

## Site Development Plan

### **417 Sharon Goshen Turnpike “Pink House” Property**

#### **A Community Gathering Place**

#### **Property Owner:**

West Cornwall Development Group, LLC

Partners- Jeff Morgan and John Van Doren, Cornwall CT

#### **Construction Team:**

Architect- Erik Tietz, Cornwall CT

Building Contractor- Rick Bette, Goshen CT

Septic Engineer- Bill Colby, Goshen CT

Land Surveyor, Ron McCarthy, Goshen CT

#### **Mission:**

Our objective is to lead in the revitalization of West Cornwall’s commercial village by bringing vision, commitment, energy and resources to restore what used to be a vibrant town center. This plan is in alignment with the Town of Cornwall’s 2010 and 2019 Town Plans, which encourage economic activity in the village centers. It also is consistent with the Pink House Property’s former use when it was the Covered Bridge Inn and a village hub.

We hope to bring visitors back to Cornwall, and welcome them with good food, beverages and restrooms. Whether they are coming to the area to enjoy the river, take pictures of the covered bridge, ski at Mohawk, watch racing at Lyme Rock, visit friends or rent electric bikes, the Pink House Property is an ideal welcome center.

Equally important, we want to provide our Cornwall community with a local place to meet friends, socialize and enjoy good food reasonably priced without driving 20 or 25 minutes to neighboring towns. This is critical if we want to attract young families to Cornwall. Young people are our town’s future, and attracting younger families is a central goal of the 2019 Town Plan. Young people want more than broadband (and we will provide that too); they also want local, fun places to meet, socialize and eat.

Many longtime Cornwall residents remember when the village at West Cornwall had a general store, book store, meat market, pottery store, hair salon and several different restaurants formats operating simultaneously and successfully.



Covered Bridge Inn circa 1950s (Cornwall Historical Society)

When the village center was developed in the 1950s the centerpiece was the Covered Bridge Inn (what today is the Pink House). The Covered Bridge Inn had several different operators, including John and Elyse Harney who got their start in Cornwall before taking over the White Hart in Salisbury and later launching Harney Tea. This property site has been an important hospitality business in the past and reviving it is a key strategy in returning the village of West Cornwall to a vibrant state.

The energy and excitement we plan to bring to this site will help support the Wish House, the new bike shop and it will help fill the empty retail spaces along main street. We believe this site plan can be the catalyst that West Cornwall needs to prosper as a welcoming and hospitable place to live and work.

The Pink House property is critically important because it is the only site in the business district of West Cornwall that has a suitable modern septic capacity that can support a hospitality business. Without approval of this development plan, there is very little chance of the other properties in town developing.

**Neighbor Impact:**

This property has been vacant for many years so any use is a use. People are going to notice. We understand that. We are sensitive to the neighboring residents and our plan is designed to seamlessly integrate into the existing community.

The property is designed to minimize noise, car headlights and wandering patrons. We are doing this by carefully and tastefully screening the property from our neighbors across from the barn on the north, west and southern sides.

We have designed the driveway as a one-way entrance from Lower River Road so headlights do not shine into the neighbor on the river side of Lower River road (Bechtel/Bachman). We will also screen the western edge of the property with landscaping so that neighbor does not have to look at the outdoor seating or the parking lot. This will muffle sound as well. One of the neighbors on the southern side (Bishop) has landscape screening on his side of the stone wall. We will supplement that with a tasteful fence on our side so car headlights pointing toward that property will be completely screened. On the southeast side of the property (Piker), we plan to fence that off entirely so car headlights do not shine through and so that patrons outside in the parking area do not wander into the neighbor's property. The driveway will exit on the Sharon Goshen Turnpike where there is no house directly across the street from the exit.

The parking lot will provide 19 parking spaces (1 for every 4 seats) so the restaurant can accommodate all restaurant patrons without having them parking on the street (even though that is legal).

Outdoor lighting on walkways and on the parking lot will provide a safe environment without contributing to light pollution.

We do anticipate providing live acoustic outdoor music in the summer behind the Pink House and behind the barn/restaurant. The intention is to create a public outdoor space for people to gather on specified weekend mornings, afternoons or early evenings to enjoy music with their pizza, beer and ice cream. There will be no live acoustic music before 9 AM or after 9 PM and only on Saturday and Sundays. We may also use this outdoor space to create book fairs or art fairs or other cultural events that fit with proper use.

### **Property Development Plan**

- **Phase one:** Renovate the barn behind the Pink House to make it into a casual dining restaurant. The West Cornwall Development Group will own the property and build to suit for an experienced restaurant operator as a long-term tenant.
- **Phase Two:** Renovate the Pink House itself to develop it into another community gathering place. There is no firm plan right now, but we are looking for creative ideas that serve West Cornwall residents and makes financial sense to investors.

### **Phase One Plan- Barn Renovation for Local Craft Beer Pub/Restaurant Concept: Restaurant:**

- The barn pub/restaurant is permitted by the Torrington Health department for 50 restaurant seats and 15 bar seats. The approved septic design will allow 4,475 gallons of

daily flow. The septic system is on the south side of the barn partially underneath the planned gravel driveway.

- The front entrance of the restaurant is on the west side of the barn facing Lower River Road. A walkway with a tasteful sign (lit at night by a light pointing up/down at the sign) will welcome walk up customers from the river area and a driveway with a tasteful sign (lit at night by a light pointing up/down at the sign) will welcome those arriving by car. Both the driveway and parking lot will be made of loose gravel stone. The driveway will direct traffic one-way exiting the property on the Sharon Goshen Turnpike. The parking lot will accommodate 19 cars (regulation) including one handicap space with easy access to the outdoor garbage bin in the back of the barn/restaurant. The exit of the driveway will also have a tasteful sign (lit at night by a light pointing up/down at the sign) on Sharon Goshen Turnpike.
- We request that Cornwall allow us to hang a tasteful sign at the traffic circle where cars cross the covered bridge so we can build more awareness for the restaurant and let tourists know we are open for business.
- During the warm months of the year we will provide outdoor seating between the road and the front entrance of the restaurant. We anticipate using small umbrella tables or picnic tables on a blue stone patio or deck extending off the barn or both.
- The pub/restaurant concept will serve locally brewed craft beers from breweries in Kent, Canaan and Colebrook as well as the pub's own original brews made under contract by these same breweries. A moderately priced wine list will also be available including some local wines.
- The menu includes plate size Neapolitan style thin crust pizzas made in a wood fired oven with highly creative salads and sides using local produce and ingredients when possible. Food quality will be high, but offered at moderate price points so locals and weekenders and tourists will all socialize together. Pizzas \$13-\$15, beer \$4-\$8/ glass, wine \$8-\$10/ glass, barista style coffee \$2-\$5.
- On weekend mornings, locally roasted coffee will be served by a trained coffee barista using a barista machine- i.e., espresso, cappuccinos, lattes etc. Locally baked breads, muffins and pastries will also be available.
- The pub's unique design- a casual/modern barnlike interior with a bar, flat screen TV (for sports broadcasts only), comfortable upholstered furniture (where possible) and two and four top dining tables will be designed by local architect Erik Tietz. There may be space for pub games like darts or a custom shuffle board and an outdoor bocce court in the back yard in the summer.
- The concept will emphasize a casual welcoming experience where local residents can relax with a beer or glass of wine or coffee. It will be a real gathering place where friends and families can hang out and socialize or work on their devices with the available high speed Wifi connection. The weekend mornings will duplicate the feel of a good country coffee shop and the afternoon and evenings will be your favorite pub hang out.

## **Phase Two Plan- Pink House Renovation**

At this point, we have not yet turned our attention to this element of the plan. We believe it is important to complete the restaurant in the barn (phase one) before diverting focus and money. We do not have a specific timetable or development idea for the Pink House building, but we see real potential for it.

We will make the building safer by securing the exterior and shoring up the roof where the fire damaged it. We will also clean up and restore the landscaping around the house so it is more pleasant to look at. We expect to temporarily remove the western end of the building (the last third of the structure which historically was the barn of the house). However, we do not intend to give up our development rights on that footprint for future development.