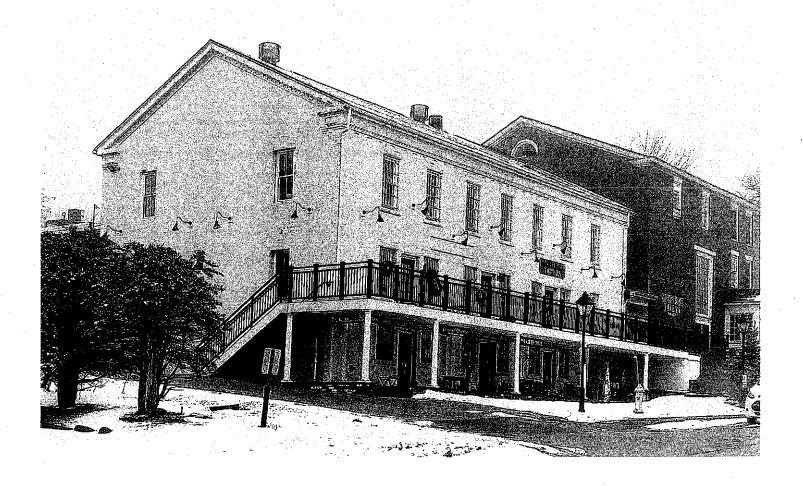
Type 3

VILLAGE DISTRICT CONSULTANT

1708							
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 the	naa wha attandad\						
	S. Benton	ⅪJ. Goldfluss	□J. Heyman				
	G. Lounsbury	⊠P. Maggi	⊠S. Schrager				
ALSO PRESENT:	ALSO PRESENT: Pietro Polini						
APPLICATION:	Special Permit – New Building Special Permit – Addition Exterior Renovation		Site Plan Approval Signs Other:				
ACTION:	CTION: UDC recommends design approval as noted VDC does not recommend design approval Additional design studies/information requested Other: COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS						
The Terrace (Platform The applicant has pro The tent will be remo	n) posed keeping the w wed. They would lil	ood platform which wa	s installed to mount the tent on. barrier as a railing for the rchitecture of the building.				
The VDC recommend terrace which is below	ds the removal of the w the platform. A ne	e platform and the restor ew railing of appropriate	ation of the existing brick design should be installed.				
Attached are photos of 19 th -century building the Historic District of	now used as a restar	efore the tent, and a pho grant in Litchfield, CT.	to of an appropriate railing on a The railing was approved by				
The VDC looks forw	ard to additional pla	ns from the applicant.					
Vote For approval of recomm	nendations: 5	Against appro	val of recommendations: 0				
•		BY:	John Kinnear				





1708

VILLAGE DISTRICT CONSULTANT

	Land Sandra Mary Charles					
DATE:		January 23, 2024				
APPLICANT:		3 Big Shop Lane				
			Pergola & Vestibul	<u>e</u>		
MEETING LOCATION:		Town Hall Annex Back Lower Level Conference Room				
VDC MEMBERS: (Place check next to those who attended) ☒M. Ascher ☐S. Benton ☒J. Goldfluss ☐J. Heyman ☒J. Kinnear ☐G. Lounsbury ☒P. Maggi ☒S. Schrager						
ALSO PRESENT: Pietro Polini						
APPLICATION:	⊠Sp		. – New Building It – Additions vation	Site Plan Approval Signs Other:		
ACTION:	⊠ VI ⊠Ad	OC recommends design approval as noted OC does not recommend design approval dditional design studies/information requested her:				

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.

Vote For approval of recommendations: 5	Against approval of recommendations: 0		
	BY:	John Kinnear	

