

Litchfield Planning and Zoning Commission

Design Review Advisory Committee

Design Review Form

Name and Address of Applicant: JPD Realty / Litchfield Distillery 569 Bantam Rd Litchfield, CT 06754 Phone: (203) 592-7793	Address of Project: Same
Name and Address of Owner: JPD Realty 569 Bantam Rd Litchfield, CT 06754 Phone: (203) 592-7793	Zone: c-202 Map: Block: Lot:

Existing/Previous Use of Property:

Gross square footage:	15,411 existing to 21,111 sq ft
Previous Occupant/Use:	Manufacturing / Storage
Other tenants/use of building:	

Proposed Use of Property

Proposed use of Floor Space:	Storage
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Describe the scope of the project, including all changes to the exterior, with proposed exterior materials/colors and alterations detailed. (attach materials schedule if necessary)**

6,700 sq ft addition to store barrels and raw material.

See attached drawing and colors.

Planning and Zoning Status, (If applicable)

Has a Site Plan been submitted to Planning and Zoning for this project? yes			
Has this project been reviewed by the DRAC prior to this submission? If yes, Date(s): no			
 Signature of Applicant	2-22-21 Date	 Signature of Owner	2-22-21 Date
Date Submitted	Date of Meeting	Project#	

****See reverse side of form for information checklist**

Existing Features

Proposed Features

SITE PLANNING-

Existing Footprint:

Placement on site	see attached drawing
Green space	77%

Existing Parking:

#Spaces	25
Traffic flow	driveway on rt 202
Pedestrian access	same

Proposed changes to footprint:

Green space 69%

Proposed parking:

#Spaces	25
Traffic flow	driveway on rt 202
Pedestrian access	same

LANDSCAPING-

Existing Plantings(&non-plant features)

Grading
Wetlands
Fence
Berm
Fountain/furniture
Other

Proposed Plantings(&non-plant features)

per site plan

ARCHITECTURE-

Existing building features

Scale/massing
Materials
Colors Beige
Roof
Fenestration scale
Windows
Doors
Misc/mechanicals

Proposed building features

Scale/massing
Materials Coated Metal
Colors Beige
Roof
Fenestration scale
Windows
Doors
Misc./mechanicals

SIGNAGE-

Size of existing sign(s)

sq. ft.
Distance from other signs
Location
Lighting
Lettering size

Proposed signs

sq. ft.	relocate exiting sign to west face
Distance from other signs	
Location	
Lighting	
Lettering size	

LIGHTING-

Existing Lighting

Type/color
Location
Height
Brightness level

Proposed Lighting

Type/color
Location
Height
Brightness level

Other Existing Features

Other Proposed Features

21.0' ENCROACHMENT
INTO 30' REAR YARD
SETBACK
(9.0' FROM PROPERTY
LINE)

RAIN GARDEN
(SEE DETAIL)

HAYBALE
CHECK
DAMS

ROOF
LEADER
OUTLET

5,326 S.F.
1 STORY
ADDITION
F.F. = 96.9

REFRIGERATION
UNIT

FF=97.9

FF=97.95

COVERED
LOADING
DOCK

EXISTING 1 STORY
CONCRETE BLOCK BUILDING
PRE-EXISTING NON-CONFORMING
15,411± S.F.

RAMP

FF=97.9

SNET 830

2.0' ENCROACHMENT
INTO 20' FRONT YARD
SETBACK
(18.0' FROM PROPERTY
LINE)

NOTES:

- BOLLARD
- OWNERS

- TOTAL

- ZONE

- REFERENCE

- LITIGATION

- ALSO

- RIGHT

- THE

- PROJECT

- "RIGHT

- OF

- REFERENCE

Add
16x92

REMOVE
20x20

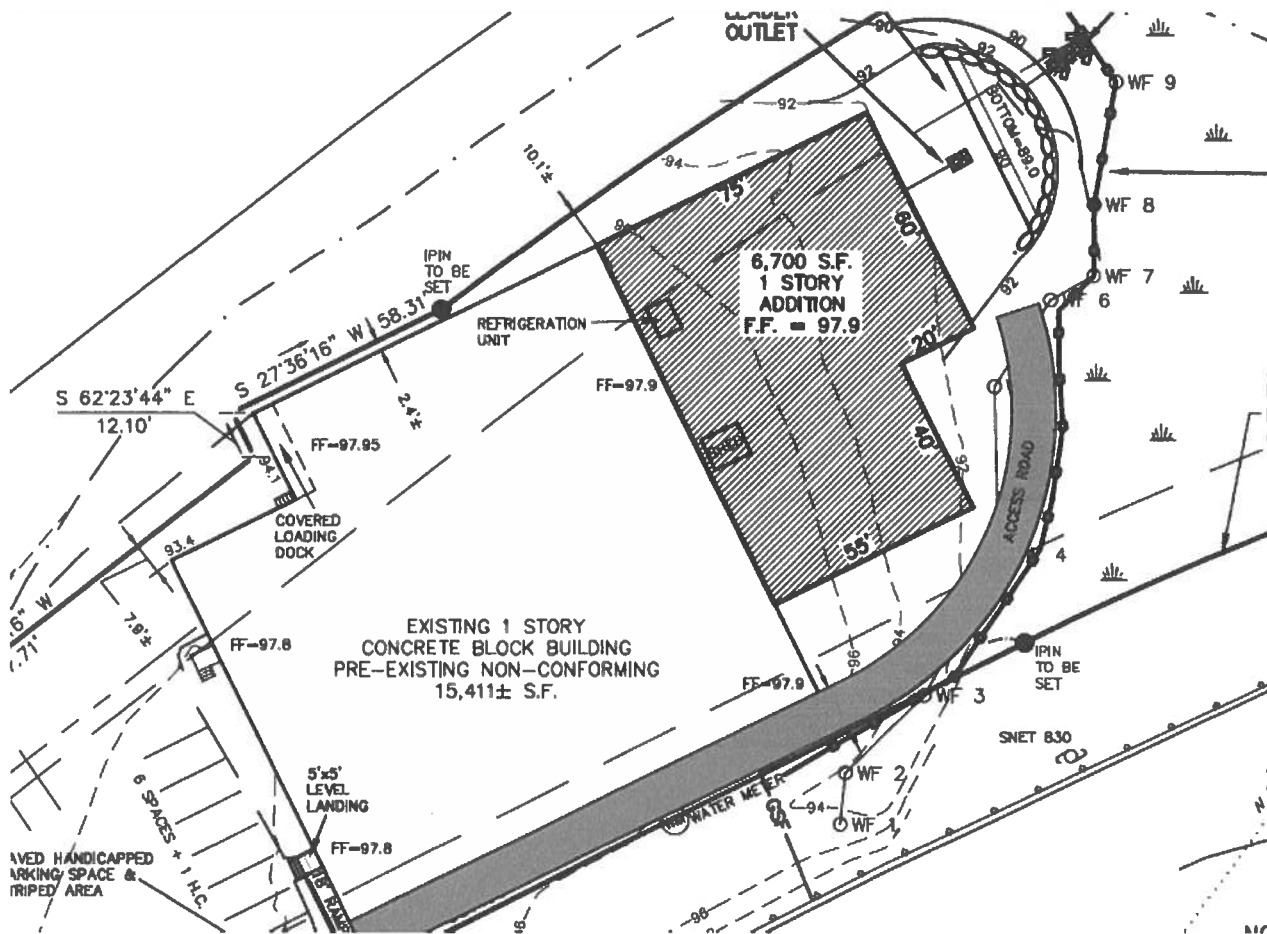
Add
20x20

FE 202)

WATER LINE

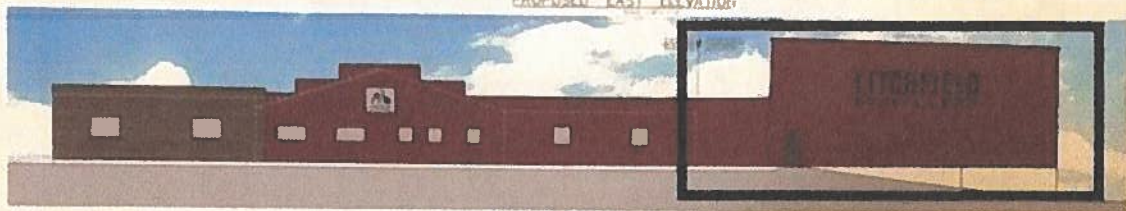
DRAINAGE SWALE

18" RCP

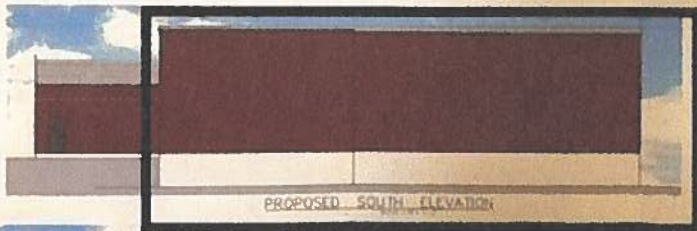




PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION