



Town of Litchfield

Planning and Zoning Commission

Site Plan/Special Exception Application

mod.

Name and mailing address of Applicant: <u>Litchfield Distillery</u> <u>569 Bantam Rd</u> <u>Litchfield CT 06759</u> Phone: (203) 592-7793 Email address: <u>jbaker@litchfielddistillery.com</u>	Location of Property: <u>569 Bantam Rd</u> <u>Litchfield CT</u>
Name and address of Owner <u>JPD Realty</u> <u>569 Bantam Rd</u> <u>Litchfield Distillery</u>	Zone <u>C-202</u> non-conforming? <u> </u> Map <u>064</u> Block <u>060</u> Lot <u>004</u>

Description of Existing Use/Property

Existing Use(s)	<u>Distillery</u>	
Size of property	<u>2.79 acs</u>	<u>2.79</u>
Buildings	<u>1</u>	
Parking	<u>26</u>	
Signage(# of signs & square feet)	<u>300</u>	
other important features		

Description of Proposed Use

Proposed Use(s)	<u>Building Addition</u>	
Buildings	<u>1</u>	
Parking	<u>26</u>	
Signage(# of signs & square feet)	<u>99</u>	
Number of Employees	<u>6</u>	

Where applicable, number of:

Hotel/Motel Rooms		Convalescent Home	
Hospital/Clinic Beds		Occupants of Assembly Hall	

Water & Sewer provided by Litchfield

Professional Engineer/Surveyor name/address: _____ _____ _____ Phone: () _____	Date Submitted <u>2-19-2021</u>	Date Rec'd by PZC 	PH Date
	Project Number:	Fee: <u>160</u>	

<u>[Signature]</u> Signature of Applicant	<u>2-19-21</u> Date	<u>[Signature]</u> Signature of Owner	<u>2/19-21</u> Date
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CK 0212
Litch. Dist.



CERTIFICATE OF APPLICATION APPROVAL ZONING BOARD OF APPEALS

I hereby certify that at the meeting of the Zoning Board of Appeals of the Town of Litchfield held on August 6, 2019 the following variances were granted:

Front yard variance of 18' and rear yard of 9' from Section C202(2) and GSR C(3) for a proposed addition for property at 569 Bantam Road.

The owner of record of said real estate: **JPD Realty, LLC**

Volume/page:

Map, Block & Lot: 64/60/4

Dated this 12th day of August 2019

Brian Donohue, Chairman
Zoning Board of Appeals

**THIS CERTIFICATE OF APPROVAL MUST BE
FILED WITH THE TOWN CLERK ON THE LAND
RECORDS**

RECORDED FOR RECORD AT LITCHFIELD CT
ON Day 10/2019 BY 340
NOTARY LISA A. LOGAN TOWN CLERK



**Town of Litchfield
Planning & Zoning Commission**
Town Hall Annex
80 Doyle Rd. Bantam, CT

Ph: (860) 567-7565
Fax: (860) 567-7573

Mailing Address: P.O. Box 12
Bantam, CT 06750

February 24, 2021

Litchfield Distillery
569 Bantam Road
Litchfield, CT 06759

Re: Minor Site Plan Modification Approval
For: 6700 sf one story building addition
Location: 569 Bantam Road

To Whom It May Concern:

Pursuant to the Chapter *Permits, Approvals and Exceptions*, Section 7(g), Minor Site Plan Review and Approval of the Town of Litchfield Zoning Regulations, the undersigned have reviewed and approved your minor site plan modification application for the above listed activity.

All work in connection with said site plan shall be completed by 2/24/2026, per Section 8-3(i) of the Connecticut General Statutes.

Please note that additional zoning and building permits may be required before construction can begin. Please obtain applicable approvals from the following: Fire Marshal, Building Inspector, Litchfield Historic District, Borough of Litchfield, and Torrington Area Health District.

Sincerely,

Dennis Paul Tobin, PhD
Land Use Administrator

Carol Bramley, Chairman
Planning & Zoning Commission

Njl/