



## VILLAGE DISTRICT CONSULTANT

**DATE:** January 23, 2024

**APPLICANT:** 3 Big Shop Lane

Terrace (platform)

**MEETING LOCATION:** Town Hall Annex  
Back Lower Level Conference Room

**VDC MEMBERS:**

(Place check next to those who attended)

<input checked="" type="checkbox"/> M. Ascher	<input type="checkbox"/> S. Benton	<input checked="" type="checkbox"/> J. Goldfluss	<input type="checkbox"/> J. Heyman
<input checked="" type="checkbox"/> J. Kinnear	<input type="checkbox"/> G. Lounsbury	<input checked="" type="checkbox"/> P. Maggi	<input checked="" type="checkbox"/> S. Schrager

**ALSO PRESENT:** Pietro Polini

**APPLICATION:**

<input type="checkbox"/> Special Permit – <i>New Building</i>	<input checked="" type="checkbox"/> Site Plan Approval
<input checked="" type="checkbox"/> Special Permit – <i>Addition</i>	<input type="checkbox"/> Signs
<input type="checkbox"/> Exterior Renovation	<input type="checkbox"/> Other: _____

**ACTION:**

<input type="checkbox"/> VDC recommends design approval as noted
<input checked="" type="checkbox"/> VDC does not recommend design approval
<input checked="" type="checkbox"/> Additional design studies/information requested
<input type="checkbox"/> Other: _____

**COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS**

The Terrace (Platform)

The applicant has proposed keeping the wood platform which was installed to mount the tent on. The tent will be removed. They would like to keep the plywood barrier as a railing for the platform. This platform and barrier are not compatible with the architecture of the building.

The VDC recommends the removal of the platform and the restoration of the existing brick terrace which is below the platform. A new railing of appropriate design should be installed.

Attached are photos of the brick terrace before the tent, and a photo of an appropriate railing on a 19<sup>th</sup>-century building now used as a restaurant in Litchfield, CT. The railing was approved by the Historic District of Litchfield.

The VDC looks forward to additional plans from the applicant.

<u>Vote</u>
For approval of recommendations: 5
Against approval of recommendations: 0

**BY:** John Kinnear



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Kidgeria



## VILLAGE DISTRICT CONSULTANT

**DATE:** January 23, 2024

**APPLICANT:** 3 Big Shop Lane

Pergola & Vestibule

**MEETING LOCATION:** Town Hall Annex  
Back Lower Level Conference Room

**VDC MEMBERS:**

(Place check next to those who attended)

<input checked="" type="checkbox"/> M. Ascher	<input type="checkbox"/> S. Benton	<input checked="" type="checkbox"/> J. Goldfluss	<input type="checkbox"/> J. Heyman
<input checked="" type="checkbox"/> J. Kinnear	<input type="checkbox"/> G. Lounsbury	<input checked="" type="checkbox"/> P. Maggi	<input checked="" type="checkbox"/> S. Schrager

**ALSO PRESENT:** Pietro Polini

**APPLICATION:**

<input type="checkbox"/> Special Permit -- <i>New Building</i>	<input type="checkbox"/> Site Plan Approval
<input checked="" type="checkbox"/> Special Permit -- <i>Additions</i>	<input type="checkbox"/> Signs
<input type="checkbox"/> Exterior Renovation	<input type="checkbox"/> Other: _____

**ACTION:**

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<input type="checkbox"/> Other: _____

### COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The applicant was Pietro Polini, restaurant owner and tenant in Big Shop. The discussion was about the vestibule and enclosed pergola structure. We explained that we have to review these structures on the design as submitted, not as built additions.

Our objective when reviewing plans is to determine if they are compatible with the design of the existing building and compatible with buildings in the surrounding area.

(cont'd)

### The Vestibule

The design of the main façade of the Big Shop is obscured by all 3 additions. The metal and glass vestibule structure has no relationship to the materials of the existing building. If its function is to prevent winter drafts, a seasonal, removable fabric enclosure would be a possible solution.

### The Pergola

The pergola design in metal and plastic panels is not compatible with the architecture of the structure or surrounding buildings. The stone tiles at the gable and the untrimmed circular window are also not in keeping with the existing façade, which was cedar shingles in the gable and brick below. A solution would be a roll-up awning for shading some outdoor seating, as long as it does not block pedestrian use of the brick sidewalk. Cedar shingles or clapboard in the gable with a square mullioned, trimmed window would be more appropriate.

Parking: The proposed pergola application will require additional parking spaces or payment to the Town in lieu of spaces, according to the Town regulations.

The restaurant has covered four existing parking spaces with AstroTurf and surrounded it with plastic hedges, none of this appropriate to the center of the Village or the Big Shop. We recommend the parking spaces should be restored.

Attached is the photo of the building as originally approved by P&Z.

The VDC looks forward to seeing architectural plans reflecting revisions to the submitted proposal.

<u>Vote</u>	
For approval of recommendations: 5	Against approval of recommendations: 0

BY: John Kinnear

