



# Town of Litchfield

## Planning and Zoning Commission

### Site Plan/Special Exception Application

<b>Name and mailing address of Applicant:</b> SUSAN PREGNO 336 Old Litchfield Rd Washington CT 06793 Phone: (800) 201-7014 Email address: Susie.pregno@icloud.com	<b>Location of Property:</b> West Shore Seafood 442 Bantam Lake Rd Bantam CT 06750
<b>Name and address of Owner:</b> Same	Zone <u>9</u> non-conforming? <u>    </u> Map <u>1109</u> Block <u>073</u> Lot <u>052</u>

#### Description of Existing Use/Property

Existing Use(s)	Small farm grocery
Size of property	.33 acre
Buildings	1
Parking	4
Signage(# of signs & square feet)	0
other important features	

#### Description of Proposed Use

Proposed Use(s)	Addition of outdoor walk-in cooler - Same Use
Buildings	1
Parking	4
Signage(# of signs & square feet)	0
Number of Employees	3-25

#### Where applicable, number of:

Hotel/Motel Rooms		Convalescent Home	
Hospital/Clinic Beds		Occupants of Assembly Hall	
Water & Sewer provided by	self		
Professional Engineer/Surveyor name/address:	Date Submitted	Date Rec'd by PZC	PH Date
Ray V. Cheney Main St Bantam CT			
Phone: ( )	Project Number:	Fee:	160.
	3/24/21		3/24/21
Signature of Applicant	Date	Signature of Owner	Date

CK 1574  
west shore Seafood

March 23, 2021

To: Litchfield Planning & Zoning Department

Request for Site Plan Modification

To Whom it May Concern:

I would like to request the following modification to the site plan for the property located at 442 Bantam Lake Road Bantam, CT 06750; M/B/L 169-073-052:

Addition of a 10'x20' exterior Walk-In Cooler to be placed adjacent to/abutting the existing building. The access to the cooler will be from the interior of the existing building. The cooler placement is well within all required setbacks. The exterior of the cooler will be sided on all sides with shiplap and staining to match the existing building.

Thank you for your consideration. Please contact me if you have any questions or need additional information.

Warm Regards



Susan Pregno  
Founder & CEO, West Shore Seafood LLC  
Owner, Lamb Chop LLC

Sketch attached

0.957 ± Acre  
 Site Plan  
 Map Prepared For  
 West Shore Seafood  
 Connecticut Route 209  
 Bantam Lake Road  
 Morris, Connecticut  
 Litchfield, Connecticut  
 Scale 1" = 20' December 2017  
 Revised March 2020



LEGEND

Existing Iron Pipe	○
Existing Iron Pin	●
Existing Concrete Monument	⊙
Existing Ditch Hole	⋈
Stonewall	▬
Wire Fence	▬
Wood Fence	▬
Chain Link Fence	▬
Utility Pole	⊙
Tobias	⊙

Scale 1" = 20'

Approved by the Morris Planning and Zoning Commission  
 Chairman \_\_\_\_\_ Date \_\_\_\_\_

Morris Zone-L00

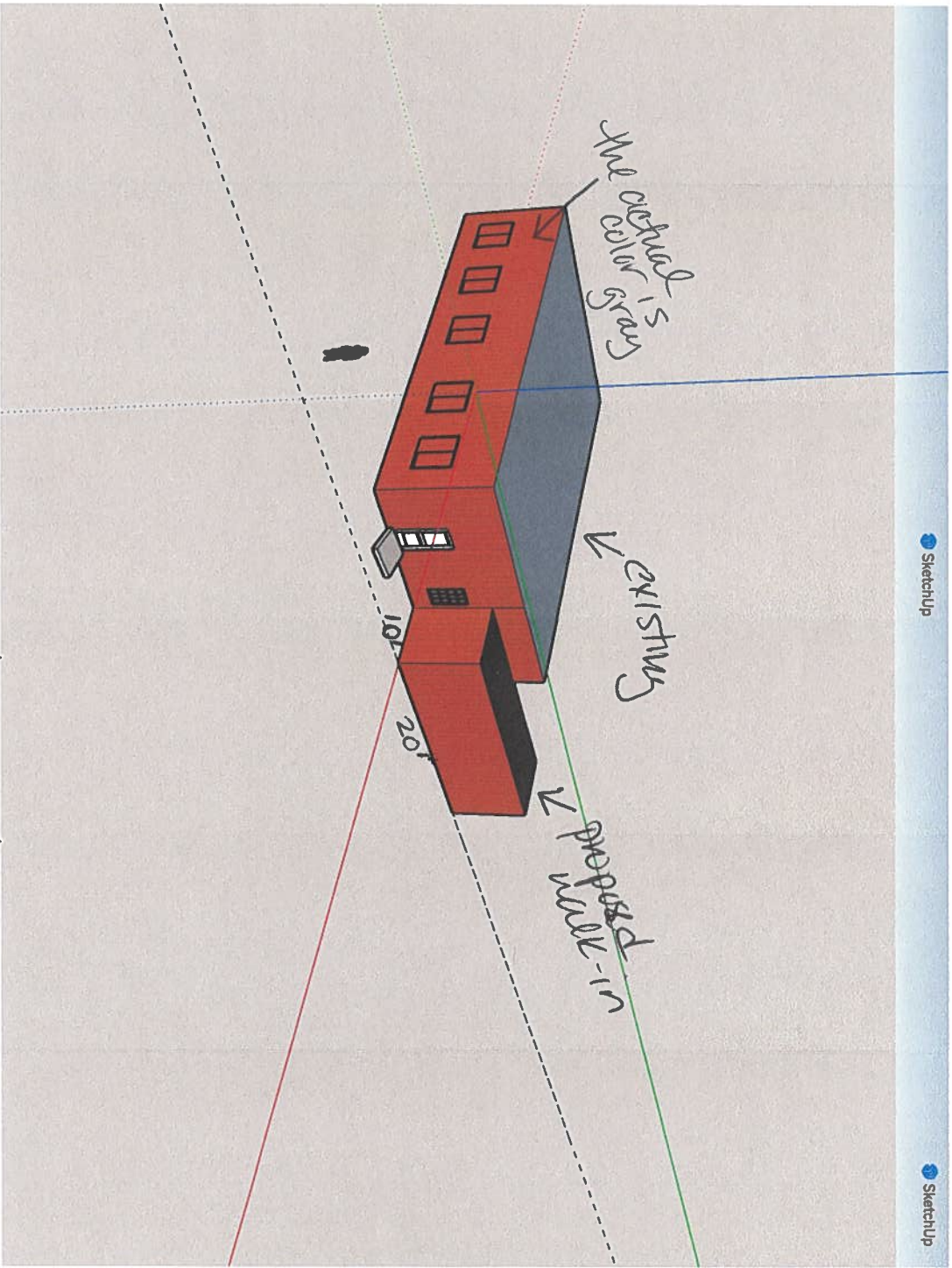
NOTES

- The map has been prepared in accordance with the provisions of the Connecticut State Planning and Zoning Act, Chapter 209, Section 20-2a, and the regulations of the State Planning and Zoning Commission, Chapter 209, Section 20-2b, as amended.
- This map is a preliminary map and is not to be construed as having any legal effect until it has been approved by the State Planning and Zoning Commission.
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Litchfield Zone-G202

Approved by the Litchfield Planning and Zoning Commission  
 Chairman \_\_\_\_\_ Date \_\_\_\_\_

Roy V. Cheney, LLS #18468  
 Bethelham, Connecticut  
 Not a Public Official  
 Not a Public Employee  
 Not a Public Officer  
 Not a Public Agent  
 Not a Public Servant  
 Not a Public Trustee  
 Not a Public Fiduciary  
 Not a Public Representative  
 Not a Public Officer or Employee  
 Not a Public Agent or Servant  
 Not a Public Trustee or Fiduciary  
 Not a Public Representative or Officer



- not to scale







