

POOR THOM'S TAVERN EXPANSION PLAN

Revised plan shows new parking attached but separated from the original tavern parking lot. With a 20 foot wide entrance and a 60 foot wide lot there should not be a problem with traffic flow or ability to get vehicles in and out of spots. This design will also allow for overflow parking for the tavern on a regular basis and hopefully minimize the need for on street parking. There are 20 parking places in the new lot (10 ft x 20 ft.) which is based on the town ordinance of 1 parking spot for every 50 sq. ft. of area in a place of assembly with non fixed seating such as a function hall. The added benefit to attaching the new and existing lots is that another 4 parking spots will be added to the existing lot at the far end, just before the neck to the new lot. The following figures provided for the calculation of impervious area are based on traditional parking material that is not not determined to be pervious to rain runoff.

The B&B which covers @1600 sq. ft. will be connected to the new lot with a 50 ft. walkway. Shrubs will be used to separate the lot from the B&B. Guests of the B&B will use the new lot as their parking. A second walkway will be constructed at the opposite end of the lot to bring guests of the function hall the 150 ft. to the building. The function hall will be a 1200 sq. ft. New England style barn with two full baths and a service area (200 sq. ft.) for prep and storage. Shrubs and solar lighting will be used to guide guests along the path. All lighting in both the lot and the buildings will be dark sky compliant and set on timers.

Tavern	2968 sq. ft.
Cooler	128 sq.ft.
Parking	10,386 sq. ft.
Total area covered	13,482 sq.ft.

Tavern Lot Size	43,634 sq. ft.
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B&B	1596 sq. ft.
Parking	6200 sq. ft.
Function Hall	1200 sq. ft.
Paths	840 sq ft
Total Area Covered	9836 sq. ft.

Annexed Lot Size	55,005 sq. ft.
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TOTAL GROUND COVER	23,318 sq. ft.	TOTAL NEW LOT SIZE	98,639 sq. ft.
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Percentage covered with non pervious material	23.63%
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