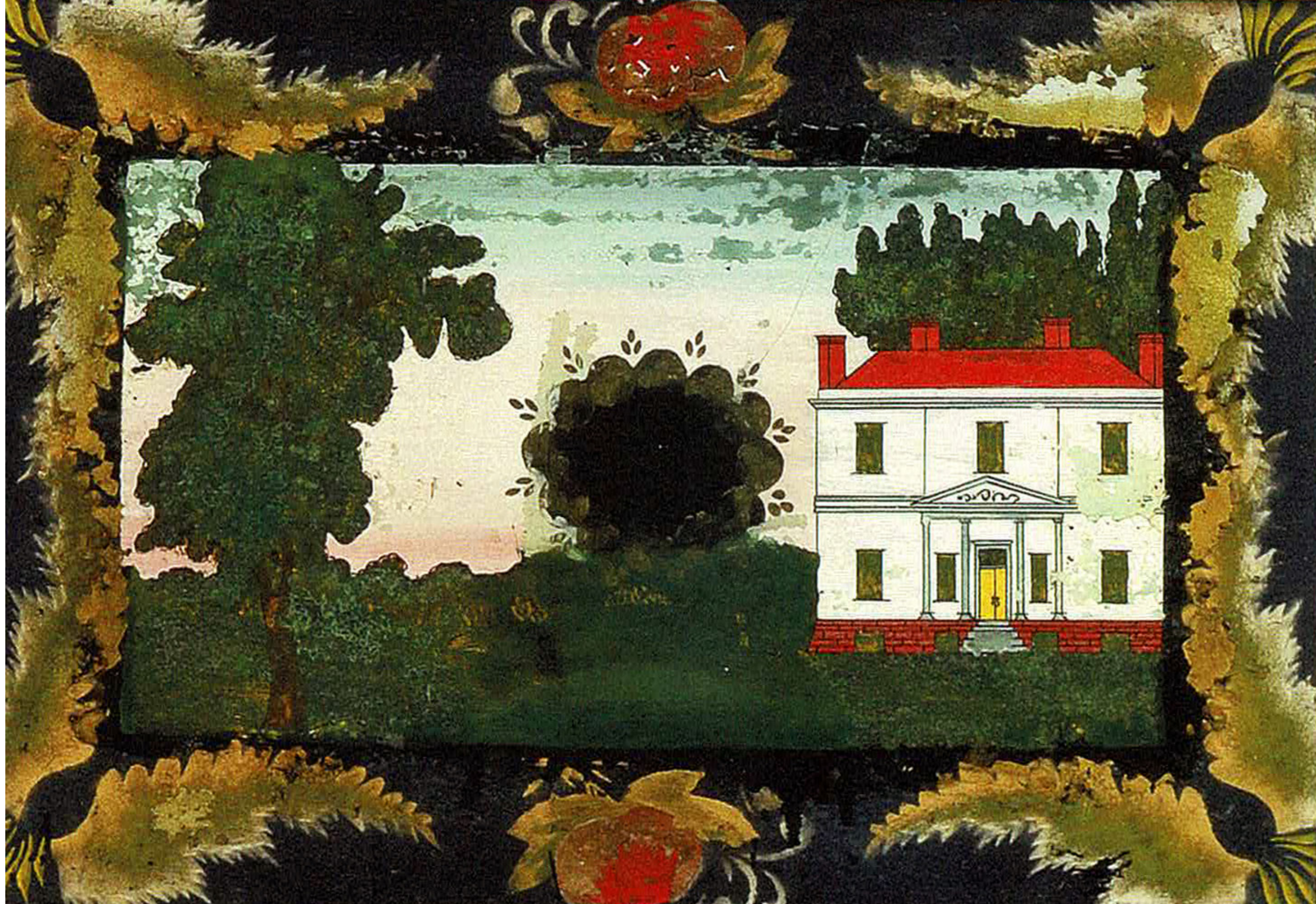




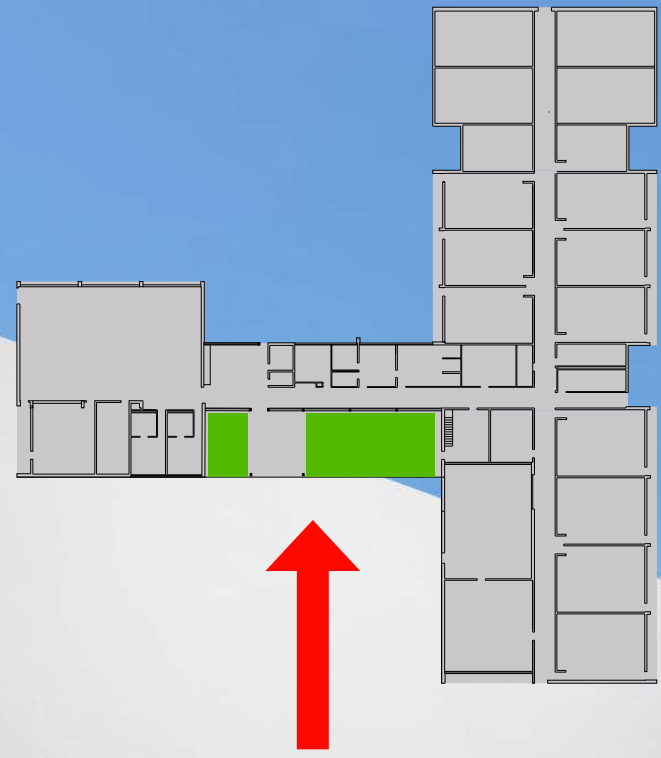
Andrew Ferentinos Architect ©2021



# TRADITION



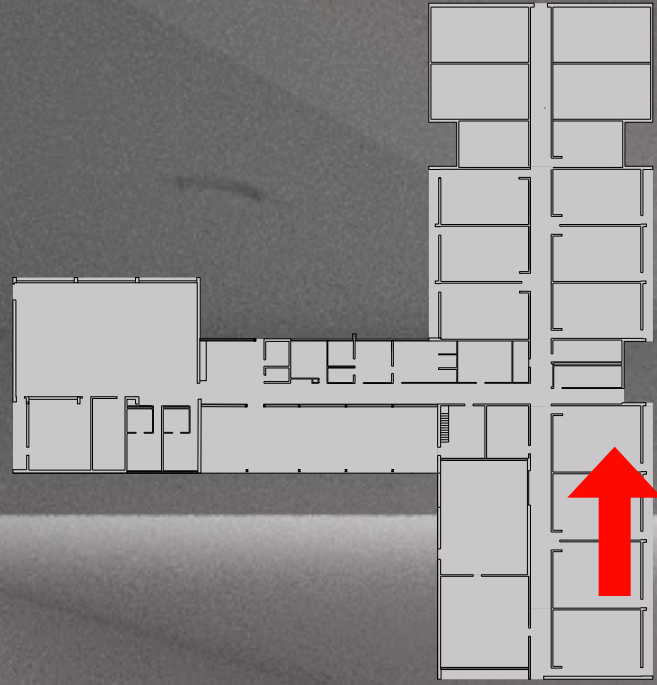














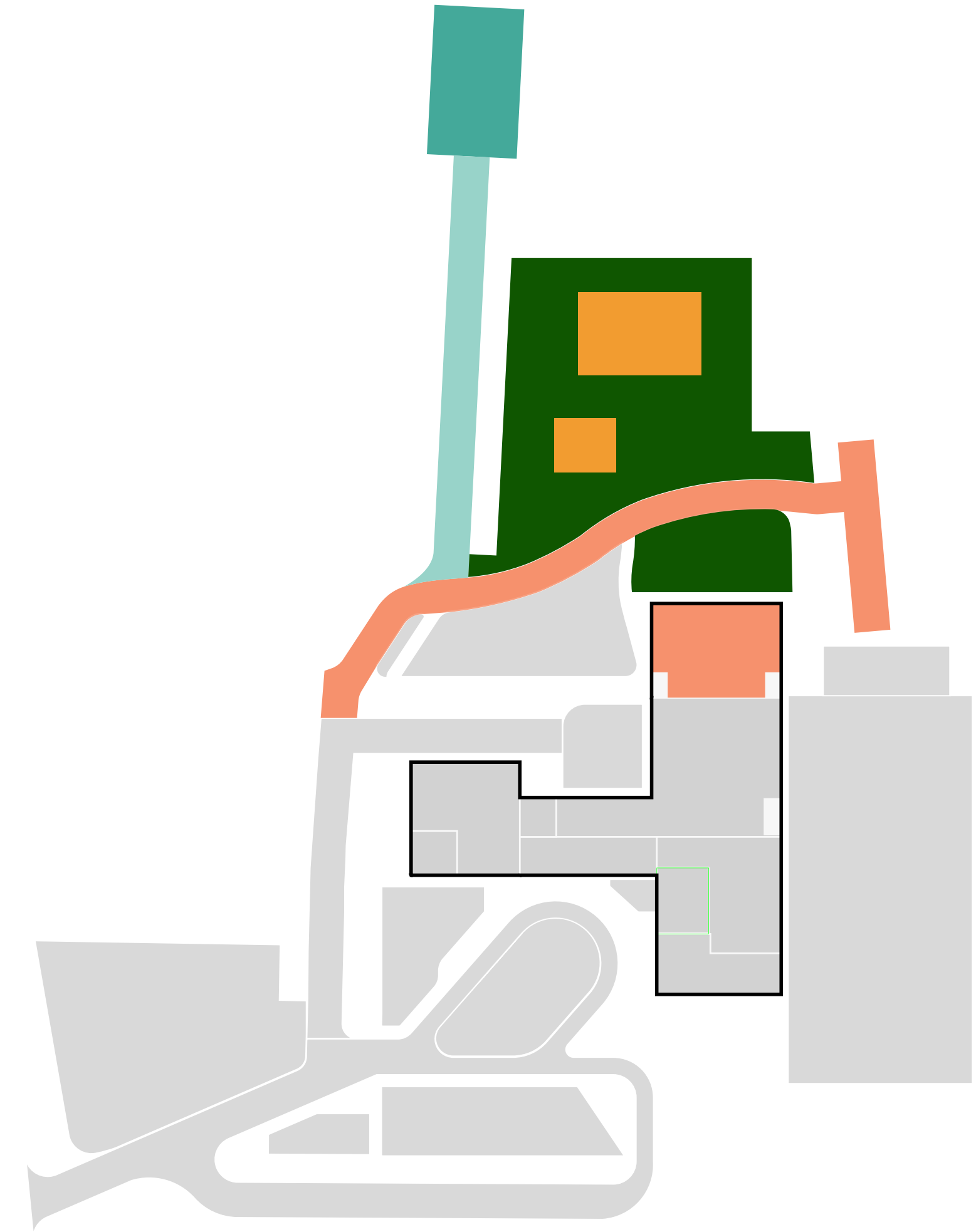
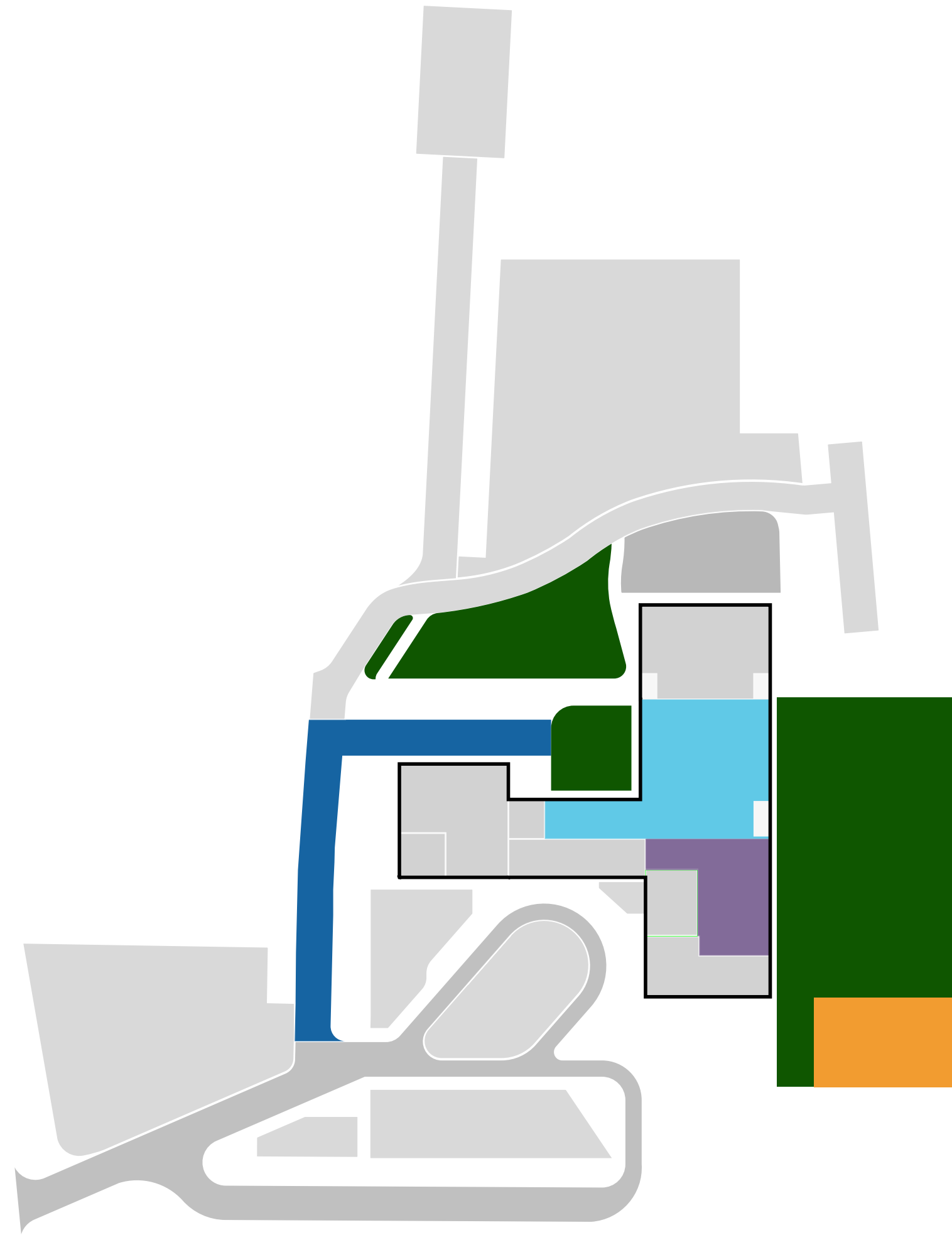
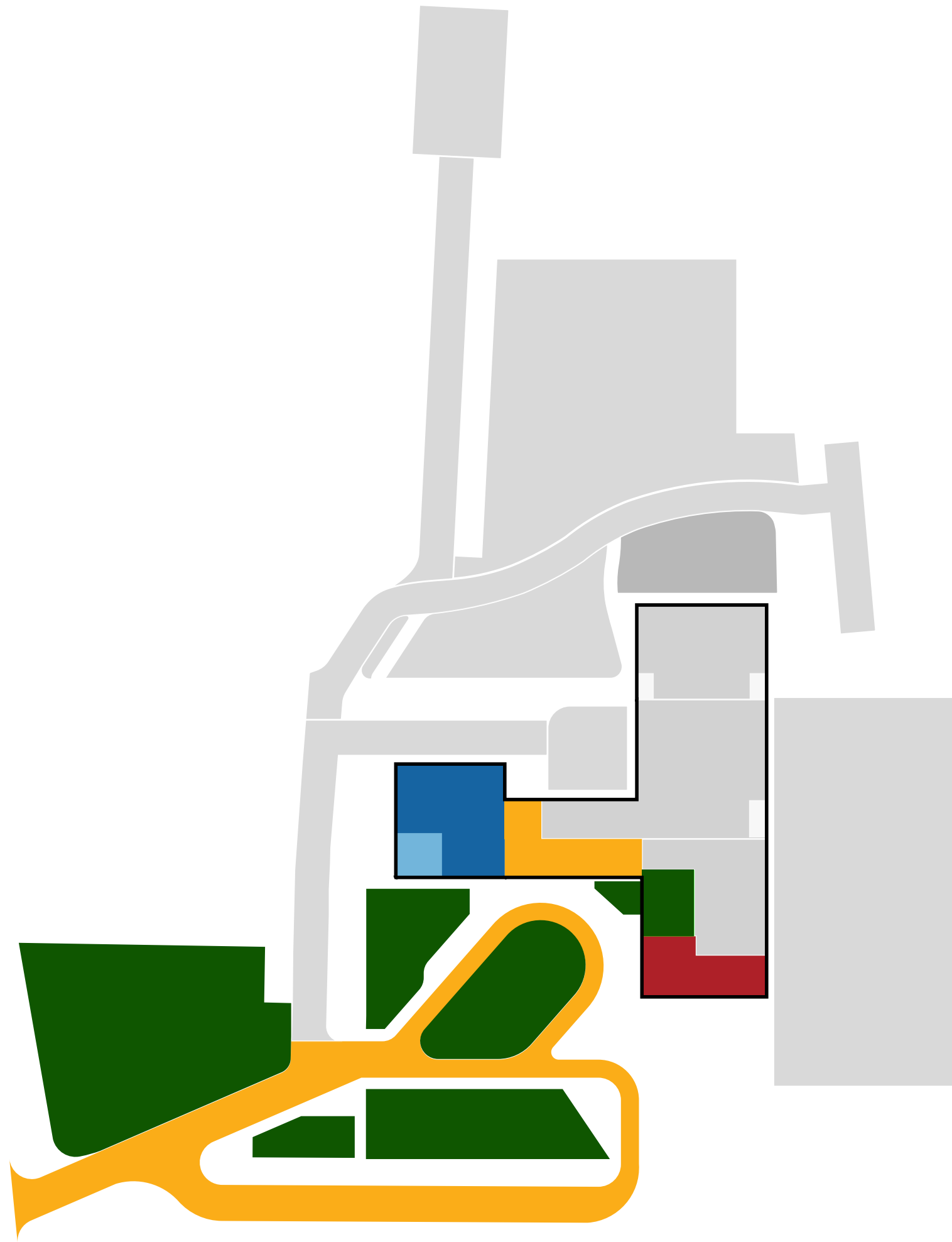
# ZONES

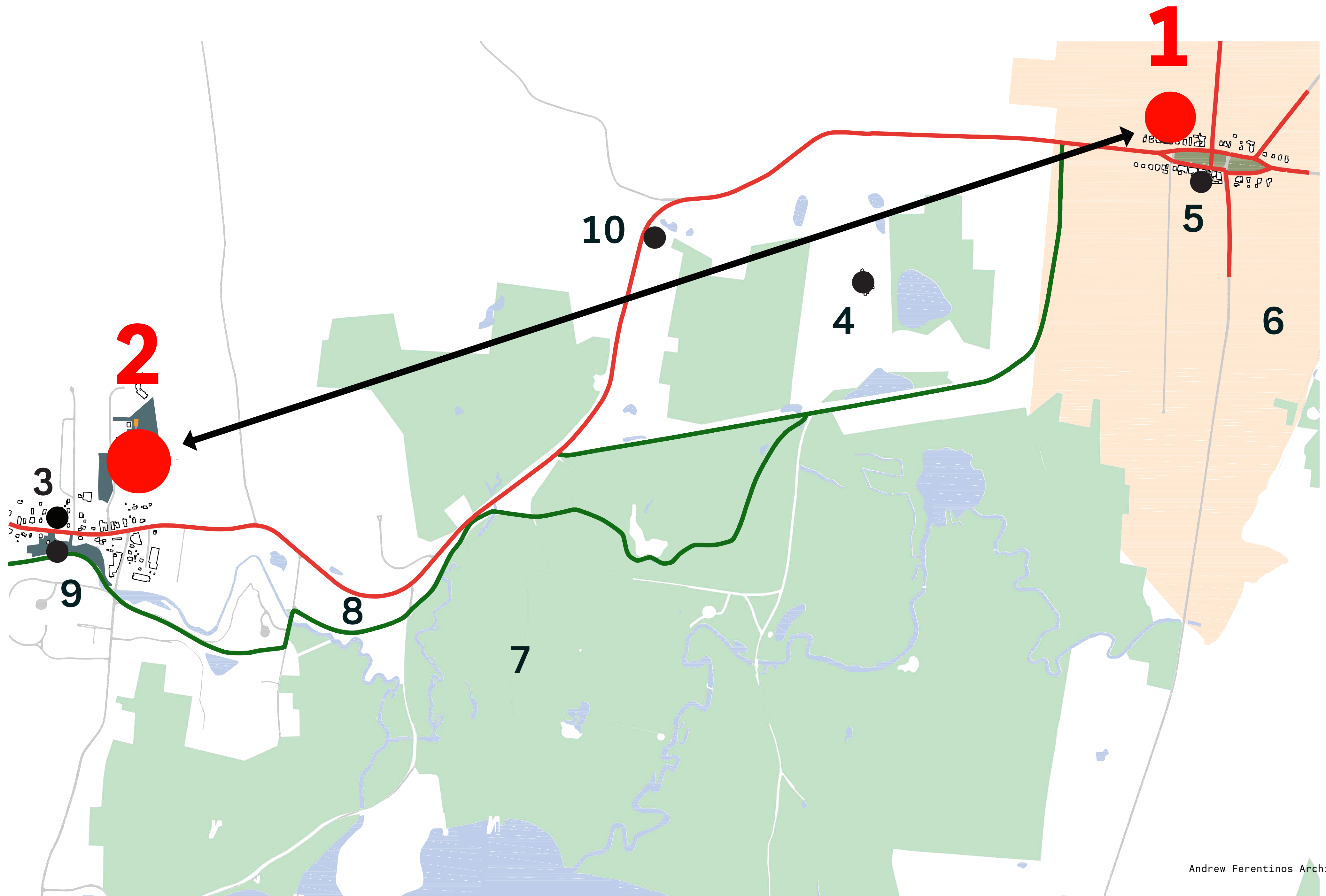


- PROGRAMS KEY
- PUBLIC LOBBY
  - MULTI-PURPOSE/ EVENTS
  - OFFICES
  - POST OFFICE
  - FLEX SPACE (FUTURE PROGRAM)
  - FLEX SPACE WITH ADJACENCY TO OFFICES
  - PUBLIC ENTRY POINT
  - SPECIFIC PROGRAM ENTRY POINT

# FLEXIBILITY & PHASING

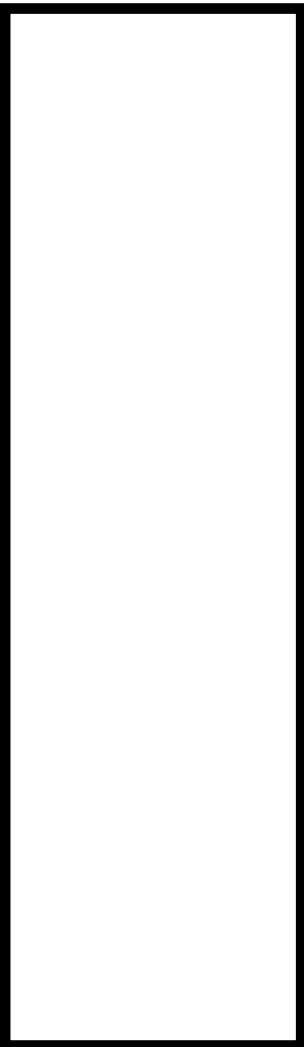
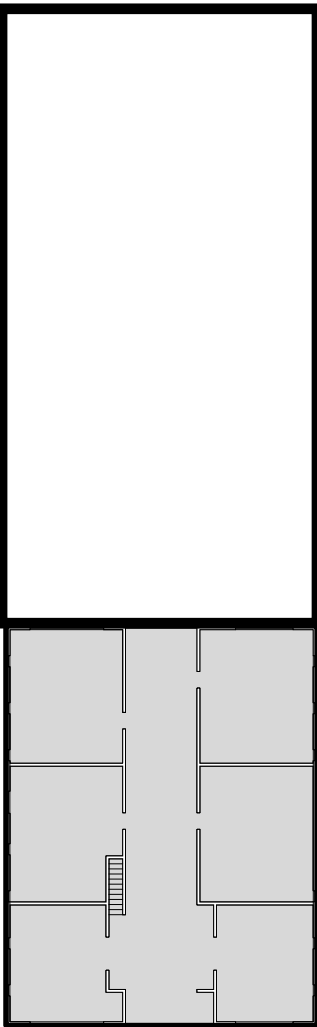
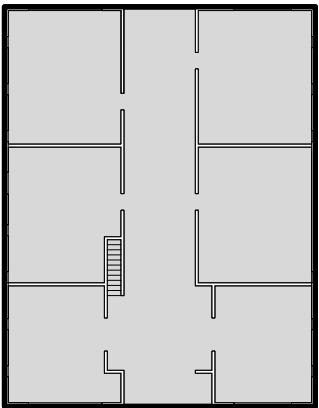
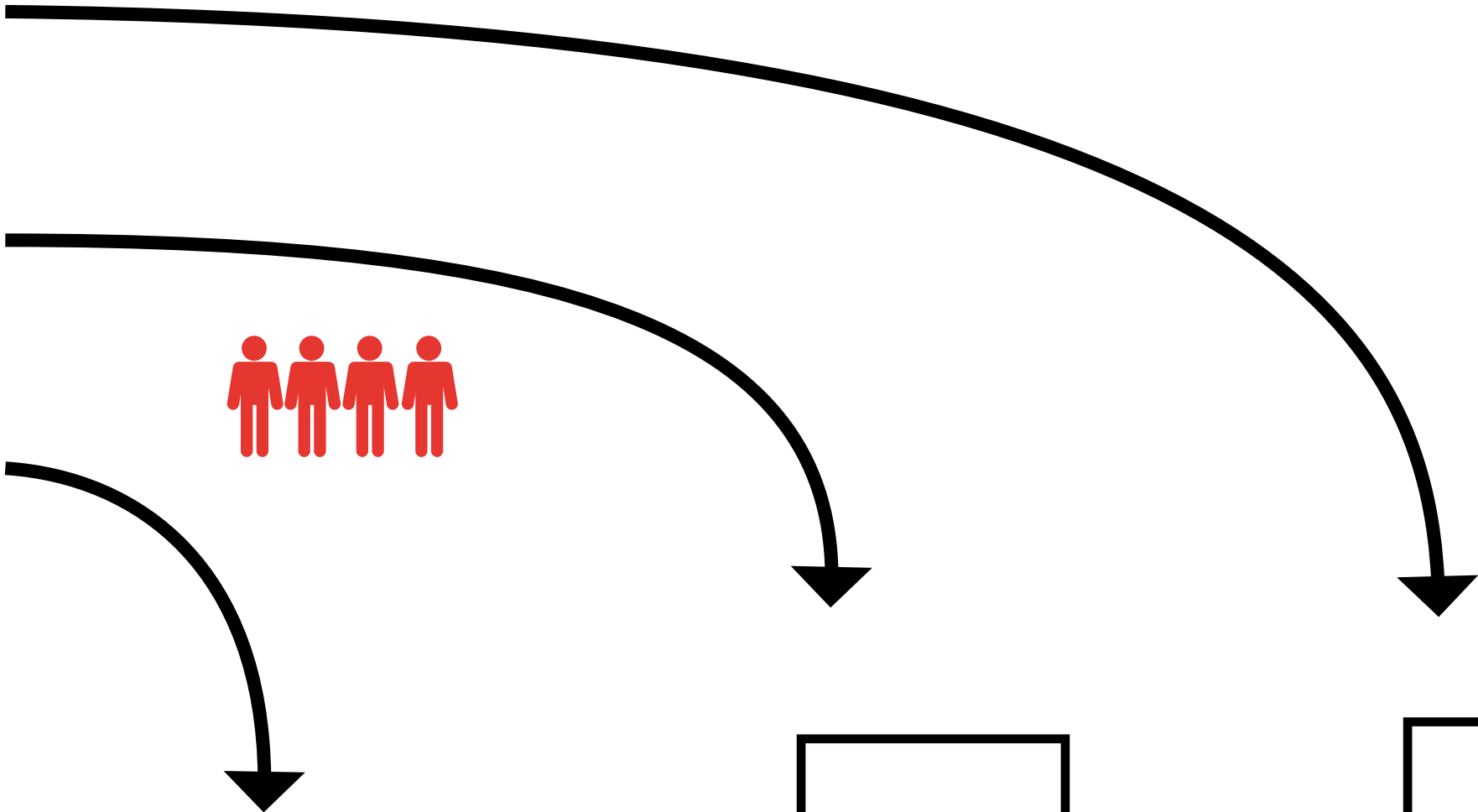
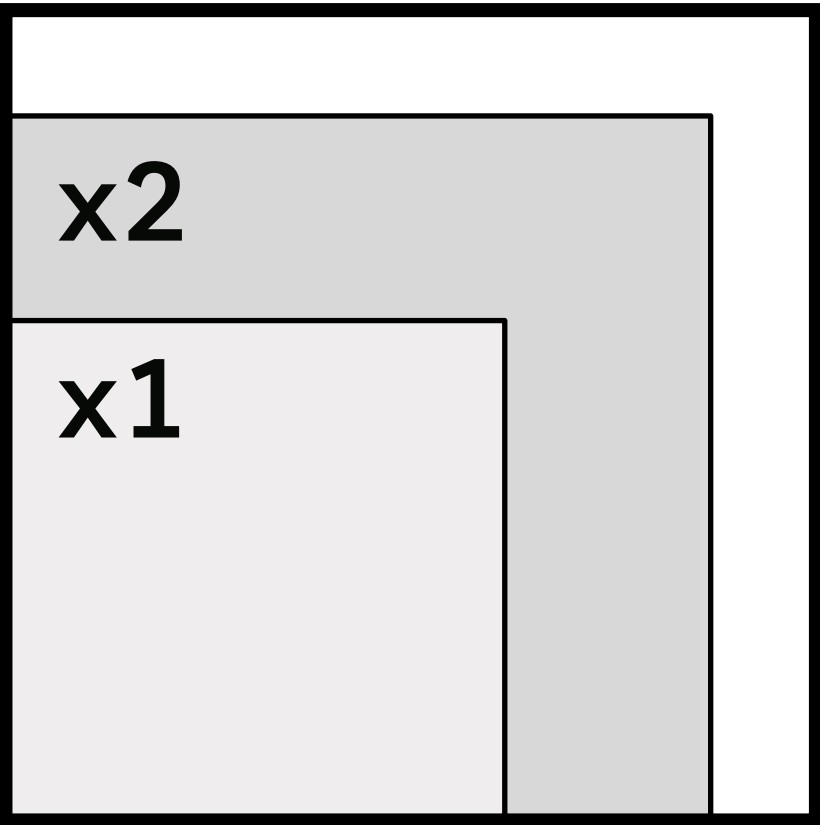
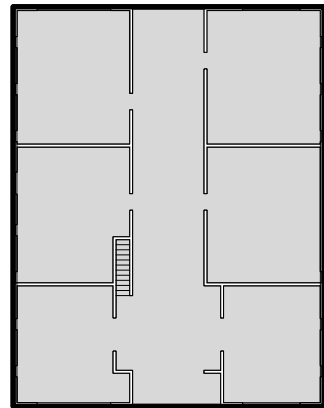
# SITE PHASING





SCHOOL BUILDING

MUNICIPAL



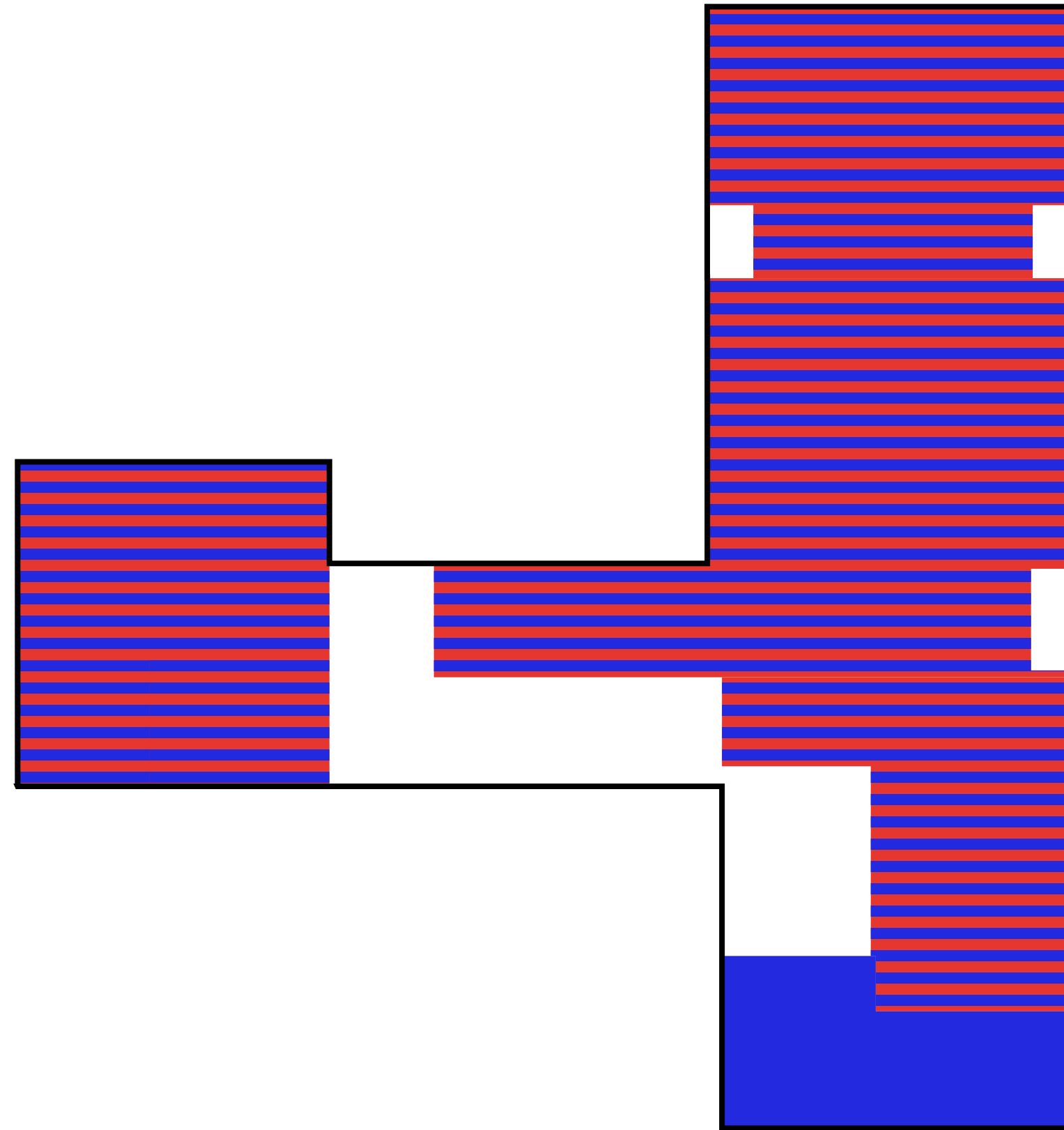
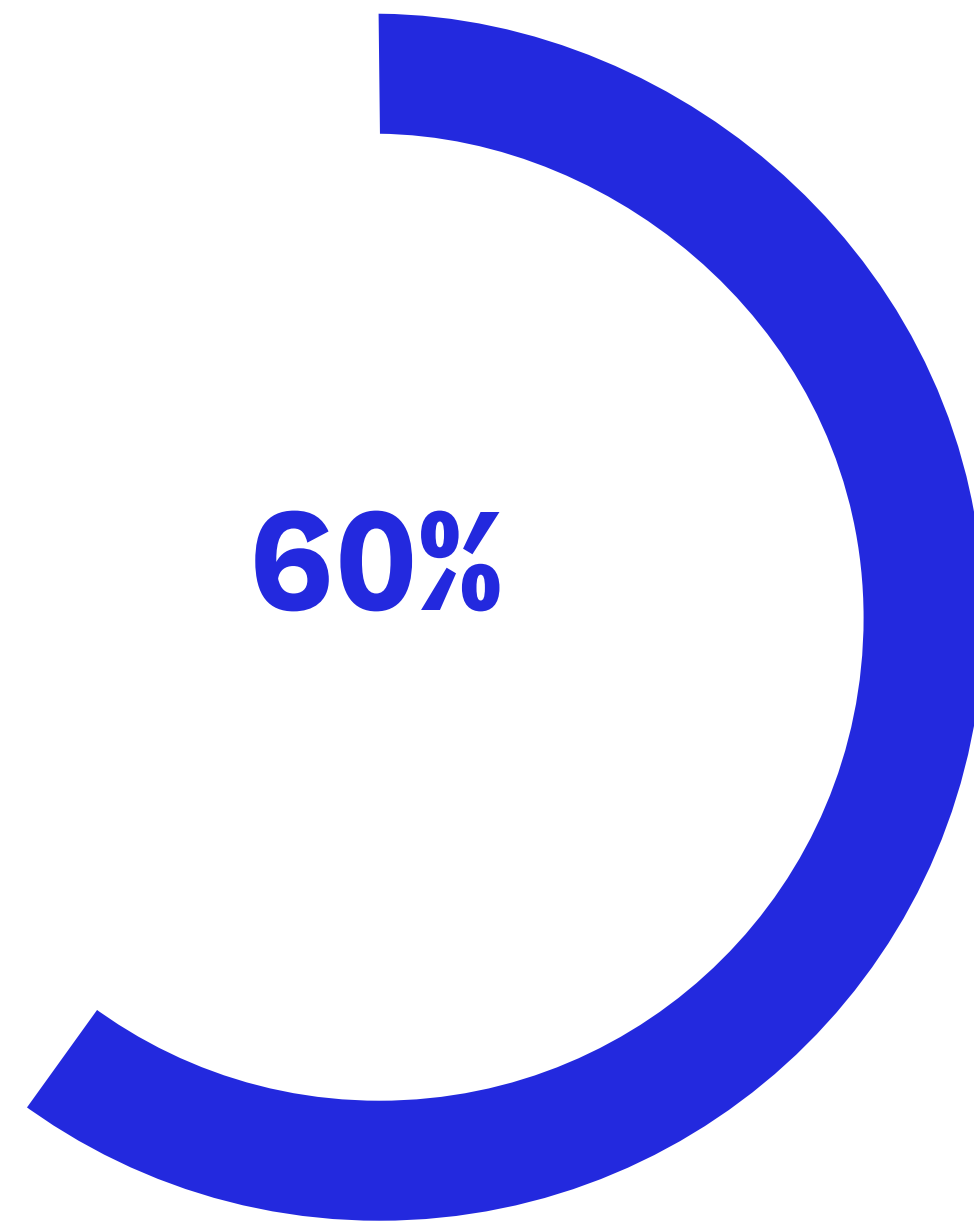
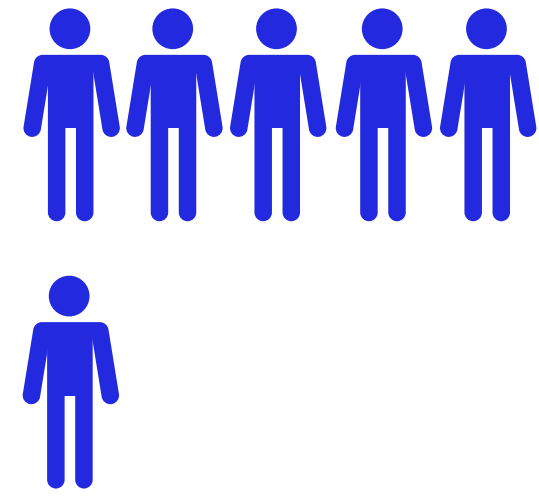
EXISTING TOWN HALL

A

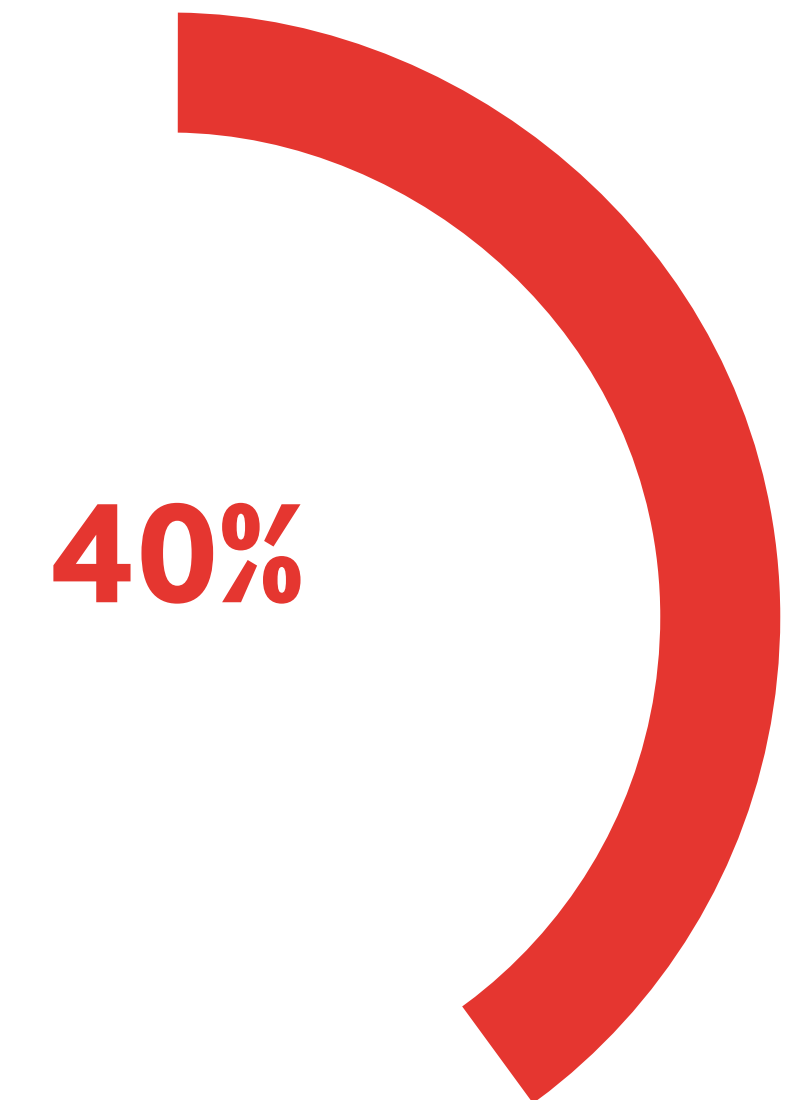
B

C

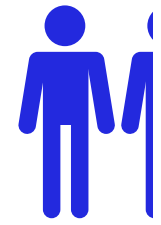
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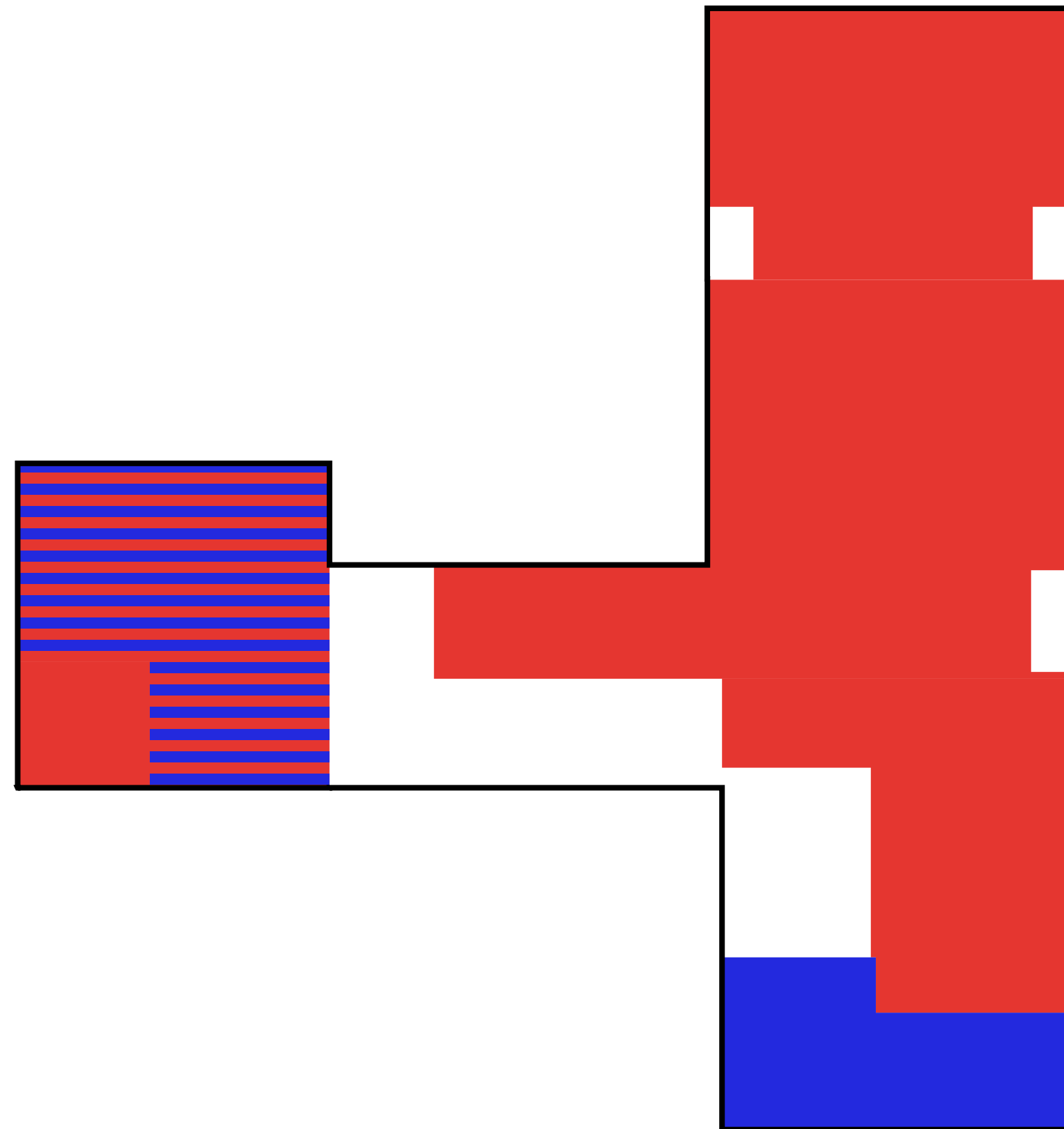
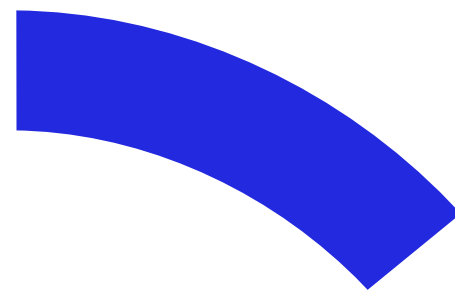
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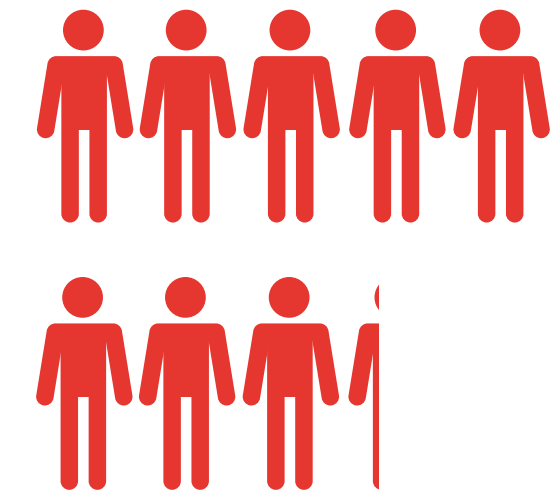
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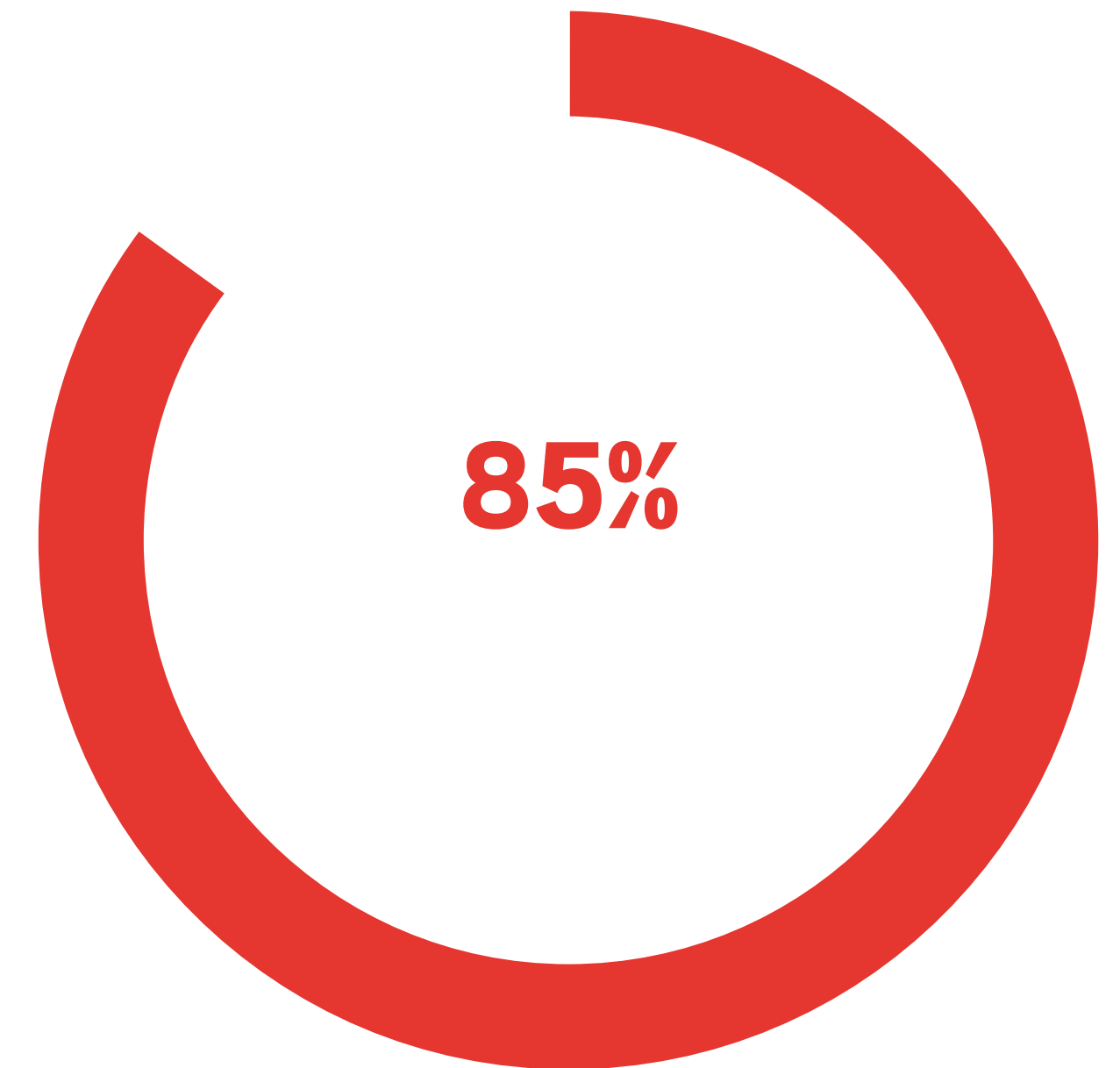
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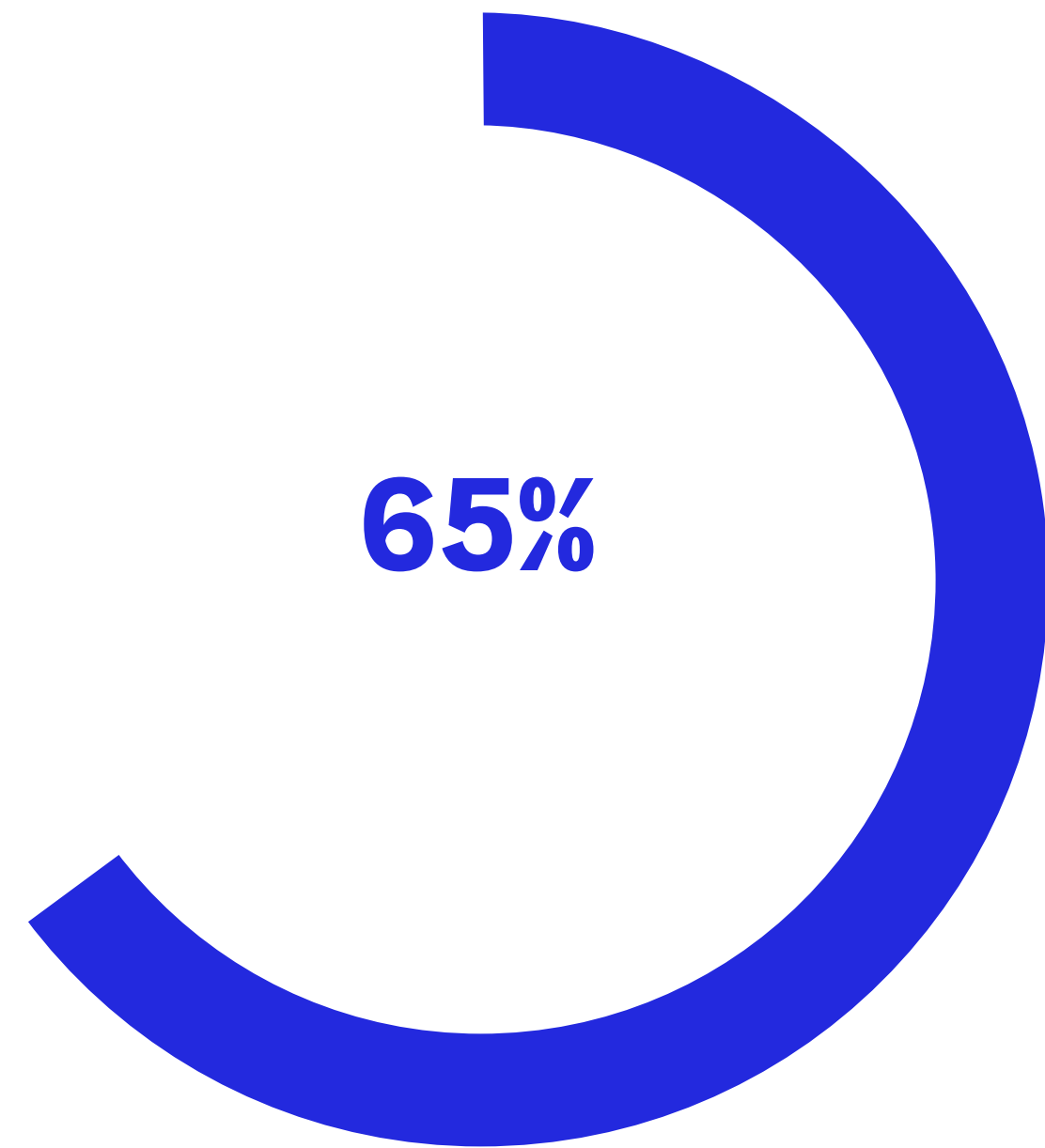
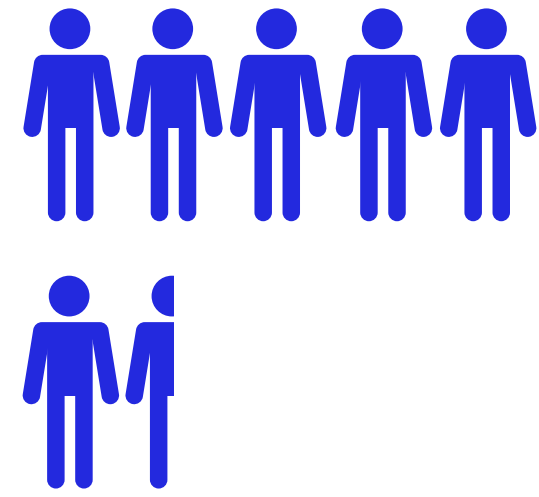


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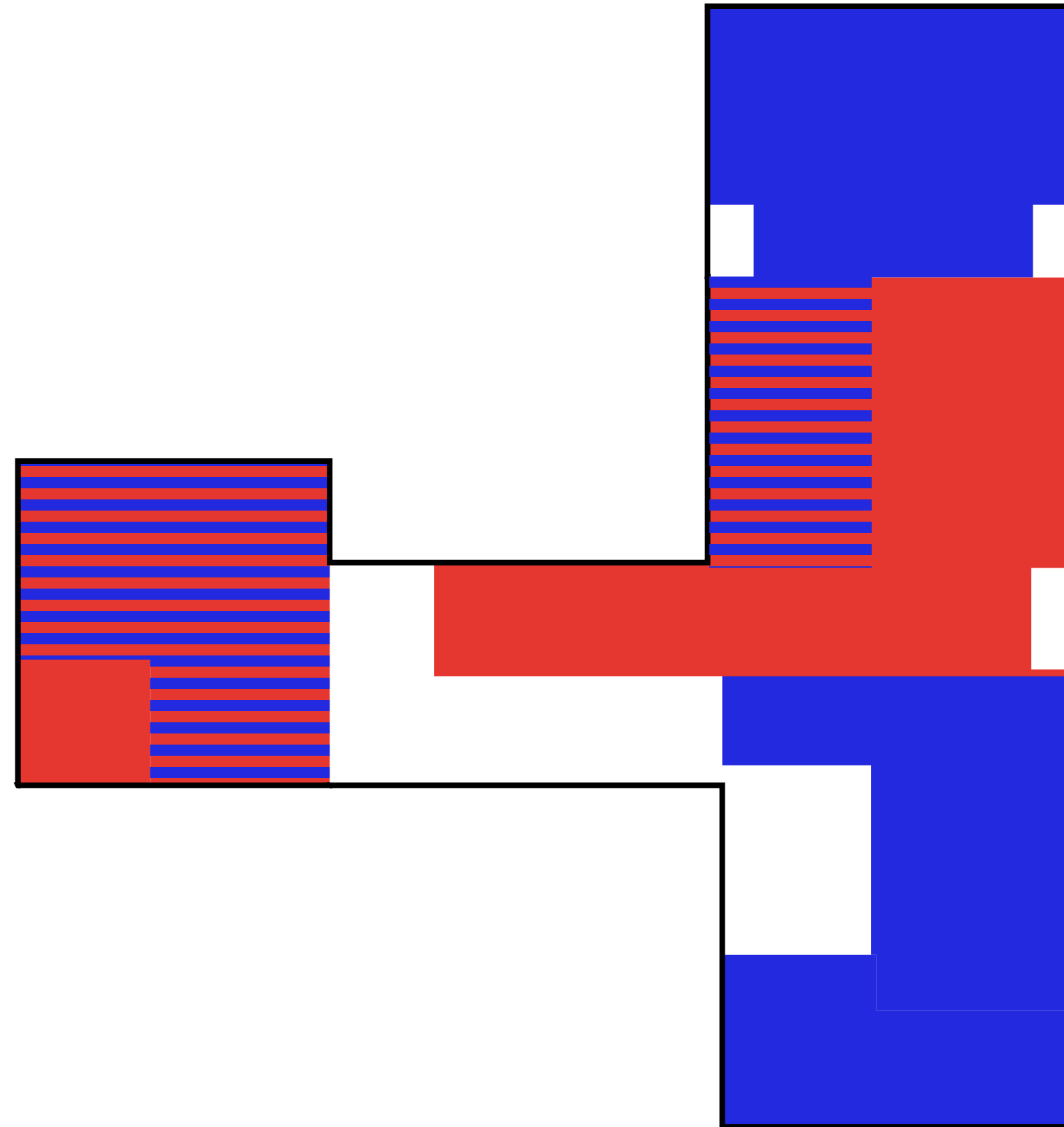
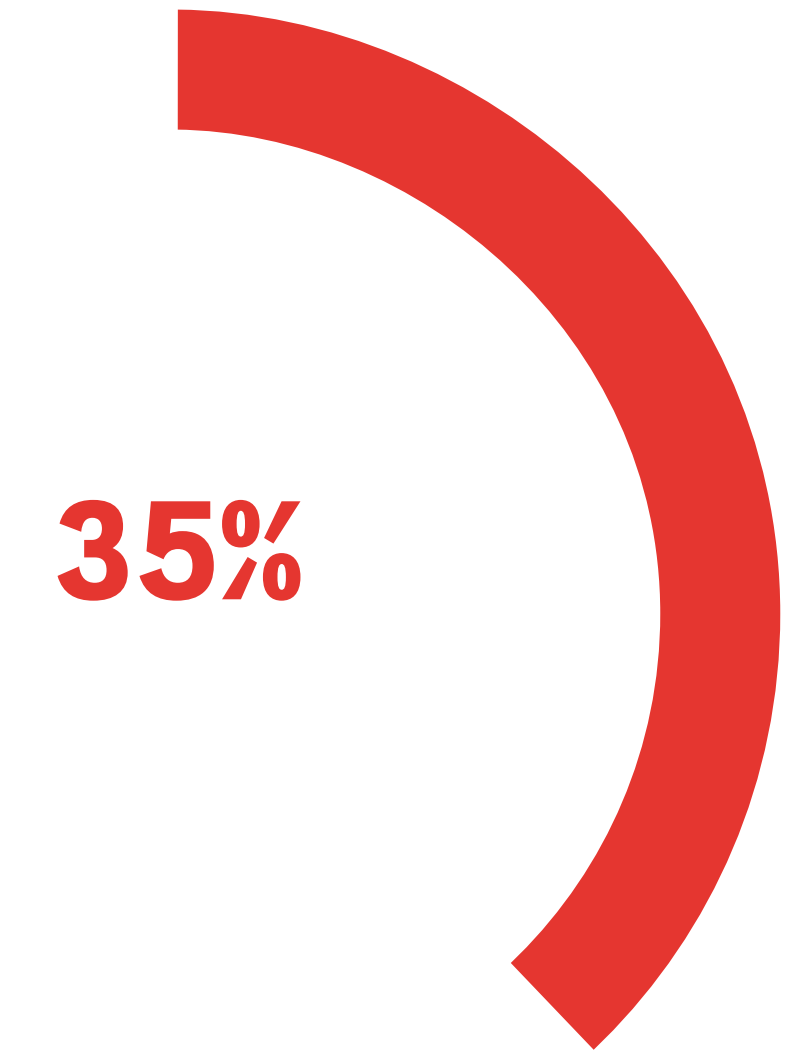




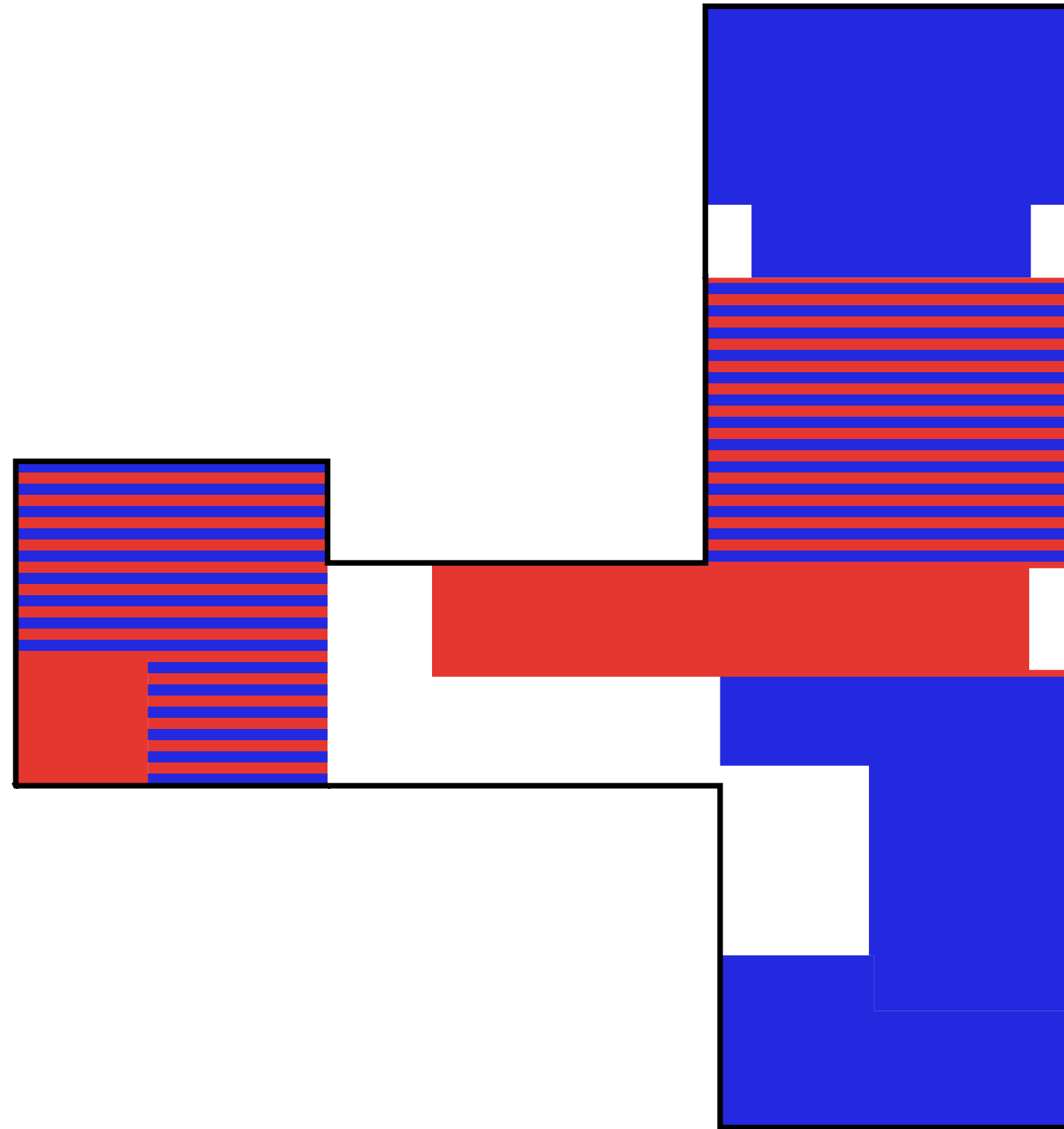
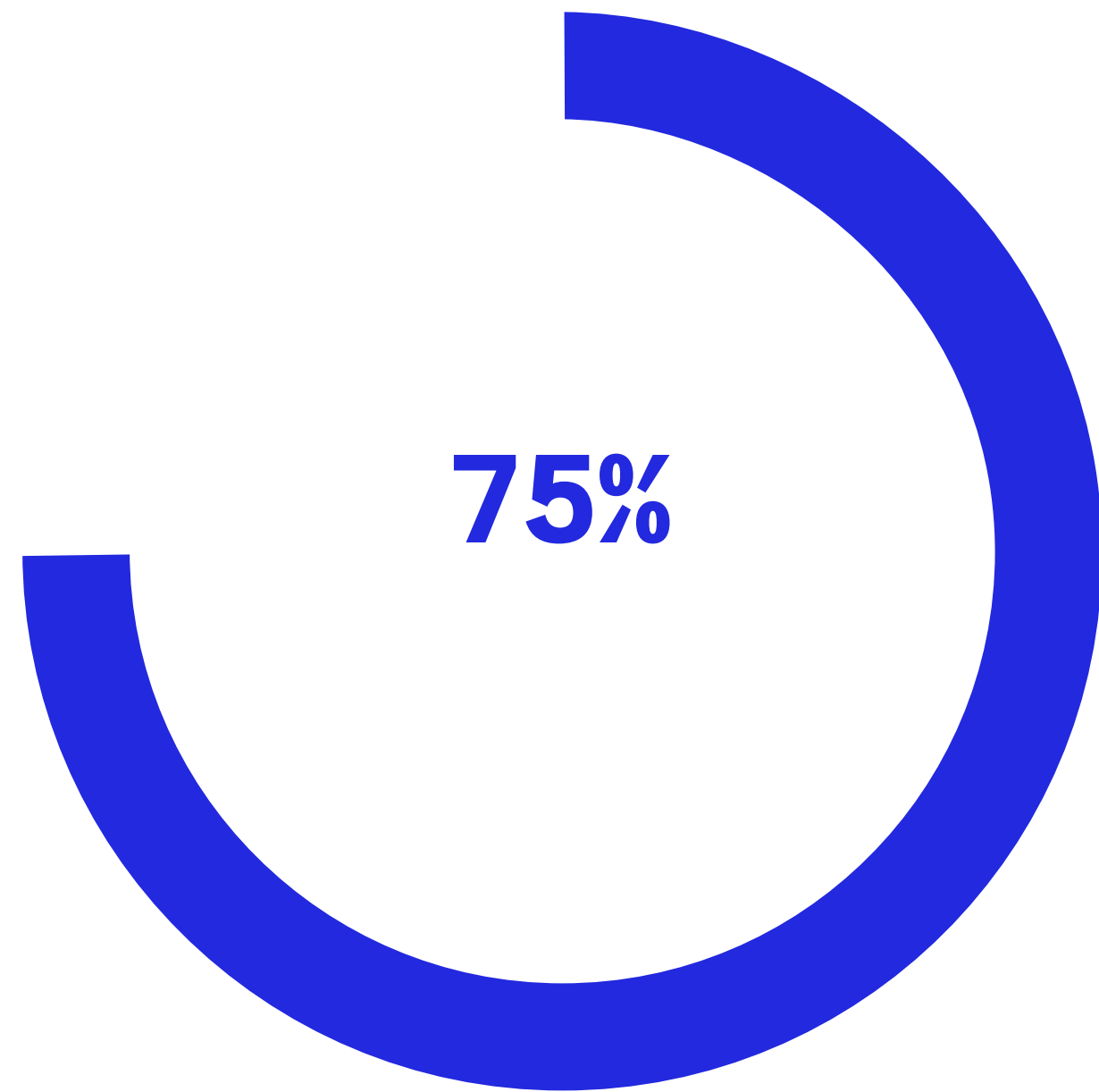
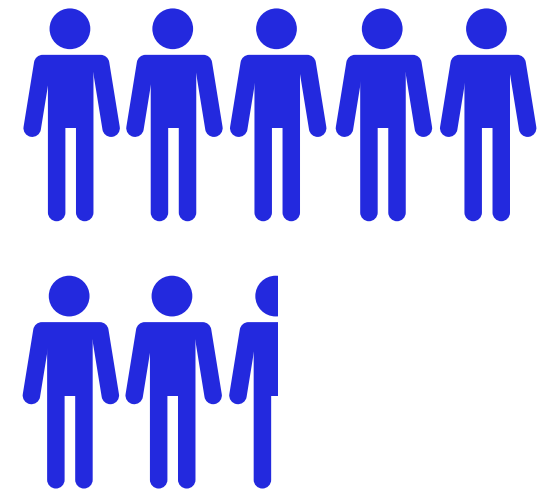
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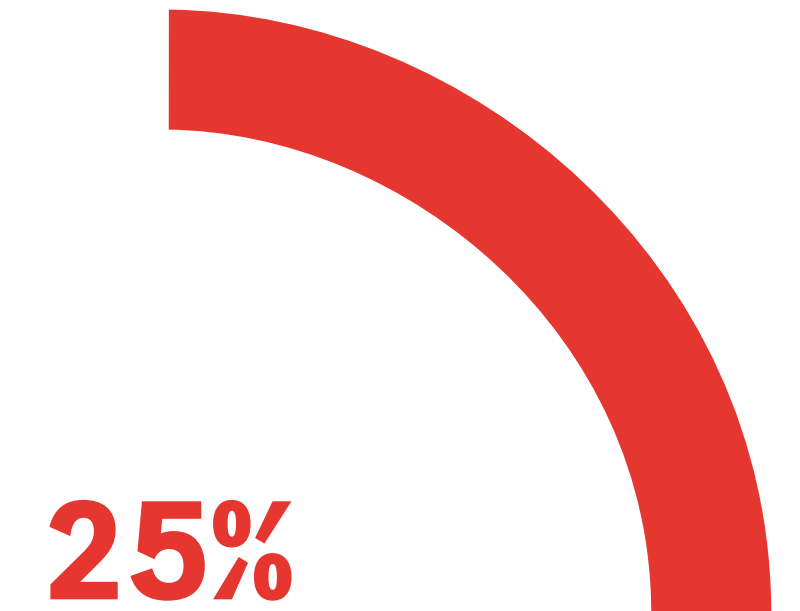
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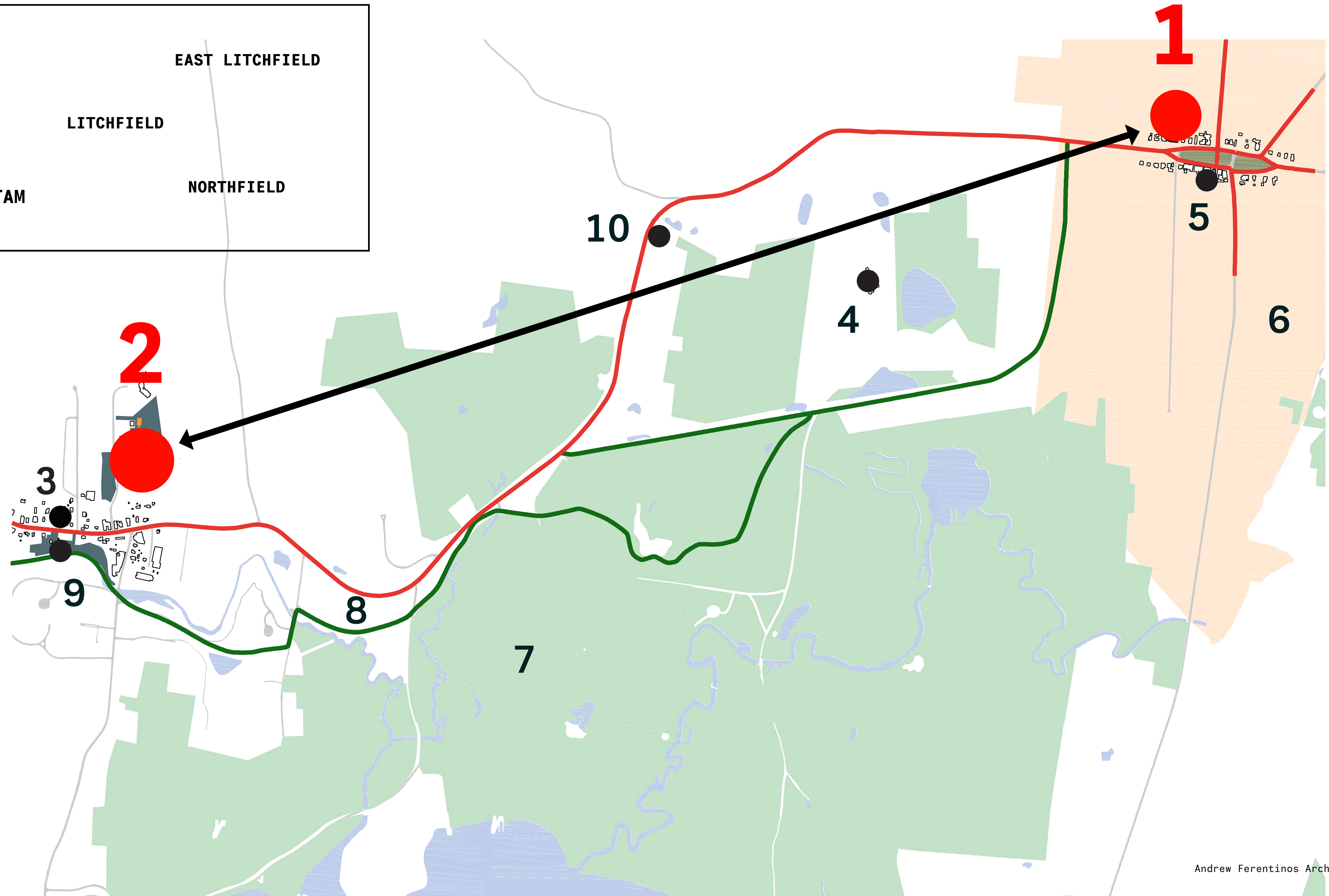
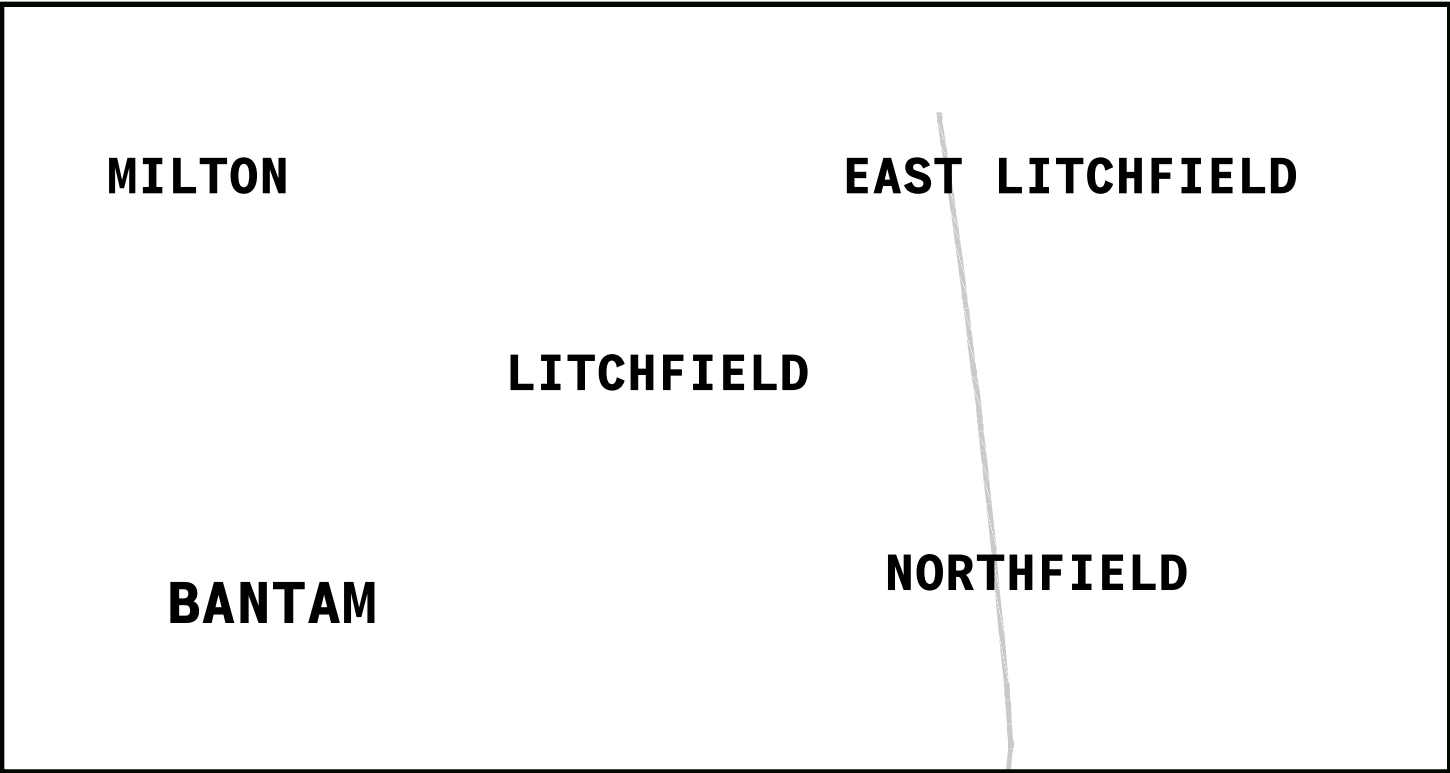




# OPPORTUNITY









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