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Account Number: R53375

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Title: Republican-American | Class: L-Legal -Public Notice 019

Start date: 3/3/2021 | Stop date: 3/12/2021 |

Insertions: 2

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Legal Notice Litchfield Planning and Zoning Commission

Notice is hereby given that the Planning and Zoning Commission of Litchfield, Connecticut will hold public hearings on March 15, 2021 at 7:00 P.M. via Zoom Internet streaming

Friends of the Community Greenway, Inc. - Bissell Rd. - (Map 171,060,001) - Modification of Special Exception approval to revise location of boardwalk for the bike/hiking trail from Bissell Road to North Shore Road.

Plumb - 267 Beach St. - Special Exception Recreational Facilities, Outdoor for 2 private "glamping" style campsites

Sambuco - (Murphy) 59 West St. - Special Exception - Restaurant (Glossary of Terms & Phrases) in HTC district.

At this hearing interested persons may appear and be heard and written communication will be received. Copies of the applications are on file in the Land Use Office of the Town of Litchfield at the Town Hall Annex, 80 Doyle Road, Bantam, Connecticut.

Planning and
Zoning Commission
R-A March 3 & 12, 2021



**Legals/
Public Notices**

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Planning and
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Total Order Price: \$204.16

Please call or send an email by 3pm to approve or to make changes.

Salesperson: Regina | Printed on: 3/2/2021

Telephone: 203-574-3636 ext 1124 | Fax: 203-754-0644

PROPOSED PLAN for
59 WEST ST.

JOB 59 WEST ST., Litchfield

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE 2-8-21

CHECKED BY _____ DATE _____

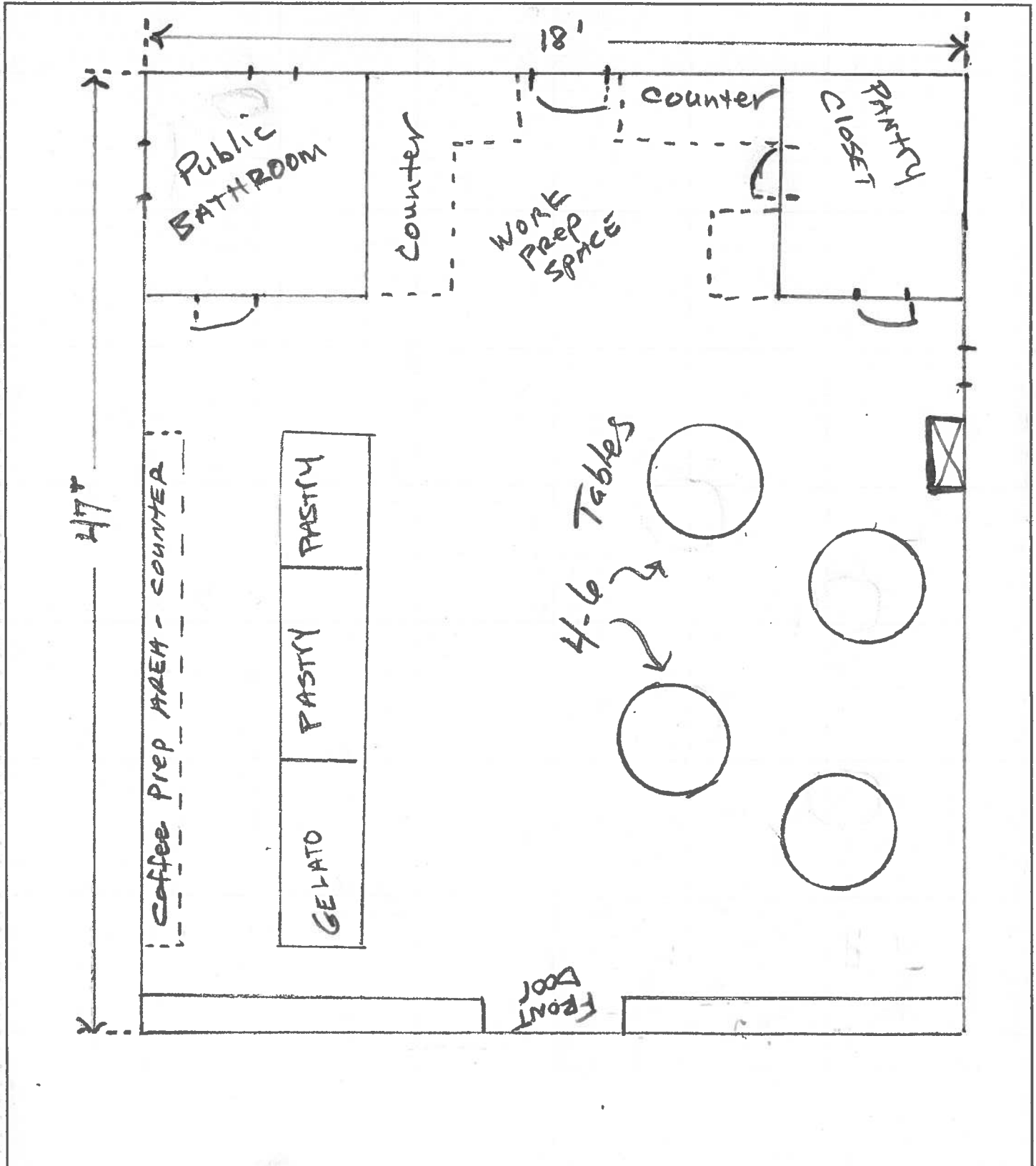
SCALE _____

ESPRESSO BAR

FELIX E' CATHERINE SAMBUCCO

346 WEST SIDE RD.

GOSHEN, CT. 203-525-0701



Felix And Catherine Sambuco

February 9, 2021

346 West Side Road

Goshen, Ct. 06756

Application for permit to operate an espresso bar at 59 West Street

1. Special Exceptions:

This application is for a permit to operate an Espresso Café located in the 'Old Murphy Pharmacy' located at 59 West Street, Litchfield.

The proposed business will not impede traffic, hamper highway circulation nor depreciate the surrounding property values. The proposed use is in keeping with the previous owners customer count and will have no additional impact on the services or traffic flow into town.

ii. Compatibility:

It is our belief that a cafe will enhance the character of the community and at the same time fill a void that presently exists among the other businesses and restaurants in the Town Center.

iii Location: The proposed business is occupying an existing store front that has operated there as a pharmacy since 1927. The exterior will remain unchanged in keeping with the character of the surrounding buildings.

iv. Traffic:

Vehicular traffic will not be increased. We expect the majority of traffic will be pedestrian based.

v. Parking:

The number and location of the present parking spaces will remain unchanged.

vi. Impact on Public Facilities:

a. Waste Disposal:

There will be minimal waste generated from this operation and what little there is will be handled by a small dumpster located at the rear of the building which would be serviced by a local refuse hauler. There would be no impact on Town services.

b. Water Supply:

The present municipal water supply would not be impacted as the main use would be for the production of coffee products and washing food prep utensils. Again, it would be very little more if any than is presently being consumed.

c. Storm Run off:

There will be no change in the storm run off than is presently being experienced.

d. Energy Consumption and Landscape:

The interior plan will consist of insulating the exterior walls and insulating the attic as well as the floor which will vastly improve energy efficiency. Energy efficient lighting will also be installed along with Energy Star rated display cases. The landscape will remain unchanged as the parcel of land that the building sits on has very little greenway.

e. Town Services:

Police, fire, sewer, water, etc... services will not be impacted in any different manner that is the case with the previous occupant. The proposed use shall not impact the Town services but will in fact increase the surrounding property values thereby strengthening the tax base. There is also a quality of life component that a harmonious enterprise such as this brings to a community.

vii. Environmental:

There will be no operations related to the proposed use that will impact the environment negatively. There will be no floor drains installed and there will be no use of hazardous materials on site nor will there be any impact on groundwater. The largest amount of waste that would be produced is coffee grounds and those will be stored and offered to patrons for composting. Any packaging that is recyclable shall be recycled and not placed in the waste stream.

The proposed business is very passive and is ideally suited for it's location and business model.

In closing let me introduce myself and my wife and business partner Catherine and share our vision with you;

My wife Catherine has over 40 years experience in the food service industry. She is a trained chef and graduated at the top of her class at The Center for Culinary Arts. She was a co-owner of Town Plot supermarket in Waterbury. It was a local market started by her father that served the community for over 50 years. 'Kitty' and I also operated Lena's Westside Deli located in Waterbury for 8 years and are presently leasing it to the present operators that have been there for 8 years. Kitty is also a member of the KCBS (Kansas City Barbecue Society) and has competed nationally in BBQ competitions and has appeared on T.V. with some of the giants in the BBQ world. She was a member of 3 Eyz BBQ when they were voted the National BBQ Champion Team of the Year ! She can cook !!

I have worked along side my wife at the supermarket over the last 30 years and when we opened Lena's Deli In 2004 and operated it for 8 years. When we purchased the building in 2004 I completely remodeled it from the ground up. I ran a successful remodeling business part time over the last 30 years while at the same time working as a member of the Waterbury Fire Department. I retired in 2013 after 26 years of service at the rank of Assistant Fire Chief. I've led a busy life !!

Our vision for the "Old Murphy Pharmacy" is that of an open, bright and clean espresso cafe that serves coffee products along with pastries and gelato and Italian Ice. We anticipate having interior seating (4-6 café tables) and also do a brisk walk in / take out service.

Given my ability to refurbish the space and complete the renovations along with Kitty's incredible food service skills and business acumen I see nothing short of fantastic results for the future!

We are convinced that this venture will fill a need in the Town Center and at the same time have no detrimental nor increased impact on Town services. We believe with all our hearts that this venture will be a win win for us and the Town of Litchfield and we look forward to serving and becoming an integral part of this community just as the Murphy family did for so many years before us. We thank you in advance for your support and consideration and are always available to answer any questions or concerns you may have. We look forward to getting to know all of you over a nice cup of espresso !!

Sincerely,

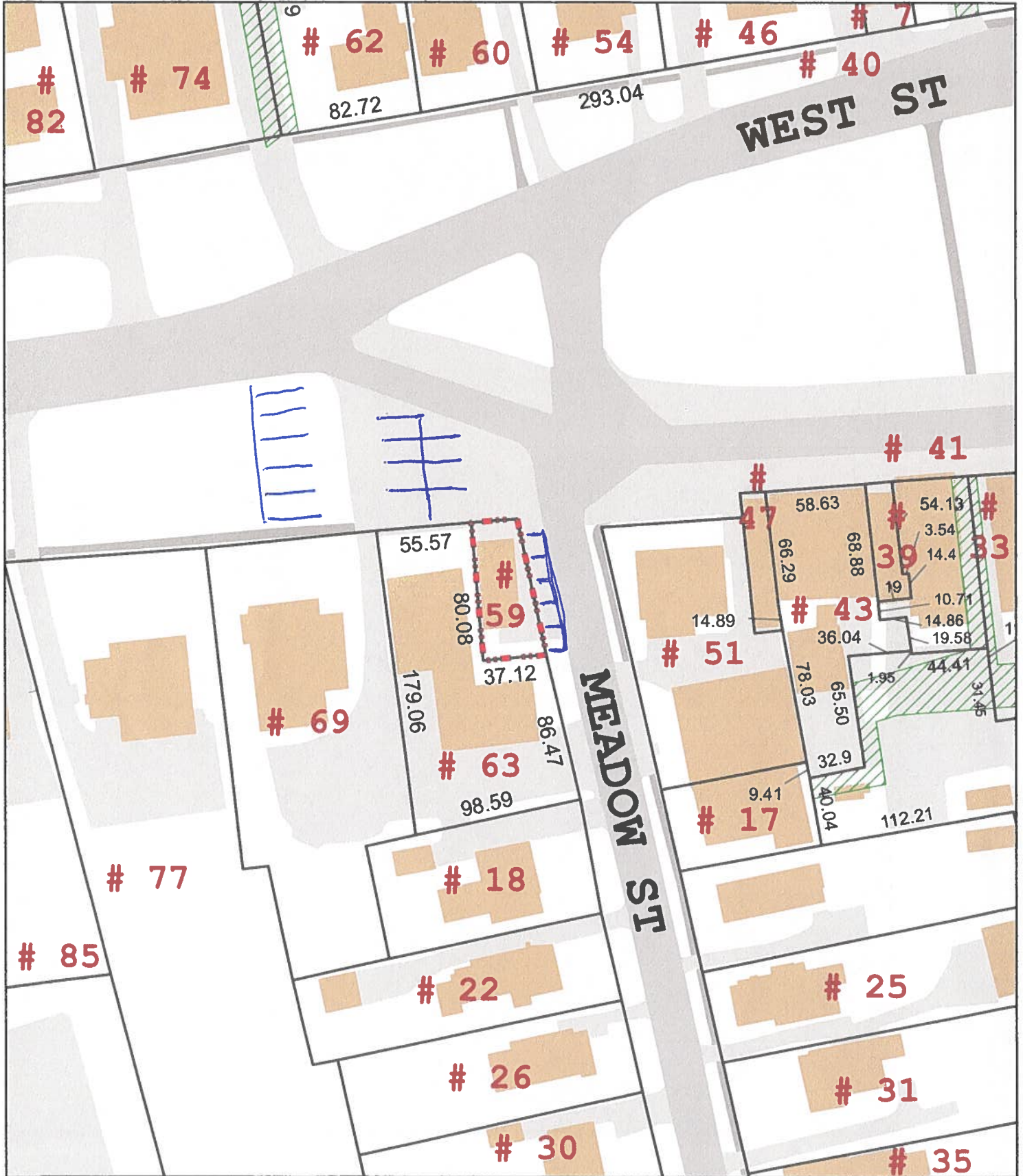
Felix and Kitty Sambuco



Town of Litchfield, CT: Parcel Map

MBL: 206-47F-012

LOCATION: 59 WEST ST



Disclaimer: This map is for informational purposes only.
All information is subject to verification by any user.
The Town of Litchfield and its mapping contractors assume
no legal responsibility for the information contained herein.

1 inch = 100 feet
0 100 200 Feet

Map Produced
March 2020